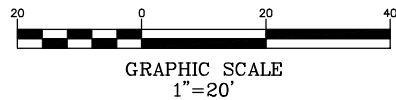


NOTES:

1. THE SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NO ABSTRACTING WAS COMPLETED BY THE SURVEYOR WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
3. DATE OF SURVEY 06/27/23
4. BASIS OF BEARING IS BASED ON RECORDED PLAT IN VOLUME 5, PAGE 19 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.
5. THERE MAY BE EASEMENTS, SETBACKS AND OTHER BUILDING RESTRICTIONS SET FORTH IN THE DEED RESTRICTIONS NOT SHOWN HEREON. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL RESTRICTIONS ARE SATISFIED PRIOR TO BUILDING.



BEING A PORTION OF LOT TWELVE (12) AND A PORTION OF LOT THIRTEEN (13), SECTION (4), CAPE ROYALE VILLAS DE MARINA, A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 19 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS

SET= 5/8 INCH IRON ROD WITH CAP STAMPED "BOURLAND SURVEYING"

SYMBOL LEGEND	
	PROPERTY CORNER
	POWER POLE
	WATER METER
	GAS METER
	TELEPHONE PED
	MANHOLE

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION III SURVEY.

PRELIMINARY – NOT TO BE RECORDED FOR ANY PURPOSE
 07/18/2023
 DATE
 BRIAN K. LUNELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5954 - STATE OF TEXAS

BOURLAND
LAND SURVEYING, LLC

15121 HIGHWAY 150
 COLDSRING, TX 77331
 (936)653-2264

TBPLS FIRM REG # 10194525
 PROJECT NO. 23104