

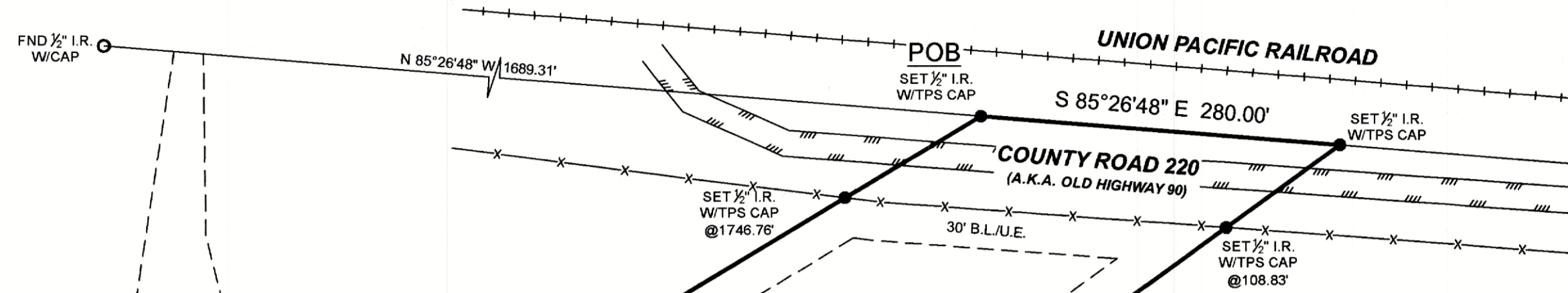
0' 100' 200' 300'

Scale: 1" = 100'

SYMBOL LEGEND

- CHAINLINK FENCE
- EDGE OF ASPHALT
- FLOWLINE
- OVERHEAD ELECTRIC
- RAILROAD
- WIRE FENCE
- FOUND SURVEY MONUMENT
- METER POLE
- POWER POLE
- SET SURVEY MONUMENT

HENRY AUSTIN SURVEY  
ABSTRACT NO. 4



CENTERLINE  
SOUTHWESTERN BELL TELEPHONE CO. EASEMENT  
VOL. 201, PG. 296  
O.R.C.C.T.  
(NO DEFINED EASEMENT WIDTH.)

