

0' 200' 400' 600'

Scale: 1" = 200'

**SYMBOL LEGEND**

- EDGE OF WATER
- WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	S 32°34'41" E	330.12'
L2	N 32°59'41" W	210.64'
L3	S 32°59'41" E	1263.90'



FND 2" I.P.  
 N 32°59'41" W 733.50'  
**POB**  
 SET 1/2" I.R.  
 W/TPS CAP  
 N:10429866.177  
 E:3313855.922

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

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



**TRACT 4**  
 7.784 ACRES  
 PORTION OF  
 FLUFFY UNICORN PROPERTIES, LLC  
 CALLED 70.062 ACRES  
 VOL. 379, PG. 681  
 O.P.R.F.C.T.

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

SET 1/2" I.R.  
 W/TPS CAP  
 @592.20'  
 SET 1/2" I.R.  
 W/TPS CAP  
 SET 1/2" I.R.  
 W/TPS CAP  
 SET 1/2" I.R.  
 W/TPS CAP  
 @35.34'

COUNTY ROAD 473  
 (GRAVEL)

SET 1/2" I.R.  
 W/TPS CAP  
 FND 5/8" I.R.  
 W/CAP

N 56°59'34" E 783.02'  
 N 47°45'23" E 626.17'  
 S 57°46'10" W 1398.78'

**JAMES O. RICE SURVEY**  
**ABSTRACT NO. 304**

**BOUNDARY SURVEY**

BEING a 7.784 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 7.784 acre tract being more particularly described by attached metes and bounds description.

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.

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 NOT AFFECT)
2. EASEMENT GRANTED TO LONE STAR GAS COMPANY, PER VOL. 282, PG. 197, 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 NOT AFFECT)
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)

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.



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

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.

PURCHASER.....WINDSOR CHASE, LLC  
 ADDRESS.....FM 935 / CR 473, LOTT, TX 76656  
 SURVEY.....JAMES O. RICE, A - 304  
 SUBJECT.....7.784 ACRES  
 COUNTY.....FALLS

*Thomas A. McIntyre*  
 Registered Professional Land Surveyor No. 6921

