



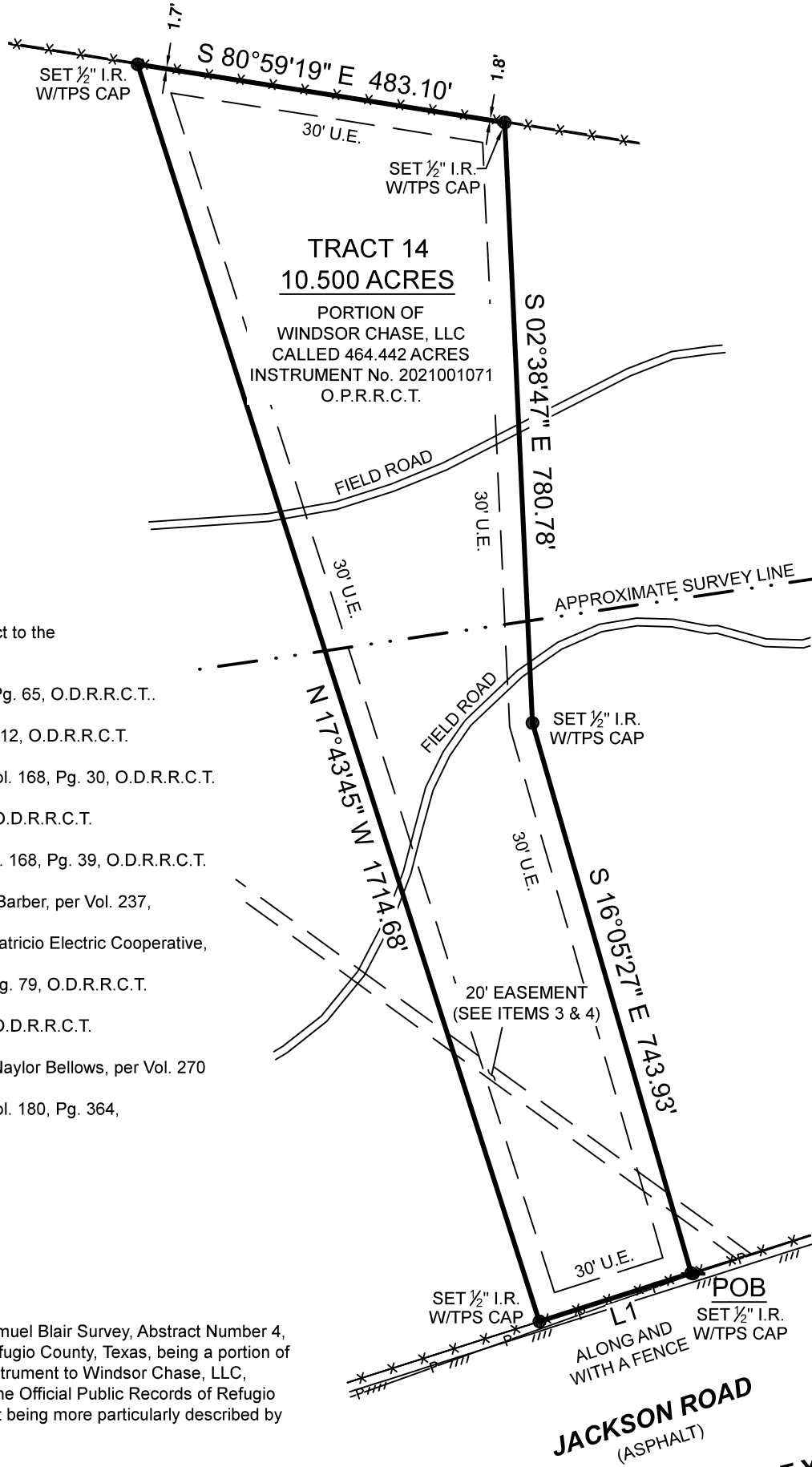
LINE	BEARING	DISTANCE
L1	S 72°19'38" W	207.00'