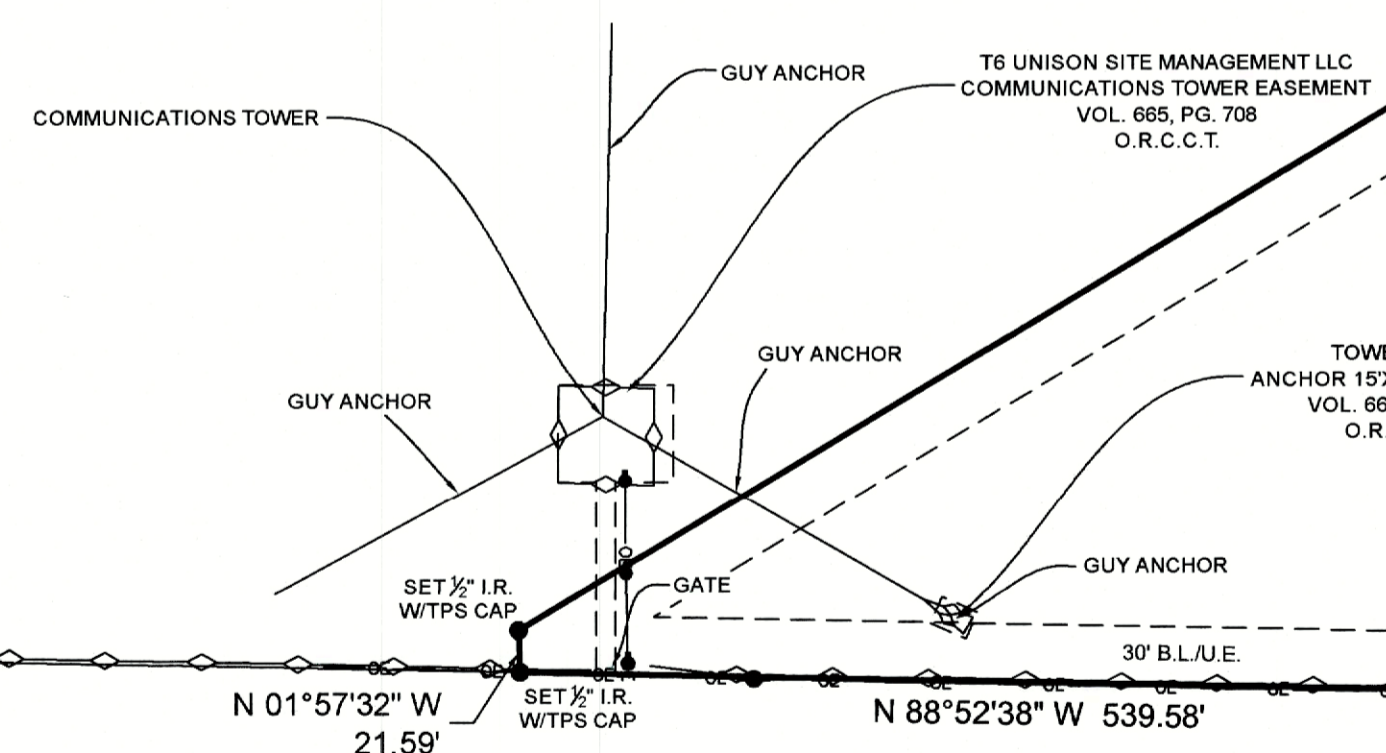
REMAINDER OF  
WINDSOR CHASE LLC  
CALLED 99.919 ACRES  
VOL. 994, PG. 261  
O.R.C.C.T.

**TRACT 5**  
**10.100 ACRES**  
PORTION OF  
WINDSOR CHASE LLC  
CALLED 99.919 ACRES  
VOL. 994, PG. 261  
O.R.C.C.T.

REMAINDER OF  
WINDSOR CHASE LLC  
CALLED 99.919 ACRES  
VOL. 994, PG. 261  
O.R.C.C.T.

APPROXIMATE LOCATION OF NATURAL  
DRAINAGE CHANNEL CARRYING TREATED  
EFFLUENT FROM CITY OF WEIMAR  
WASTEWATER TREATMENT PLANT ACROSS  
THE SUBJECT TRACT.

CITY OF WEIMAR WASTEWATER  
TREATMENT PLANT BUFFER ZONE EASEMENT  
VOL. 173, PG. 260  
O.R.C.C.T.



ST. CHARLES STREET

CITY OF WEIMAR  
INGRESS/ EGRESS TRACT  
VOL. 127, PG. 148  
D.R.C.C.T.

BOUNDARY SURVEY

BEING a 10.100 acre tract situated in the Henry Austin Survey, Abstract Number 4, Colorado County, Texas, being a portion of that certain called 99.919 acre tract described in instrument to Windsor Chase LLC, recorded in Volume 994, Page 261 of the Official Records of Colorado County, Texas (O.R.C.C.T.), said 10.100 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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48089C0225D HAVING AN EFFECTIVE DATE OF 02/04/2011.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TXSC-4204), GRID MEASUREMENTS.

PURCHASER: BLUE INDIE REALTY  
 ADDRESS: COUNTY ROAD 220 WEIMAR, TX 78965  
 SURVEY: HENRY AUSTIN, A - 4  
 SUBJECT: 10.100 ACRES  
 COUNTY: COLORADO

|                |           |
|----------------|-----------|
| PROJECT NUMBER | 24388_TR5 |
| DATE           | 4/4/2022  |
| DRAWN BY       | TK        |
| CHECKED BY     | MJW       |
| FIELD CREW     | RD        |
| REVISION 1     |           |
| REVISION 2     |           |
| REVISION 3     |           |
| REVISION 4     |           |



*Carey A. Johnson*  
 Registered Professional Land Surveyor No. 6524

