

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	44.43'	42.98'	S 31°05'39" E	50°54'40"
C2	50.00'	59.03'	55.66'	N 89°37'52" E	67°38'18"

LINE	BEARING	DISTANCE
L1	S 62°13'29" E	9.03'
L2	S 30°34'07" W	16.70'

FINAL SURVEY
FOR: AGGIELAND CONSTRUCTION
NORTH FOREST COVE LOOP
COLDSRING, TEXAS 77331

Lot 108, Block 2, of Cape Royale, Forest Cove Section a subdivision situated in San Jacinto County, Texas, according to the map or plat thereof recorded in Volume 110, Page 487 of the Deed Records of San Jacinto County, Texas and by replat recorded in Volume 114, Page 384 Deed Records of San Jacinto County, Texas.

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

- 1) Those as per Vol. 111, Pg. 465, Vol. 112, Pg. 39 & Vol. 180, Pg. 273, D.R.S.J.C.T.

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.

-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property 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 recorded documents.

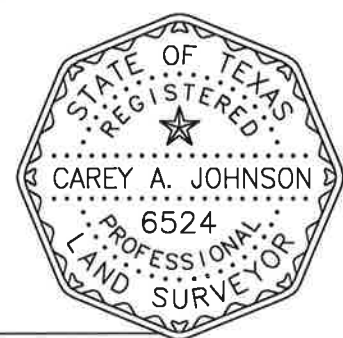
Bearings shown hereon are based on GPS observations and are referenced to the NAD (North American Datum) 1983, Texas State Plane Coordinate System, Central Zone (4203).

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48407C 0150 C, effective 11/04/2010.

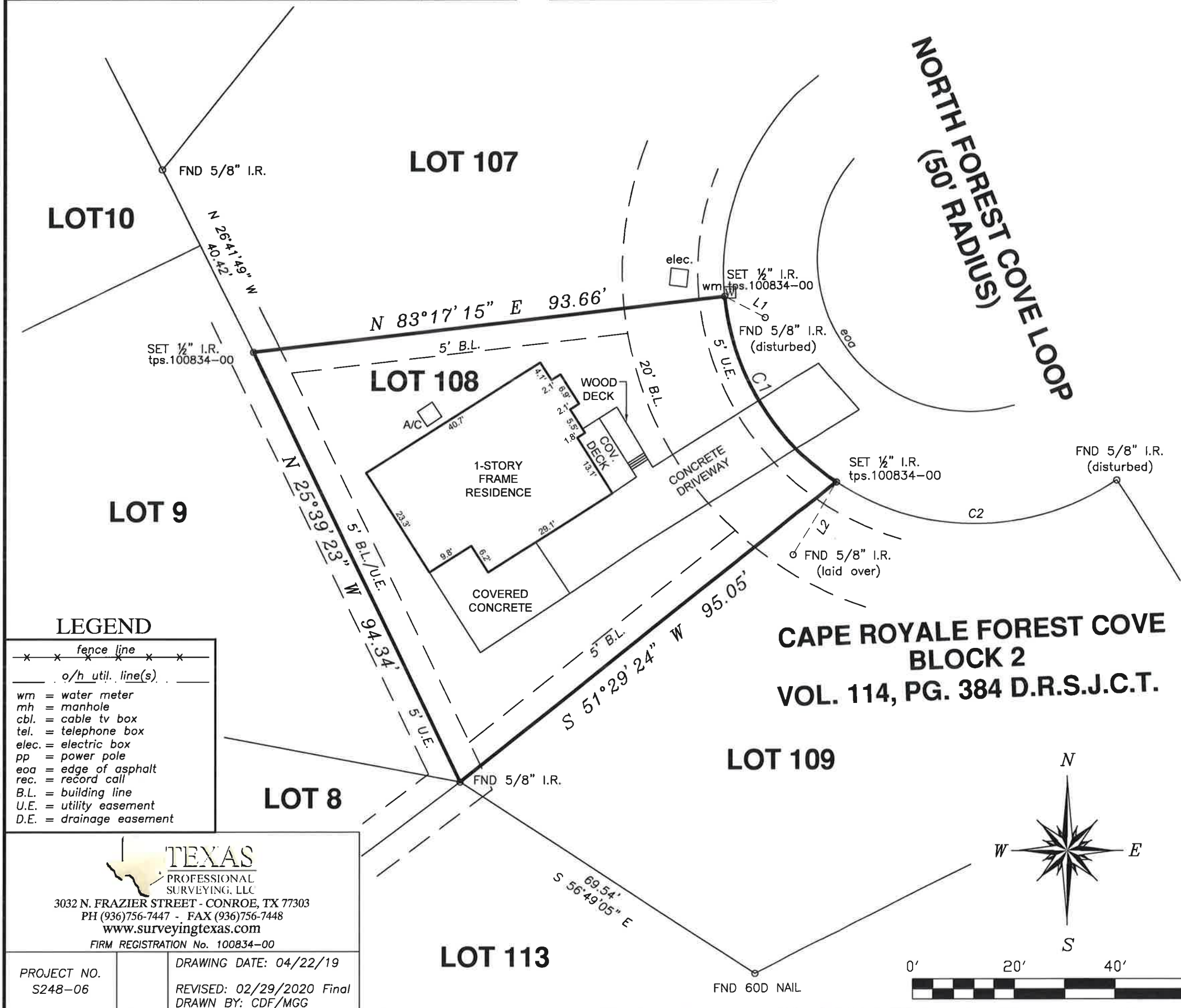
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 04/20/19 GAB
Date of Final: 02/26/2020 SS



Carey A. Johnson
Registered Professional Land Surveyor No. 6524



LEGEND

	fence line
	o/h util. line(s)
	wm = water meter
	mh = manhole
	cbl. = cable tv box
	tel. = telephone box
	elec. = electric box
	pp = power pole
	eoa = edge of asphalt
	rec. = record call
	B.L. = building line
	U.E. = utility easement
	D.E. = drainage easement

TEXAS
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FIRM REGISTRATION No. 100834-00

PROJECT NO. S248-06	DRAWING DATE: 04/22/19
	REVISED: 02/29/2020 Final
	DRAWN BY: CDF/MGG