SYMBOL LEGEND

- P - Overhead Power Line
- — - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- ⚡ - Fire Hydrant
- ● - Power Pole
- □ - Telephone Pedestal
- ⊕ - Water Valve
- ⊕ - Water Meter
- ● - Set Iron Rod w/TPS Cap
- ○ - End Iron Rod
- ▲ - Pipeline Marker

**JOHN SCOTT SURVEY
ABSTRACT No. 62**

REMAINDER OF
WINDSOR CHASE, LLC
CALLED 464.442 ACRES
INSTRUMENT No. 2021001071
O.P.R.R.C.T.



The Subject Tract(s) as shown hereon may be subject to the following item listed.

- 1) Easement to Moody and Seagraves, per Vol. 13, Pg. 65, O.D.R.R.C.T. (Blanket)
- 2) R.O.W. Deed to Refugio County per Vol. 33, Pg. 312, O.D.R.R.C.T. (Does not affect)
- 3) Easement to Edwin M. Jones Oil Company, per Vol. 168, Pg. 30, O.D.R.R.C.T. (Does Affect / Shown Hereon)
- 4) Easement to A. O. Morgan, per Vol. 168, Pg. 36, O.D.R.R.C.T. (Does Affect / Shown Hereon)
- 5) Easement to Rio Mines and Minerals, Inc., per Vol. 168, Pg. 39, O.D.R.R.C.T. (Does not Affect)
- 6) Easement to Frank Barber and wife, Agnes West Barber, per Vol. 237, Pg. 210, O.D.R.R.C.T. (Does not Affect)
- 7) Electric Line Easement and Right of Way to San Patricio Electric Cooperative, Inc., per Vol. 263, Pg. 483, O.P.R.R.C.T. (Blanket)
- 8) Easement to Moody and Seagraves per Vol. 13, Pg. 79, O.D.R.R.C.T. (Blanket)
- 9) Easement to A. O. Morgan, per Vol. 168, Pg. 27, O.D.R.R.C.T. (Does not Affect)
- 10) Easement to Dewey D. Bellows II and wife, Lori Naylor Bellows, per Vol. 270 Pg. 355, O.D.R.R.C.T. (Does not Affect)
- 11) Easement to Houston Pipe Line Company, per Vol. 180, Pg. 364, O.D.R.R.C.T. (Does not Affect)

BOUNDARY SURVEY

BEING a 10.500 acre tract of land situated in the Samuel Blair Survey, Abstract Number 4, and the John Scott Survey, Abstract Number 62, Refugio County, Texas, being a portion of that certain called 464.442 acre tract described in instrument to Windsor Chase, LLC, recorded under Instrument Number 2021001071 of the Official Public Records of Refugio County, Texas (O.P.R.R.C.T.), said 10.500 acre tract being more particularly described by attached metes and bounds description.

General Notes:

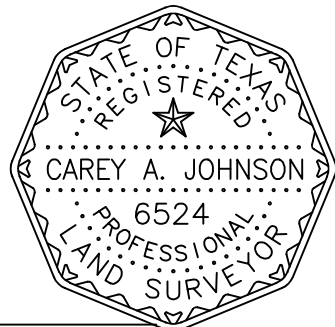
1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48391C0125D having an effective date of 9/26/2014.

Job No.: B543-19 TRACT 14
Scale: 1"=200'
Date: 8/30/2021
Drawn By: MGG
Checked By:
Field Crew:
Revised:

Purchaser Windsor Chase, LLC
Address 285 Jackson Rd, Refugio, Tx 78733
Lot _____, Block _____, Section _____
Survey Samuel Blair _____, A 4
Survey John Scott _____, A 62
Area 10.500 Acres
Subdivision _____
Cabinet _____, Sheet _____, Records _____
Refugio County, Texas

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.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

3032 N. FRAZIER STREET - CONROE, TX 77303
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www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204).
Basis of Bearings _____