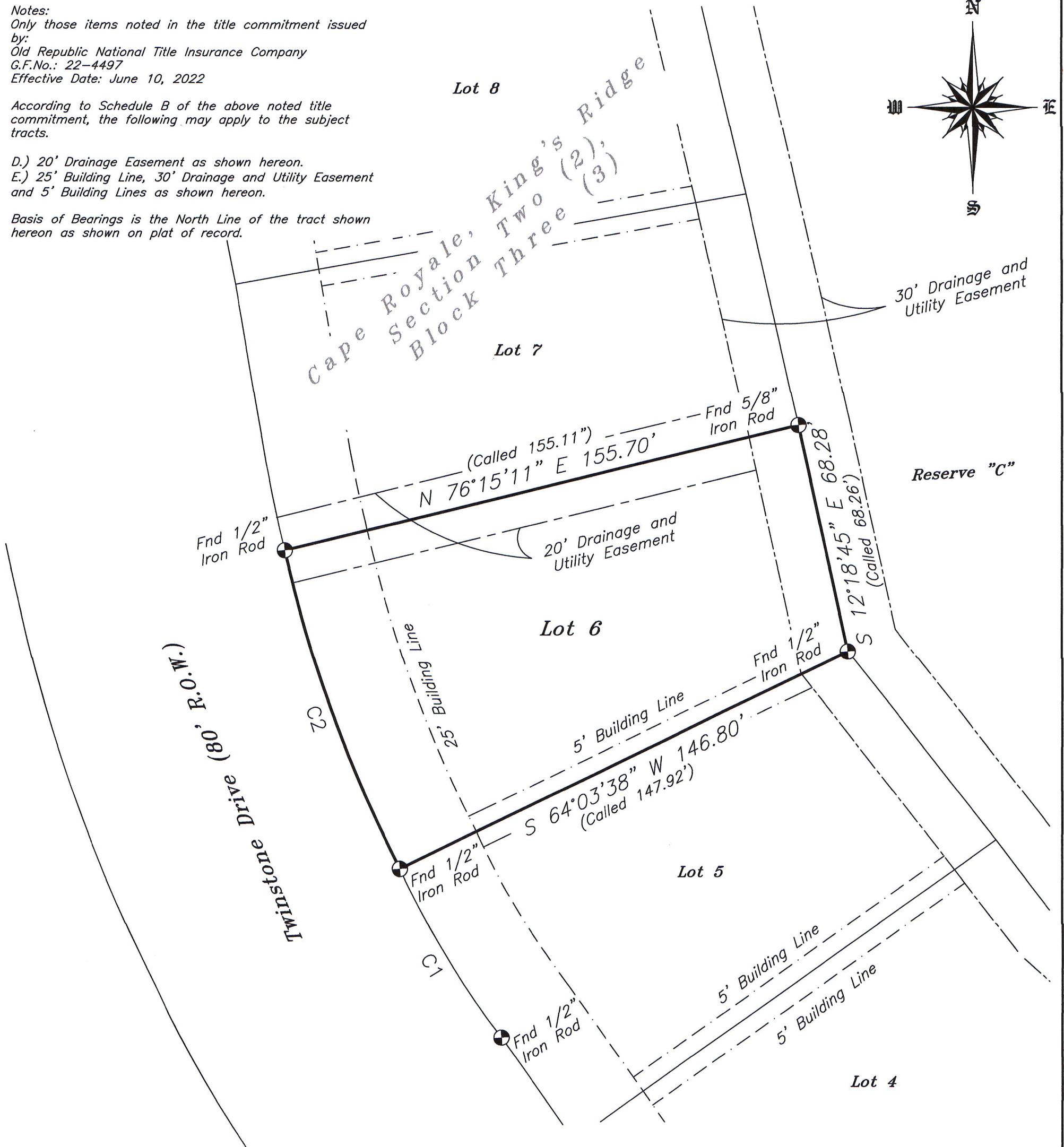


Notes:  
 Only those items noted in the title commitment issued by:  
 Old Republic National Title Insurance Company  
 G.F.No.: 22-4497  
 Effective Date: June 10, 2022

According to Schedule B of the above noted title commitment, the following may apply to the subject tracts.

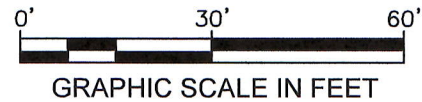
- D.) 20' Drainage Easement as shown hereon.
- E.) 25' Building Line, 30' Drainage and Utility Easement and 5' Building Lines as shown hereon.

Basis of Bearings is the North Line of the tract shown hereon as shown on plat of record.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	255.66'	58.09'	57.97'	N 30°56'24" W	13°01'09"
C2	396.16'	100.08'	99.81'	N 19°47'15" W	14°28'27"

LEGEND	
Fence Line	—X—
Overhead Powerline	—E—
Building Line	— — —
Utility Easement	— · — · —
Found 5/8" Iron Rod (Unless Noted)	⊙

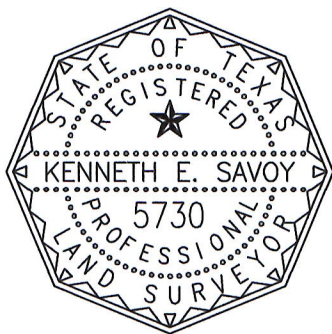


# MAP OF SURVEY OF

0.2940 ACRES OF LAND, SITUATED IN THE DRURY MCGEE SURVEY, A-28, SAN JACINTO COUNTY, TEXAS, BEING ALL OF LOT SIX (6), BLOCK THREE (3), OF CAPE ROYALE, KING'S RIDGE, SECTION TWO (2), ACCORDING TO THAT MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 34 IN THE PLAT RECORDS OF SAN JACINTO COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 6th day of July, 2022.



KENNETH E. SAVOY  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5730

## WASHBURN COMPANY

LAND SURVEYORS

Residential, Commercial, Construction,  
 Industrial, Alta Surveys, Flood Certificates

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July 6, 2022  
 Book: 507  
 Page: 45  
 File: 22060045 ELLIS  
 Firm No. 10104100