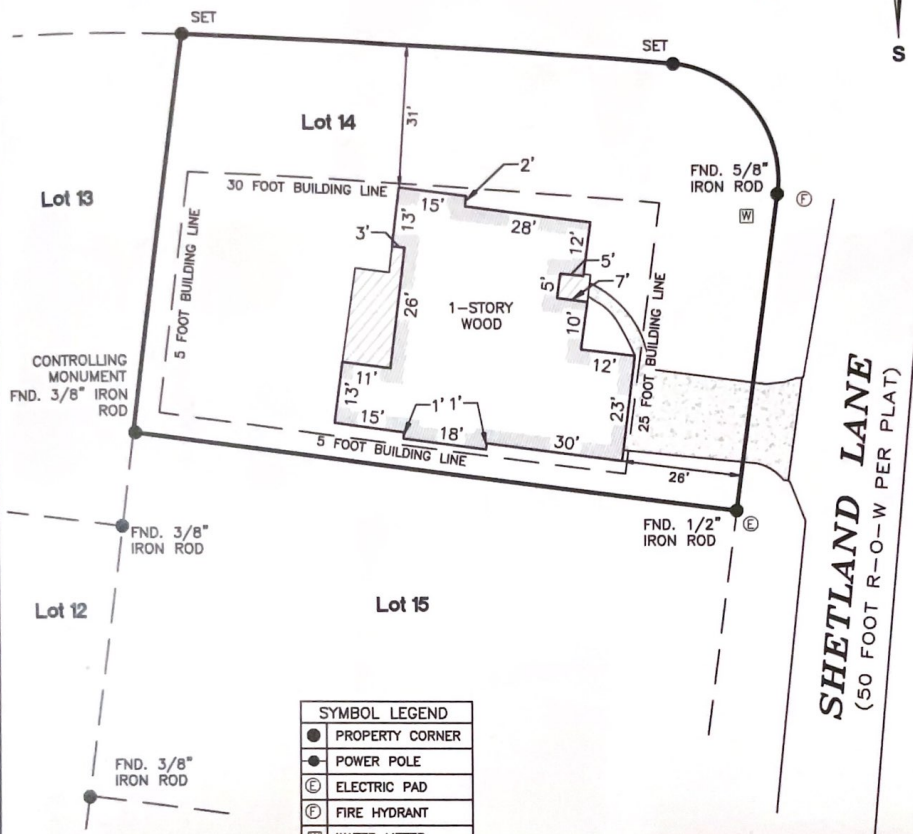
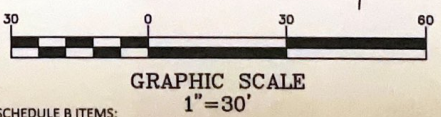


# SOUTH CAPE ROYALE DR.



SYMBOL LEGEND	
●	PROPERTY CORNER
⦿	POWER POLE
ⓔ	ELECTRIC PAD
ⓕ	FIRE HYDRANT
Ⓜ	WATER METER

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



**NOTES:**

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY SOUTHWEST LAND TITLE INSURANCE COMPANY, GF NO. 20-1208, EFFECTIVE DATE SEPTEMBER 17, 2020, 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 09/30/20
4. BASIS OF BEARING IS BASED ON RECORDED SUBDIVISION PLAT.
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.

**SCHEDULE B ITEMS:**

- 10d. Twenty foot (20') drainage easement on each side of the center line of any and all gullies, ravines, draws, sloughs or other natural drainage courses as set forth on the recorded plat.
- 10f. Easement dated June 6, 2019, executed by Angelo Viscariello to Sam Houston Electric Cooperative, Inc., recorded under Clerk's File No. 20194206, Page 20293 of the Official Public Records of San Jacinto County, Texas. (Does affect, unable to plot)

TO: SOUTHWEST LAND TITLE INSURANCE COMPANY AND TEODOR SUCIU AND DINA SUCIU

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

*Phillip W. Bourland*

PHILLIP W. BOURLAND  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6468 - STATE OF TEXAS

10/02/20  
DATE

Being Lot Fourteen (14), Block One (1), of CAPE ROYALE, KING'S RIDGE SECTION TWO (2), a subdivision in San Jacinto County, Texas, as shown by the map or plat thereof recorded in Volume 6, Page 34, of the Plat Records of San Jacinto County, Texas.

PROPERTY ADDRESS:  
63 SHETLAND LANE  
COLDSPRING, TX 77331



**BOURLAND  
LAND SURVEYING, LLC**

20 W. CEDAR AVE.  
COLDSPRING, TX 77331  
(281)732-3013

TBPLS FIRM REG # 10194525