

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	310.00'	83.59'	83.34'	N 54°30'18" W	15°26'59"
C2	310.00'	84.06'	83.81'	N 39°06'06" W	15°32'13"

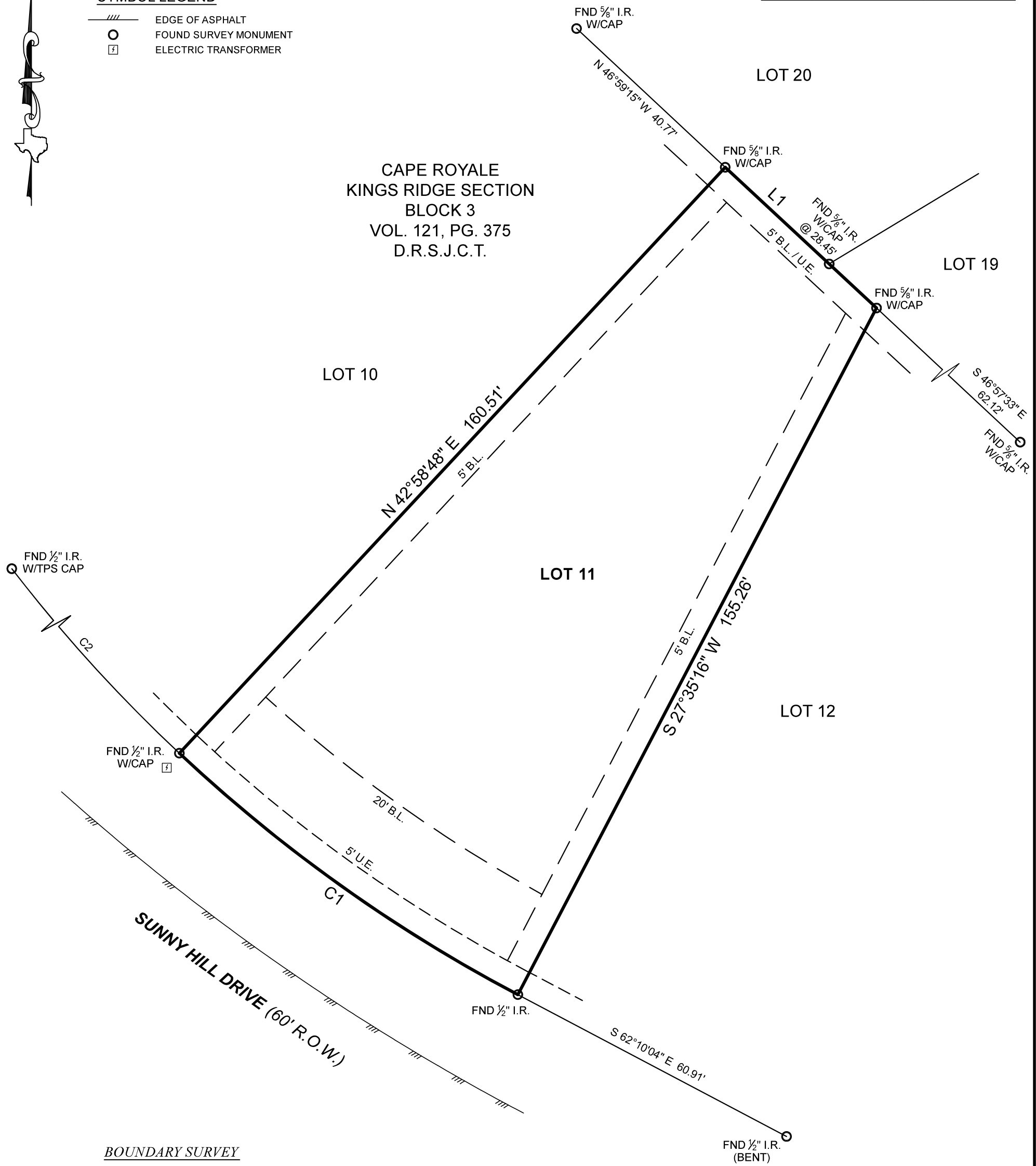
LINE	BEARING	DISTANCE
L1	S 47°04'32" E	41.42'

SYMBOL LEGEND

- EDGE OF ASPHALT
- FOUND SURVEY MONUMENT
- ELECTRIC TRANSFORMER



CAPE ROYALE
KINGS RIDGE SECTION
BLOCK 3
VOL. 121, PG. 375
D.R.S.J.C.T.



BOUNDARY SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
NATIONAL INVESTORS TITLE INSURANCE COMPANY
G.F. NO. T2375032TW
EFFECTIVE DATE: JANUARY 27, 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.

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 11/04/2010.

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

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.

PROJECT NUMBER	31255
DATE	02/22/2023
DRAWN BY	ADV
CHECKED BY	GM
FIELD CREW	JRL
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

PURCHASER.....MORMEX HOME INVESTORS, LLC
ADDRESS.....26 SUNNY HILL DRIVE, COLDSRING, TX, 77331
SURVEY.....DRURY MCGEE, A - 28
SUBJECT.....LOT 11, BLOCK 3
SUBDIVISION.....CAPE ROYALE, KINGS RIDGE SECTION
RECORDING.....VOLUME 121, PAGE 375, DEED RECORDS
COUNTY.....SAN JACINTO

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

