

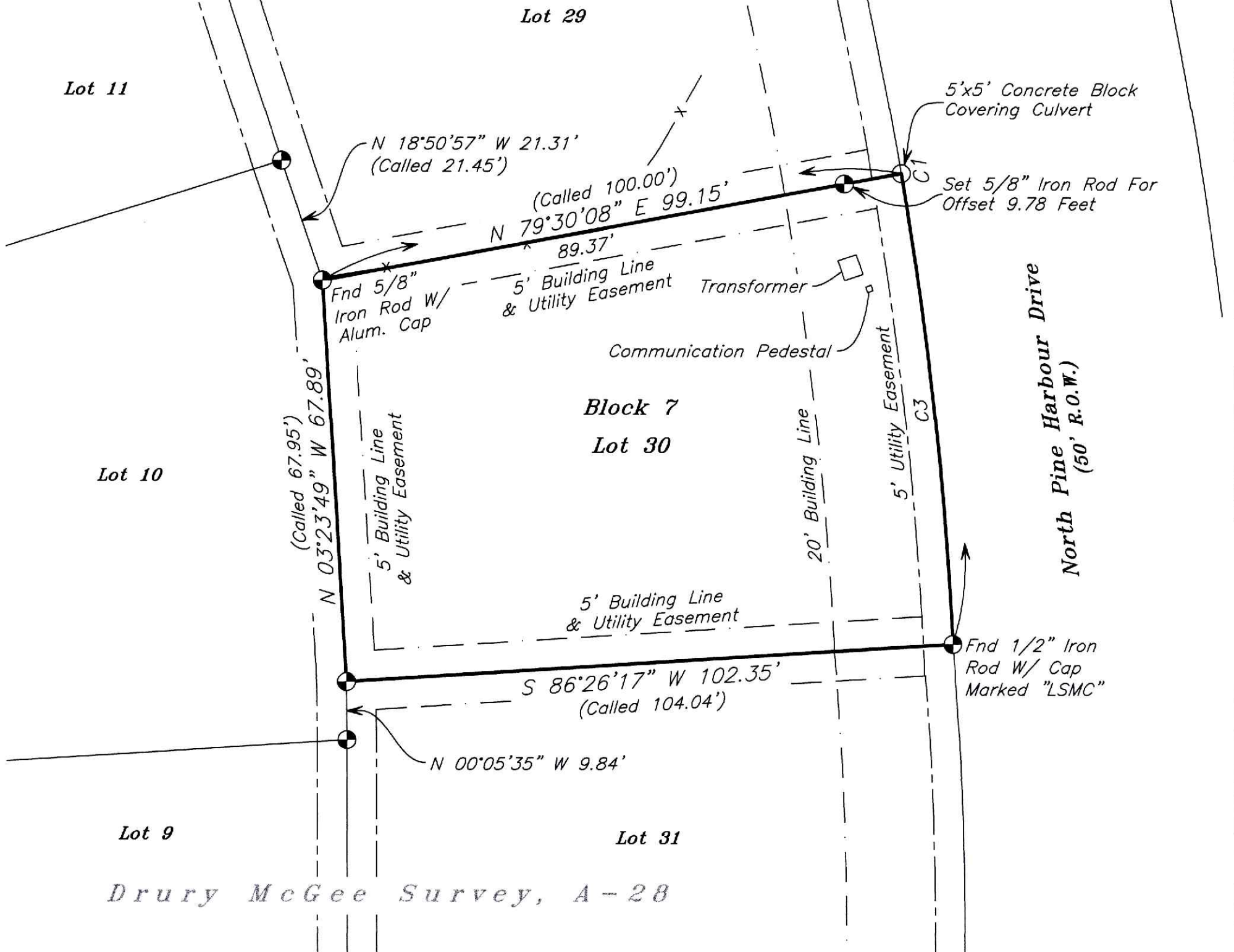
Notes:
 Only those items noted in the title commitment issued by:
 Fidelity National Title Insurance Company
 G.F.No.: 23-5319 Effective Date: January 20, 2023

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

- D.) 20' & 5' building line affects the subject tract as shown hereon.
- E.) Unobstructed aerial easement 5' wide from a plane 20' above the ground upward located adjacent to and above all dedicated utility easement as shown hereon.
- F.) 5' utility easement affects the subject tract as shown hereon.
- G.) 5' of a 10' utility easement affects the subject tract as shown hereon.

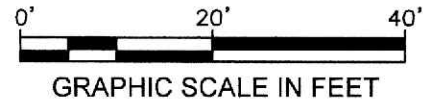
Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

Cape Royale - Pine Harbour Section
 (Vol. 114, Pg. 385, O.P.R.S.J.C.)



Curve	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C1	673.06'	159.93'	13°36'53"	S 09°38'25" E	159.56'
C2	673.06'	79.94'	6°48'19"	N 13°02'43" W	79.89'
C3	673.06'	79.99'	6°48'34"	S 06°14'16" E	79.95'

LEGEND	
Fence Line	— X —
Overhead Powerline	— E —
Building Line	— — —
Utility Easement	- - - - -
Found 1/2" Iron Rod (Unless Noted)	⊙



MAP OF SURVEY OF

0.1719 ACRES OF LAND, SITUATED IN THE DRURY MCGEE SURVEY, A-28, SAN JACINTO COUNTY, TEXAS, BEING ALL OF LOT THIRTY (30), BLOCK SEVEN (7) OF CAPE ROYALE - PINE HARBOUR SECTION, ACCORDING TO THAT MAP OR PLAT THEREOF RECORDED IN VOLUME 114, PAGE 385 IN THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

WASHBURN COMPANY

LAND SURVEYORS

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

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 Cleveland, Texas 77328
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 F: 281-432-1462
 awashburnsurvey@gmail.com

February 8, 2023
 Book: 512
 Page: 36
 File: 23010038 Jahen
 Firm No. 10104100

Dated this, the 8th day of February, 2023.



KENNETH E. SAVOY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5730