



LINE	BEARING	DISTANCE
L1	S 86°39'22" W	1129.37'
L2	S 86°39'22" W	244.25'
L3	S 86°39'22" W	110.17'



SYMBOL LEGEND

- P - Overhead Power Line
- C - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- [Symbol] - Fire Hydrant
- [Symbol] - Power Pole
- [Symbol] - Telephone Pedestal
- [Symbol] - Water Valve
- [Symbol] - Water Meter
- [Symbol] - Set Iron Rod w/TPS Cap
- [Symbol] - End Iron Rod

**ANDREW MILLER SURVEY
ABSTRACT No. 83**

REMAINDER OF
KIMI CATTLE COMPANY AND
HOSPITALITY RANCH, LLC
CALLED 232.6 ACRES
VOL. 1586, PG. 831
O.P.R.W.C.T.

SET 1/2" I.R.
W/TPS CAP

N 86°39'22" E
354.42'

30' U.E.

SET 1/2" I.R.
W/TPS CAP

**TRACT 15
10.762 Acres**

PORTION OF
KIMI CATTLE COMPANY AND
HOSPITALITY RANCH, LLC
CALLED 232.6 ACRES
VOL. 1586, PG. 831
O.P.R.W.C.T.

N 03°29'49" W
692.43'

SET 1/2" I.R.
W/TPS CAP

30' U.E.

L3

SET 1/2" I.R.
W/TPS CAP

S 03°29'49" E
1607.03'

REMAINDER OF
KIMI CATTLE COMPANY AND
HOSPITALITY RANCH, LLC
CALLED 232.6 ACRES
VOL. 1586, PG. 831
O.P.R.W.C.T.

REMAINDER OF
KIMI CATTLE COMPANY AND
HOSPITALITY RANCH, LLC
CALLED 232.6 ACRES
VOL. 1586, PG. 831
O.P.R.W.C.T.

N 03°29'49" W
914.60'

JEFFREY SOMMERS
CALLED 40.393 ACRES
"TRACT FOUR (REVISED)"
VOL. 1123, PG. 566
O.P.R.W.C.T.

SET 1/2" I.R.
W/TPS CAP

30' U.E.

L2

SET 1/2" I.R.
W/TPS CAP

POB
SET 1/2" I.R.
W/TPS CAP

L1

POC
SET 1/2" I.R.
W/TPS CAP

BOSSE ROAD
(ASPHALT)

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.

BOUNDARY SURVEY

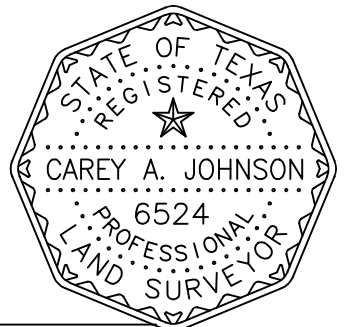
BEING a 10.762 acre tract of land situated in the Andrew Miller Survey, Abstract Number 83, Washington County, Texas, being a portion of that certain called 232.6 acre tract described in instrument to Kimi Cattle Company and Hospitality Ranch, LLC, recorded in Volume 1586, Page 831, of the Official Public Records of Washington County, Texas (O.P.R.W.C.T.), said 10.762 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48477C0175C having an effective date of 8/16/2011.

Job No.: B543-15 TRACT 15
 Scale: 1"=200'
 Date: 8/9/2021
 Drawn By: MB
 Checked By: DVB/MJW
 Field Crew: TC
 Revised: _____

Purchaser Blue Indie Realty
 Address Bosse Rd., Washington Tx, 77880
 Lot _____, Block _____, Section _____
 Survey Andrew Miller, A 83
 Area 10.762 Acres
 Subdivision _____
 Cabinet _____, Sheet _____, Records _____
 _____ Washington 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
Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

TEXAS
 PROFESSIONAL
 SURVEYING, LLC
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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, Central Zone (4203).
 Basis of Bearings _____