



LINE	BEARING	DISTANCE
L1	S 72°21'35" W	285.21'
L2	S 72°22'34" W	142.33'

**SYMBOL LEGEND**

	- Overhead Power Line
	- Guy Wire
	- Wood Fence
	- Wrought Iron Fence
	- Chainlink Fence
	- Wire Fence
	- Fire Hydrant
	- Power Pole
	- Telephone Pedestal
	- Water Valve
	- Water Meter
	- Set Iron Rod w/TPS Cap
	- Fnd Iron Rod
	- Pipeline Marker

**JOHN SCOTT SURVEY  
ABSTRACT No. 62**

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 364.29'

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

APPROXIMATE SURVEY LINE

FIELD ROAD

N 27°33'44" W 906.35'

60.0'

S 17°43'45" E 1939.13'

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

BUILDING  
21.9' x 22.7'

12.2'

**TRACT 24  
10.100 ACRES**

GATE FIELD ROAD

N 1°54'28" W 746.45'

298.2'

ALONG AND WITH A FENCE  
L1

POB

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

30' U.E.

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

FND FENCE CORNER

JACKSON ROAD  
(ASPHALT)

**SAMUEL BLAIR SURVEY  
ABSTRACT No. 4**

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 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 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 10.100 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 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 10.100 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.

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 24  
Scale: 1"=200'  
Date: 9/25/2021  
Drawn By: MGG / DVB  
Checked By: MJW  
Field Crew: TC  
Revised: 10/20/2021 EASEMENT

Purchaser \_\_\_\_\_  
Address Jackson Rd, Refugio, Tx 78733  
Lot \_\_\_\_\_, Block \_\_\_\_\_, Section \_\_\_\_\_  
Survey Samuel Blair \_\_\_\_\_, A 4  
Survey John Scott \_\_\_\_\_, A 62  
Area 10.100 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

**TEXAS**  
PROFESSIONAL SURVEYING, LLC  
3032 N. FRAZIER STREET - CONROE, TX 77303  
PH (936)756-7447 - FAX (936)756-7448  
www.surveyingtexas.com

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 \_\_\_\_\_