



Scale: 1" = 20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	391.36'	69.55'	69.46'	N 17°35'28" W	10°10'56"
C2	391.36'	42.44'	42.42'	N 25°38'20" W	6°42'45"

SYMBOL LEGEND

- EDGE OF ASPHALT
- ELECTRIC PEDESTAL
- FOUND SURVEY MONUMENT
- JUNCTION BOX
- SET SURVEY MONUMENT
- WATER METER (WM)

FND ½" I.R.
W/TPS CAP

N 28°45'20" W 81.83'

LOT 34

FND ½" I.R.
W/TPS CAP

N 67°38'32" E 103.84'
5 B.L.

SOUTH PINE HARBOUR DRIVE
(50' R.O.W.)

10' U.E.

LOT 33

20' B.L.

5' U.E.

FND ½" I.R.
W/TPS CAP

S 28°45'20" E 92.34'

S 78°17'36" W 122.00'
5 B.L.

LOT 32

RESTRICTED RESERVE "D"
CAPE ROYALE
THE RESERVES AT CAPE ROYALE
VOL. 263, PG. 525
D.R.S.J.C.T.

**CAPE ROYALE
PINE HARBOUR SECTION
BLOCK 3
VOL. 114, PG. 385
D.R.S.J.C.T.**

BOUNDARY SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
STEWART TITLE GUARANTY COMPANY
G.F. NO. 23-6066
EFFECTIVE DATE: AUGUST 10, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

1. THOSE AS PER ITEM 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
2. UNOBSTRUCTED AERIAL EASEMENT 5' IN WIDTH, FROM A PLANE 20' ABOVE THE GROUND, UPWARD, LOCATED ADJACENT TO ALL UTILITY EASEMENTS SHOWN HEREON.

PROJECT NUMBER	34113
DATE	08-23-2023
DRAWN BY	ADV
CHECKED BY	GM
FIELD CREW	DK
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TPS TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77383
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 00985400

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 1/10/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXG-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....MORNEY HOMES INVESTORS, LLC
ADDRESS.....98 SOUTH PINE HARBOUR DRIVE, COLDSRING, TX, 77351
SURVEY.....DRURY MCGEE, A-28
SUBJECT.....LOT 33, BLOCK 3
SUBDIVISION.....CAPE ROYALE - PINE HARBOUR SECTION
RECORDING.....VOLUME 114, PAGE 385, DEED RECORDS
COUNTY.....SAN JACINTO

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



Carey A. Johnson

Carey A. Johnson
Registered Professional Land Surveyor No. 6524