



GRAPHIC SCALE
1" = 20'

NOTES:

10e. Flowage Easement dated January 10, 1968, executed by Mitchell and Mitchell Land Development Company to Trinity River Authority of Texas, recorded in Volume 107, Page 506, and corrected by instrument recorded in Volume 122, Page 561, of the Deed of Records of San Jacinto County, Texas.

NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO. 21-3062, EFFECTIVE DATE SEPTEMBER 7, 2021, 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 10/05/21
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.

BEING NORTH ONE-HALF OF LOT TWO (N 1/2 OF 2), BLOCK THREE (3), OF CAPE ROYALE, VILLAS DE MARINA, SECTION TWO (2), A SUBDIVISION IN SAN JACINTO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 15, AND REPLAT OF BLOCK TWO (2), RECORDED IN VOLUME 5, PAGE 38, OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

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



BOURLAND
LAND SURVEYING, LLC

15121 HIGHWAY 150
COLDSPRING, TX 77331
(936)653-2264

TBPLS FIRM REG # 10194525

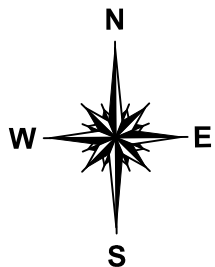
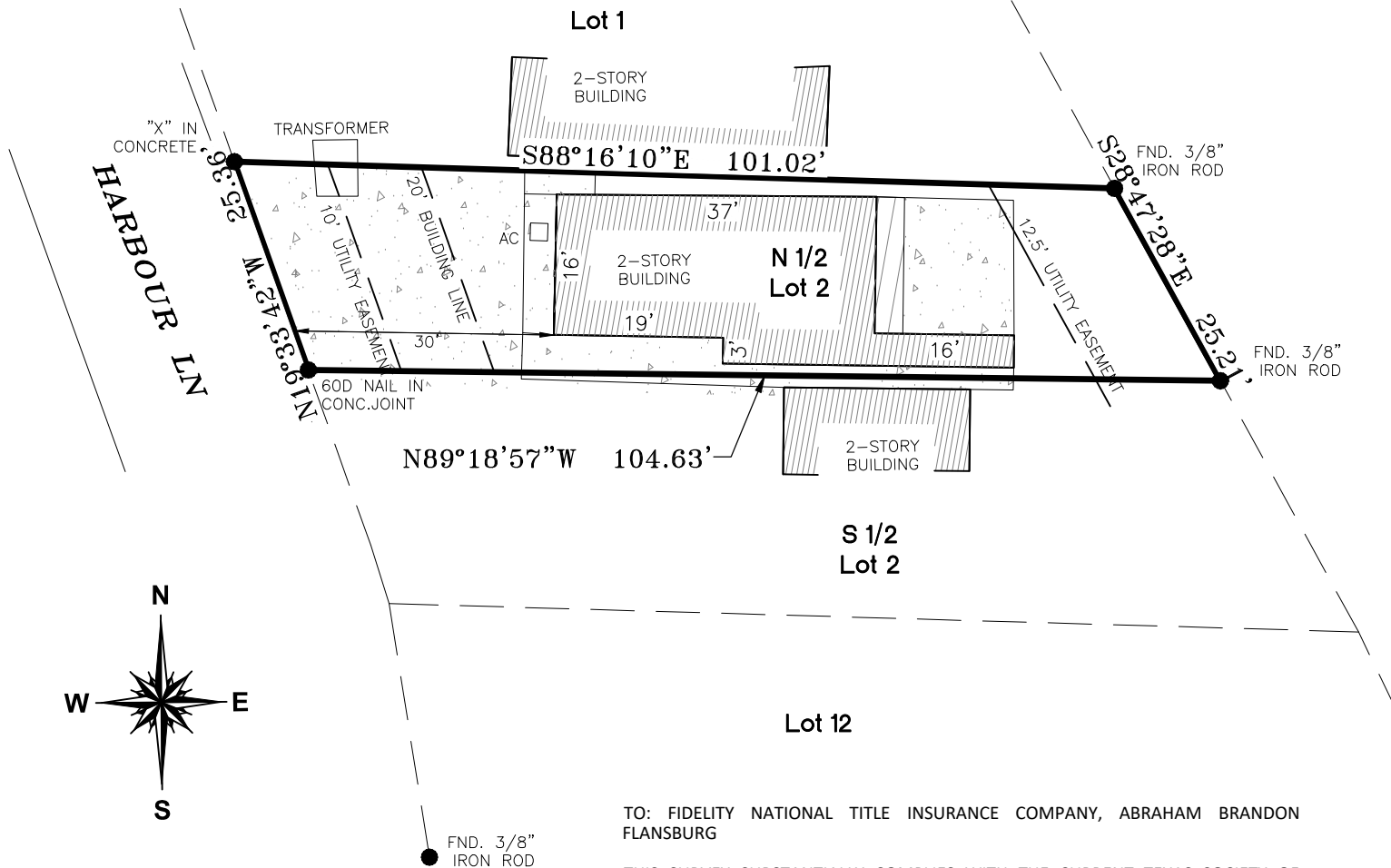
PROPERTY ADDRESS:
118 HARBOUR LANE
COLDSPRING, TX 77331

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, ABRAHAM BRANDON FLANSBURG

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

10/13/2021
DATE



SYMBOL LEGEND	
●	PROPERTY CORNER
●	POWER POLE
W	WATER METER
G	GAS METER
T	TELEPHONE PED