



LINE	BEARING	DISTANCE
L1	N 59°42'01" E	167.50'
L2	S 32°59'41" E	1474.54'

SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- PIPELINE
- WIRE FENCE
- FOUND SURVEY MONUMENT
- PIPELINE MARKER
- POWER POLE
- SET SURVEY MONUMENT

FND 5/8" I.R.
W/ICAP

FARM TO MARKET ROAD 935
(ASPHALT)
N 59°42'01" E 470.18'

JAMES O. RICE SURVEY
ABSTRACT NO. 304

POB
FND 2" I.P.
N: 10430481.382
E: 3313456.484

S 27°26'21" E 714.67'
30' B.L./U.E.

REMAINDER OF
FLUFFY UNICORN PROPERTIES, LLC
CALLED 70.062 ACRES
VOL. 379, PG. 681
O.P.R.F.C.T.

TRACT 1
7.224 ACRES
PORTION OF
FLUFFY UNICORN PROPERTIES, LLC
CALLED 70.062 ACRES
VOL. 379, PG. 681
O.P.R.F.C.T.

RALPH BOYD SCOTT
CALLED 49.82 ACRES
VOL. 57, PG. 727
D.R.F.C.T.

S 56°59'34" W 400.47'
30' B.L./U.E.

REMAINDER OF
FLUFFY UNICORN PROPERTIES, LLC
CALLED 70.062 ACRES
VOL. 379, PG. 681
O.P.R.F.C.T.

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY
BE SUBJECT TO THE FOLLOWING ITEMS:

1. EASEMENT GRANTED TO CEGO-DURANGO WATER SUPPLY CORPORATION, PER VOL. 273, PG. 291, D.R.F.C.T. (DOES AFFECT / SHOWN HEREON)
2. EASEMENT GRANTED TO LONE STAR GAS COMPANY, PER VOL. 282, PG. 187, D.R.F.C.T. (DOES NOT AFFECT)
3. EASEMENT GRANTED TO LONE STAR GAS COMPANY, PER VOL. 282, PG. 200, D.R.F.C.T. (DOES AFFECT / SHOWN HEREON)
4. R.O.W. GRANTED TO KOCH REFINING COMPANY, PER VOL. 18, PG. 179, O.R.F.C.T. (DOES NOT AFFECT)
5. R.O.W. GRANTED TO KOCH REFINING COMPANY, PER VOL. 18, PG. 177, O.R.F.C.T. (BLANKET)
6. GAS VALVE EASEMENT GRANTED TO KOCH REFINING COMPANY, PER VOL. 18, PG. 432, O.R.F.C.T. (BLANKET)
7. GAS VALVE EASEMENT GRANTED TO KOCH REFINING COMPANY, PER VOL. 18, PG. 433, O.R.F.C.T. (DOES AFFECT / DEED IS MISSING INFORMATION)

BOUNDARY SURVEY

BEING a 7.224 acre tract situated in the James O. Rice Survey, Abstract Number 304, being a portion of that certain called 70.062 acre tract described in instrument to Fluffy Unicorn Properties, LLC, recorded in Volume 379, Page 681 of the Official Public Records of Falls County, Texas (O.P.R.F.C.T.), said 7.224 acre tract 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.

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88, GEOID 18, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.



TPS TEXAS PROFESSIONAL SURVEYING
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Firm No. 10083400

PROJECT NUMBER	25009_TR 1
DATE	05/13/2022
DRAWN BY	TK
CHECKED BY	AJD
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER:..... WINDSOR CHASE, LLC
ADDRESS:..... FM 935 / CR 473, LOTT, TX 76656
SURVEY:..... JAMES O. RICE, A - 304
SUBJECT:..... 7.224 ACRES
COUNTY:..... FALLS

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921