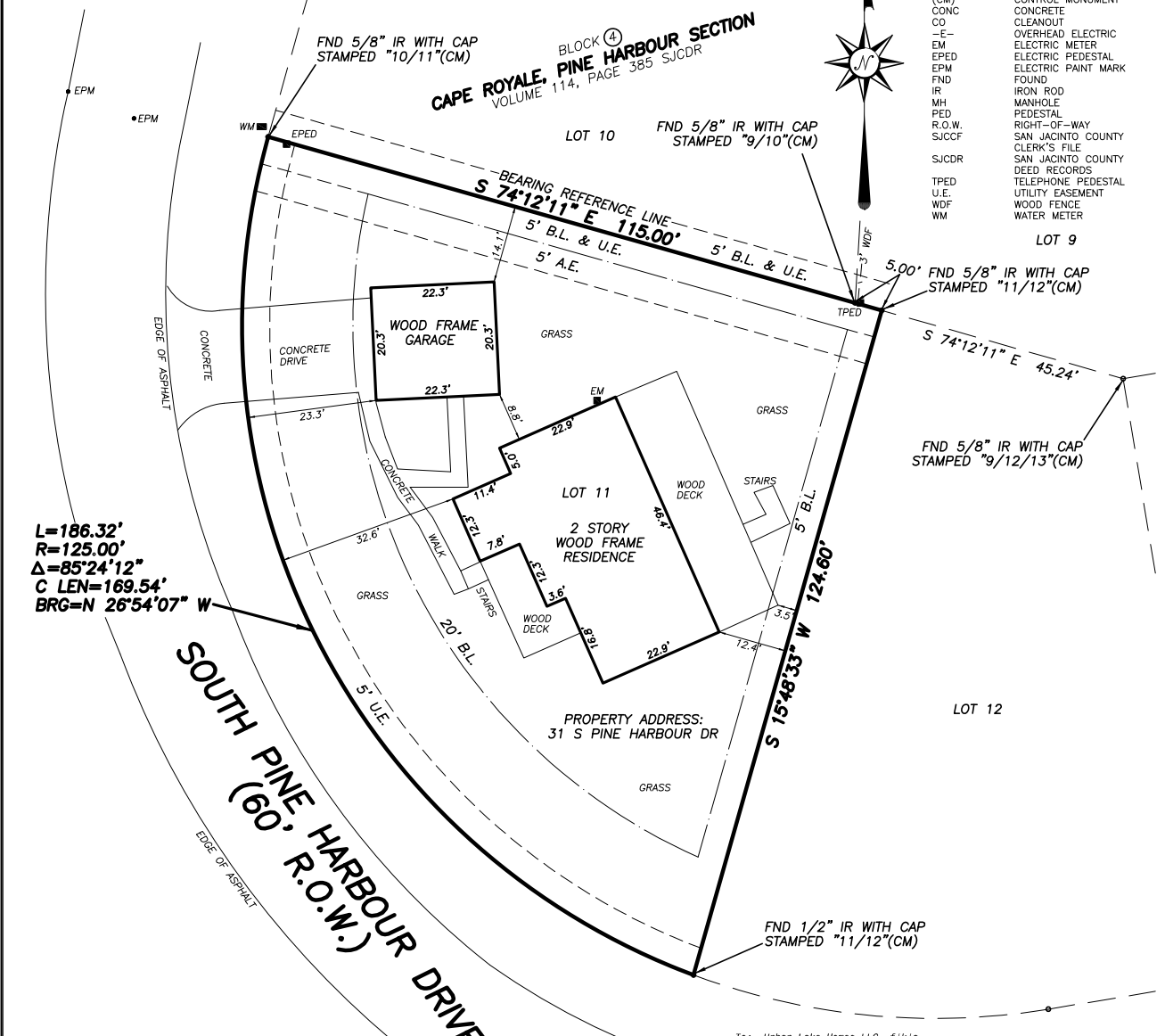


**ABBREVIATIONS:**

A.E.	AERIAL EASMENT
B.L.	BUILDING LINE
(CM)	CONTROL MONUMENT
CONC	CONCRETE
CO	CLEANOUT
-E-	OVERHEAD ELECTRIC
EM	ELECTRIC METER
EPED	ELECTRIC PEDESTAL
EPM	ELECTRIC PAINT MARK
FND	FOUND
IR	IRON ROD
MH	MANHOLE
PE	PEDESTAL
R.O.W.	RIGHT-OF-WAY
SJCCR	SAN JACINTO COUNTY CLERK'S FILE
SJCCR	SAN JACINTO COUNTY DEED RECORDS
TPED	TELEPHONE PEDESTAL
U.E.	UTILITY EASEMENT
WDF	WOOD FENCE
WM	WATER METER



L=186.32'  
R=125.00'  
Δ=85°24'12"  
C LEN=169.54'  
BRG=N 26°54'07" W

**SOUTH PINE HARBOUR DRIVE**  
(60' R.O.W.)

PROPERTY ADDRESS:  
31 S PINE HARBOUR DR

**NOTES:**

- 1.) This survey reflects boundary and easement information as per a commitment for title insurance issued by Eastex Title Company, Inc., as agent for Stewart Title Guaranty Company, G.F. No. 16-6442, dated Nov. 18, 2016; no additional research regarding the existence of easements or restrictions of record has been performed by Boundary One, LLC.
- 2.) This survey is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within 6 months from the date on said survey.
- 3.) This tract lies in Zone 'X'(unshaded), designated as, 'Areas determined to be outside the 0.2% annual chance floodplain,' as per National Flood Insurance Program FIRM Community Panel Number 48407C-0150-C, latest available published revision November 4, 2010. This flood statement does not imply that the subject tract or the improvements thereon will be free from flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.
- 4.) Bearings are oriented to the record plat of CAPE ROYALE, PINE HARBOUR SECTION, a subdivision plat of record in Volume 114, Page 385, San Jacinto County Deed Records, San Jacinto County, Texas.
