



LINE	BEARING	DISTANCE
L1	S 04°36'56" E	845.25'
L2	S 02°52'34" E	928.72'
L3	N 02°52'34" W	360.50'



- 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

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

FARM TO MARKET ROAD 912

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

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

BOSSE ROAD  
(ASPHALT)

N 86°39'22" E 1327.23'  
30' U.E.

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

TRACT 11  
11.000 Acres  
PORTION OF  
KIMI CATTLE COMPANY AND  
HOSPITALITY RANCH, LLC  
CALLED 232.6 ACRES  
VOL. 1586, PG. 831  
O.P.R.W.C.T.

S 03°29'49" E  
360.49'

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

S 86°39'22" W 1331.14'  
30' U.E.

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

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

BOUNDARY SURVEY

BEING a 11.000 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 11.000 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 No. 48477C0175C having an effective date of 8/16/2011.

Job No.: B543-15 TRACT 11  
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: 11.000 Acres  
Subdivision: \_\_\_\_\_  
Cabinet: \_\_\_\_\_, Sheet: \_\_\_\_\_, Records: \_\_\_\_\_  
Washington County, Texas

3032 N. FRAZIER STREET - CONROE, TX 77303  
PH (936)756-7447 - FAX (936)756-7448  
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

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

