



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

- 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 not affect)
- 4) Easement to A. O. Morgan, per Vol. 168, Pg. 36, O.D.R.R.C.T. (Does not affect)
- 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 Affect / Shown Hereon)
- 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 Affect / Shown Hereon)
- 11) Easement to Houston Pipe Line Company, per Vol. 180, Pg. 364, O.D.R.R.C.T. (Does not affect)

BARBER RANCHES LTD
MULTIPLE TRACTS
VOL. 52, PG. 301
O.P.R.R.C.T.

ALONG AND WITH A FENCE
N 72° 15' 45" E 3172.16'

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

SAMUEL BLAIR SURVEY
ABSTRACT No. 4

JOHN SCOTT SURVEY
ABSTRACT No. 62

TRACT 28
34.887 ACRES

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

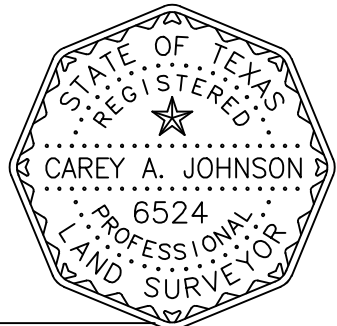
LINE	BEARING	DISTANCE
L1	S 88° 10' 35" W	16.37'
L2	S 79° 30' 12" W	5.79'
L3	N 21° 08' 25" E	41.75'
L4	N 22° 04' 15" E	8.25'
L5	N 87° 11' 20" E	44.09'
L6	S 22° 04' 15" W	26.47'
L7	S 21° 08' 25" W	23.53'
L8	S 88° 10' 35" W	21.72'
L9	S 71° 59' 11" W	726.54'
L10	S 17° 38' 20" E	129.16'

BOUNDARY SURVEY

BEING a 34.887 acre tract of land situated in the Samuel Blair Survey, Abstract Number 4, and in 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 34.887 acre tract being more particularly described by attached metes and bounds description.

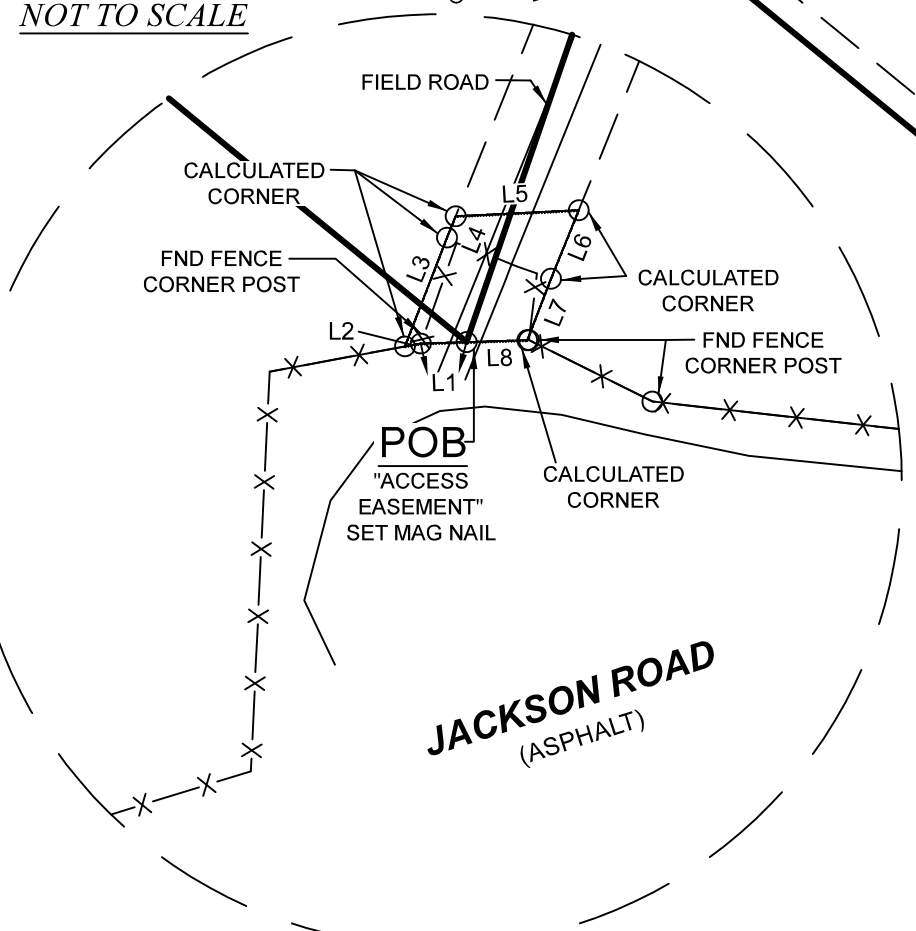
BEING a 0.046 acre Access Easement situated in the Samuel Blair Survey, Abstract Number 4, and in the John Scott Survey, Abstract Number 62, Refugio County, Texas, being a portion of that certain called 464.442 acre tract described in instrument to Windsor Chase, LLC, recorded under Instrument Number 2021001071 of the Official Public Records of Refugio County, Texas (O.P.R.R.C.T.), said Access Easement being more particularly described by attached metes and bounds description.

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

DETAIL "A"
NOT TO SCALE



N 50° 41' 46" W 1758.00'

S 18° 56' 28" W 1690.01'

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.

Purchaser Blue Indie
 Address 285 Jackson Rd, Refugio, Tx 78733
 Lot , Block , Section
 Survey Samuel Blair, A 4
 Survey John Scott, A 62
 Area 34.887 Acres
 Subdivision
 Cabinet , Sheet , Records
 Refugio County, Texas

Job No.: B543-19 TRACT 28
 Scale: 1"=200'
 Date: 8/30/2021
 Drawn By: MGG/DED
 Checked By:
 Field Crew: TC
 Revised:

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

3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00

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

JACKSON ROAD
(ASPHALT)