- 5.) This tract is subject to the restrictive covenants of record in Volume 43, Page 1677, Volume 115, Page 164 & Volume 180, Page 229, S.J.C.D.R. and under S.J.C.C.F. No(s). 05-3242, Page 13983, 05-5651, Page 24376 & 2013002779, Page 11392, San Jacinto County, Texas.
- 6.) Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
- 7.) Underground utilities were not located as part of this survey. Contractor to verify the actual location of any existing utilities prior to construction.
- 8.) This tract is subject to the developmental requirements and regulations of the City of Coldspring and/or San Jacinto County.
- 9.) Subject property lies within the boundaries of the Cape Royale Utility District.

To: Urban Lake Homes LLC, f/k/a  
Drogo Development Group, LLC  
Lending Home Funding Corporation;  
Eastex Title Company, as agent for  
Stewart Title Guaranty Company;

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on Dec. 22, 2016, and that said survey substantially complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition II Land Title Survey.

*Christian Van Offenburger*  
Christian Van Offenburger  
Registered Professional Surveyor  
Texas Registration No. 5489



<b>A LAND TITLE SURVEY OF LOT 11, BLOCK 4 CAPE ROYALE, PINE HARBOUR SECTION VOLUME 114, PAGE 385 SJCCR SAN JACINTO COUNTY, TEXAS</b>	
<b>boundary one</b> professional surveyors T.B.P.L.S. Firm No. 10084800 150 West Shadowbend Avenue, Suite 304 Friendswood, TX 77546 Office (281) 648-3131 Fax (281) 648-3737	PURCHASER: URBAN LAKE HOMES
	JOB NO: 1851-1511-619V
<b>SURVEYED FOR:</b> MIKE LYNCH LAKELIFE HOMES P.O. BOX 2220 FRIENDSWOOD, TX 77549 (713) 474-4314 lakelifehomes@gmail.com	DATE: 04/07/15
	REVISED: FINAL 1/6/17
	REVISED:
	DRAWN BY: ATS/CVO
	CHECKED BY: CVO
	SCALE: 1" = 20'