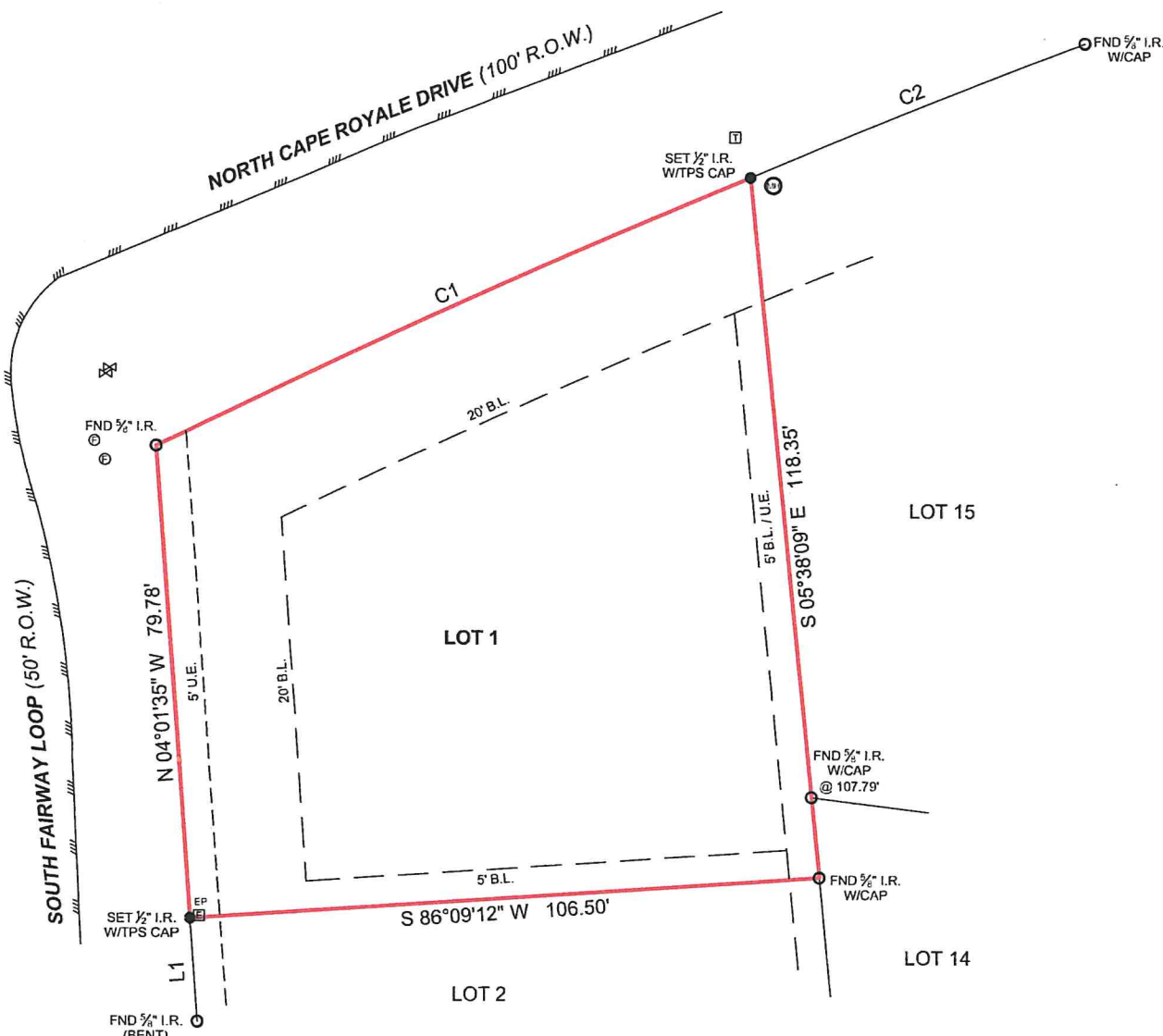


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1600.00'	110.04'	110.02'	N 65°39'32" E	3°56'26"
C2	1600.00'	60.83'	60.83'	N 68°04'59" E	2°10'42"

LINE	BEARING	DISTANCE
L1	S 04°01'35" E	17.42'

SYMBOL LEGEND

- /// EDGE OF ASPHALT
- ⊞ ELECTRIC PEDESTAL (EP)
- ⊙ FIBER OPTIC CABLE MARKER
- ⊙ FOUND SURVEY MONUMENT
- ⊙ MANHOLE
- ⊙ SET SURVEY MONUMENT
- ⊞ TELEPHONE PEDESTAL
- ⊗ WATER VALVE



CAPE ROYALE
 ROYALE GREENS SECTION
 BLOCK 2
 VOL. 115, PAGE 265
 D.R.S.J.C.T.

BOUNDARY SURVEY

GENERAL NOTES:

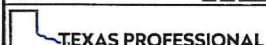
1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT NUMBER	33057
DATE	06-29-2023
DRAWN BY	GJV
CHECKED BY	GM
FIELD CREW	SS
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48407C0150C HAVING AN EFFECTIVE DATE OF 11/4/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-1203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY



PURCHASER.....ANTONIO GUTIERREZ

