



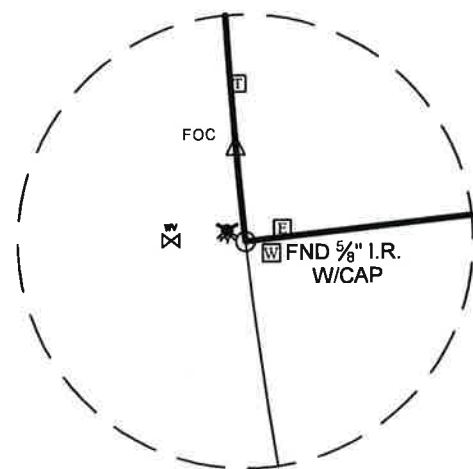
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	186.18'	177.52'	N 24°22'47" E	60°57'18"

LINE	BEARING	DISTANCE
L1	N 54°41'56" E	72.00'
L2	N 54°41'56" E	256.52'
L3	S 54°40'21" W	71.93'
L4	S 28°32'12" W	26.43'

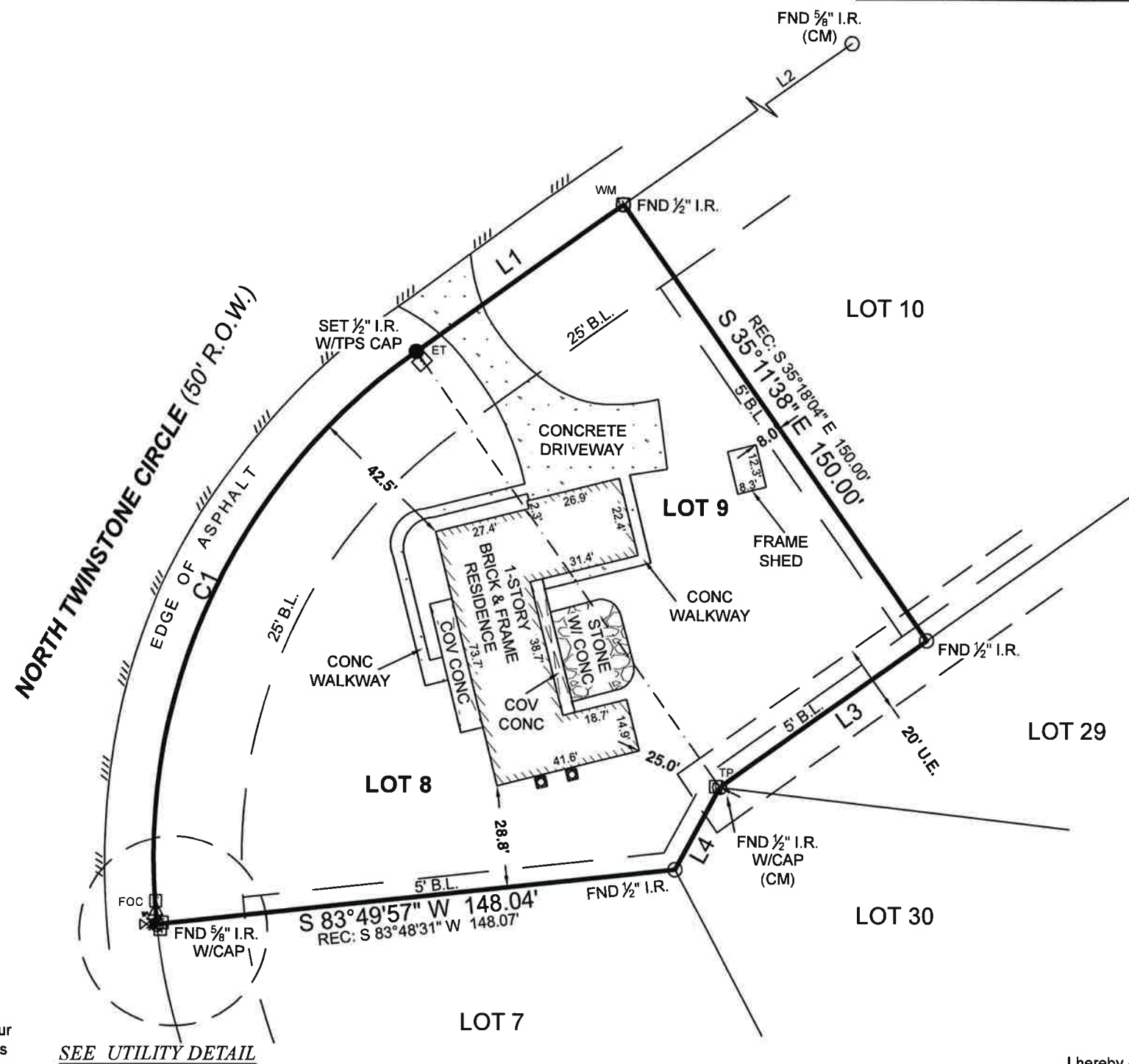
**SYMBOL LEGEND**

- Fire Hydrant
- Telephone Pedestal (TP)
- Water Valve
- Water Meter (WM)
- Electric Pedestal
- Electric Transformer (ET)
- Air Conditioning Unit
- Fiber Optic Cable Marker (FOC)
- Controlling Monument

UTILITY DETAIL  
NOT TO SCALE



BOUNDARY & IMPROVEMENT  
SURVEY



CAPE ROYALE - KINGS RIDGE COVE  
BLOCK 2  
VOL. 81, PG. 531  
O.P.R.S.J.C.T.

**General Notes:**

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title 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 plat.

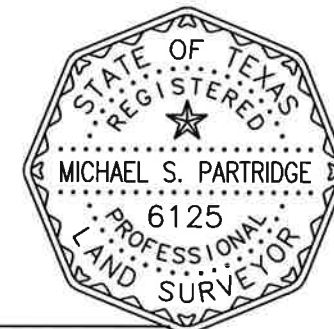
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48407C0150C having an effective date of 11/04/2010.

Job No.: J212-01  
Scale: 1"=40'  
Date: 10/29/2021  
Drawn By: JAM  
Checked By: ERP  
Field Crew: RH  
Revised:

Purchaser: Jim D. Jones  
Address: 350 Twinstone Circle, Coldspring, TX, 77331  
Lots: 8 & 9, Block: 2, Section: A 28  
Survey: Drury McGee  
Area:  
Subdivision: Cape Royale - Kings Ridge Cove  
Volume: 81, Page: 531, Official Public Records  
San Jacinto County, Texas

Basis of Bearings: Based on recorded plat.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



*Michael S. Partridge*  
Michael S. Partridge  
Registered Professional Land Surveyor No. 6125



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