

BEARINGS ARE BASED ON THE RECORDED SUBDIVISION PLAT.

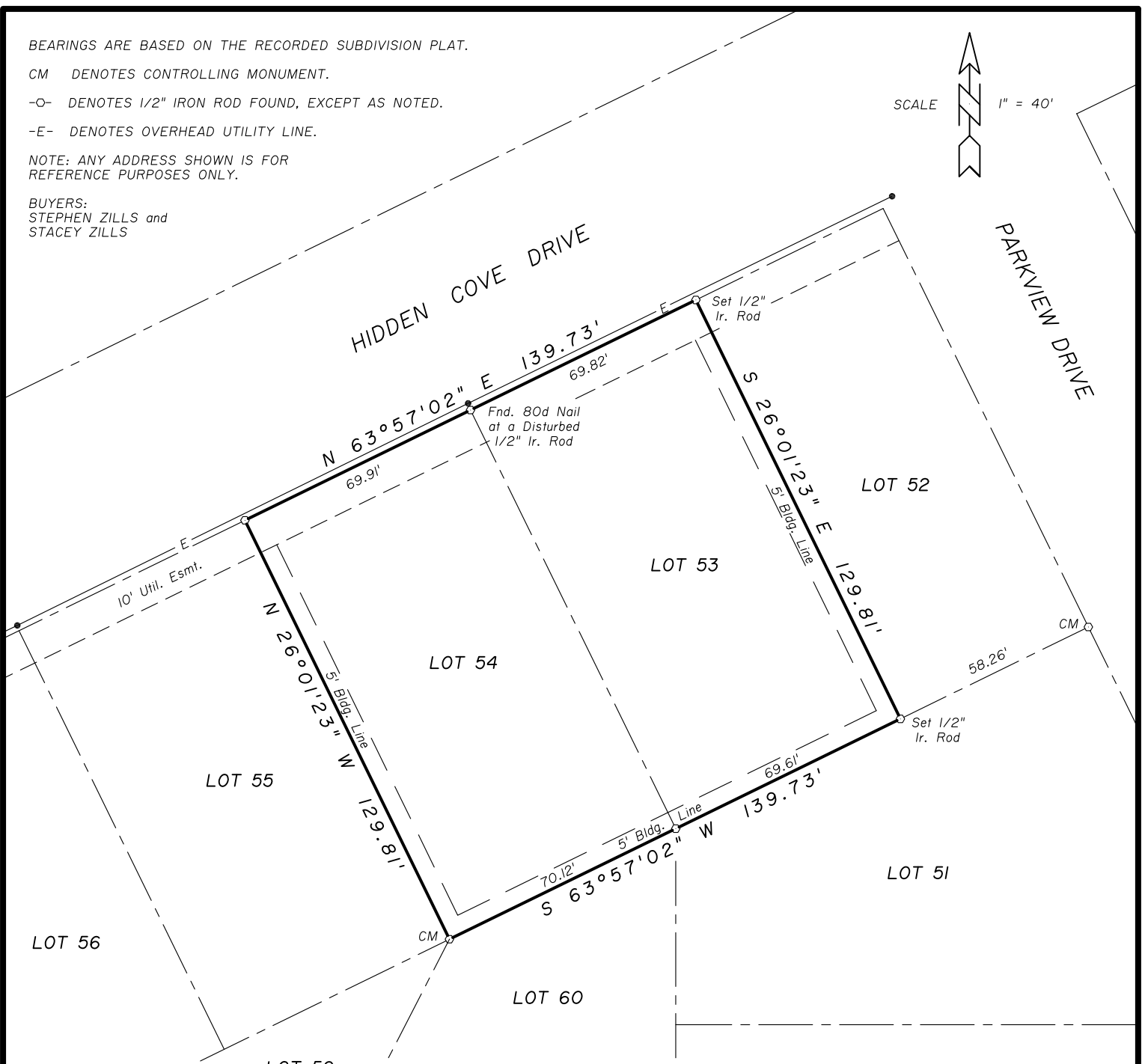
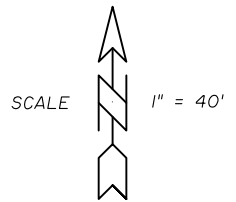
CM DENOTES CONTROLLING MONUMENT.

-O- DENOTES 1/2" IRON ROD FOUND, EXCEPT AS NOTED.

-E- DENOTES OVERHEAD UTILITY LINE.

NOTE: ANY ADDRESS SHOWN IS FOR REFERENCE PURPOSES ONLY.

BUYERS:
STEPHEN ZILLS and
STACEY ZILLS




SURVEY PLAT SHOWING

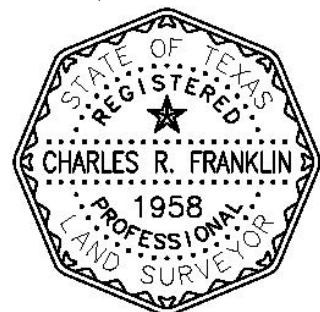
LOTS FIFTY-THREE (53) AND FIFTY-FOUR (54), BLOCK TWO (2) OF HIDDEN COVES, SECTION ONE (1), A SUBDIVISION IN THE JOHN FOSTER SURVEY, A-120, SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 130, PAGE 624 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS.

TO THE LIEN HOLDER AND/OR THE OWNER OF THE PREMISES SHOWN, AND TO ANY TITLE GUARANTY COMPANY:

I, CHARLES R. FRANKLIN, REGISTERED PROFESSIONAL LAND SURVEYOR No. 1958, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED: AUGUST 25, 2022 AND JANUARY 25, 2023

BY: 
CHARLES R. FRANKLIN, R.P.L.S. No. 1958, TEXAS
FIRM REGISTRATION No. 10128800



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