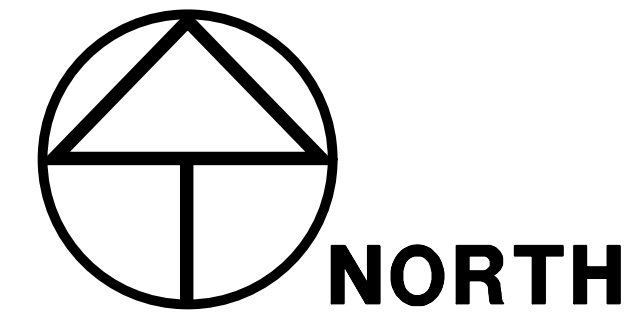
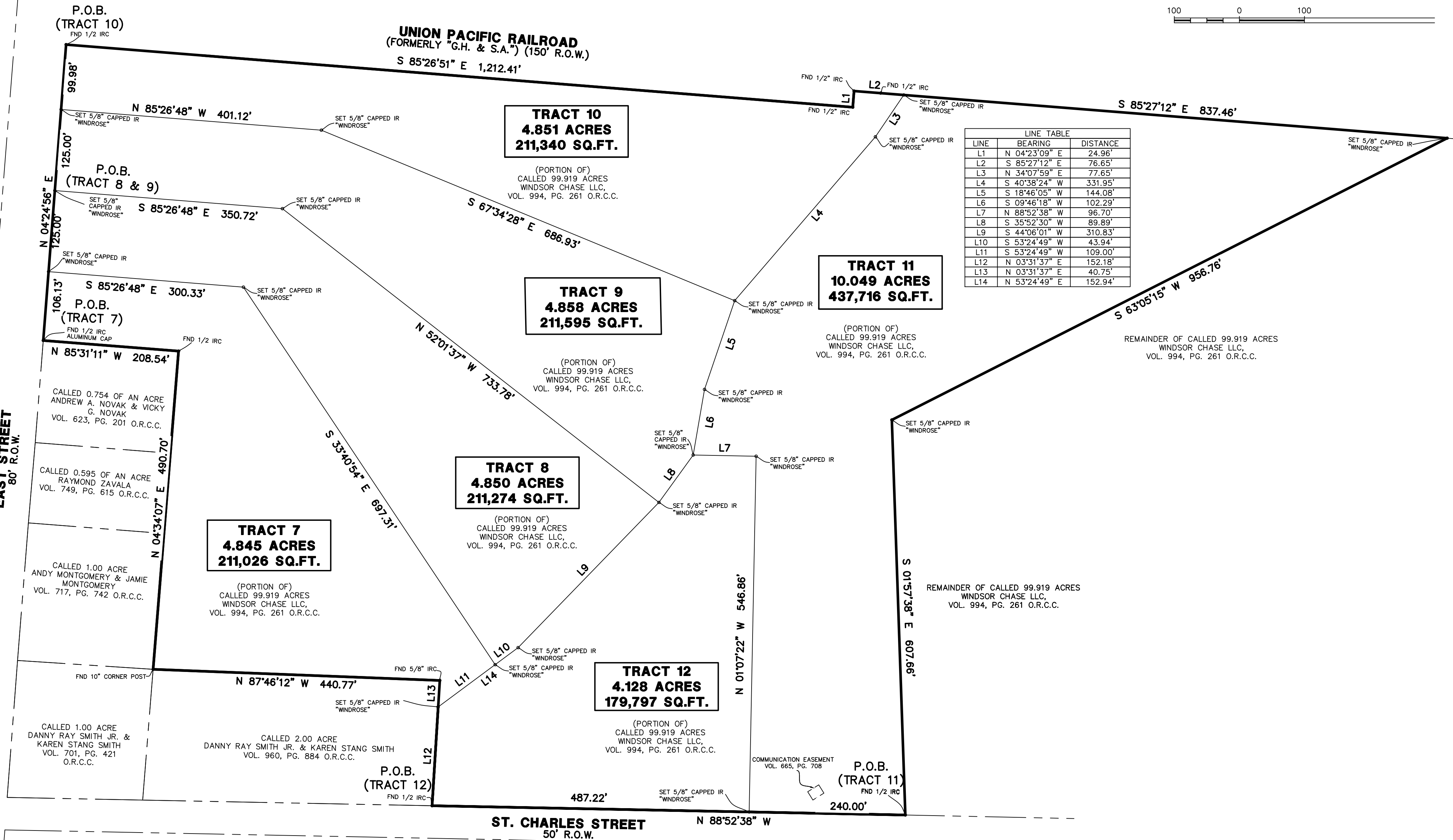


COLORADO COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'



GRAPHIC SCALE: 1" = 100'



- GENERAL NOTES**
1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. TA-21-1908 OF FIRST AMERICAN TITLE, DATE OF POLICY: MARCH 22, 2022, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
 2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999868880.
 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR COLORADO COUNTY, TEXAS, MAP NO. 48089C0225D REVISED/DATED FEBRUARY 4, 2011, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
 4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
 5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
 6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
 7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
 8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATION

TO: WINDROSE CHASE, LLC
FIRST AMERICAN TITLE

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II AND CATEGORY 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

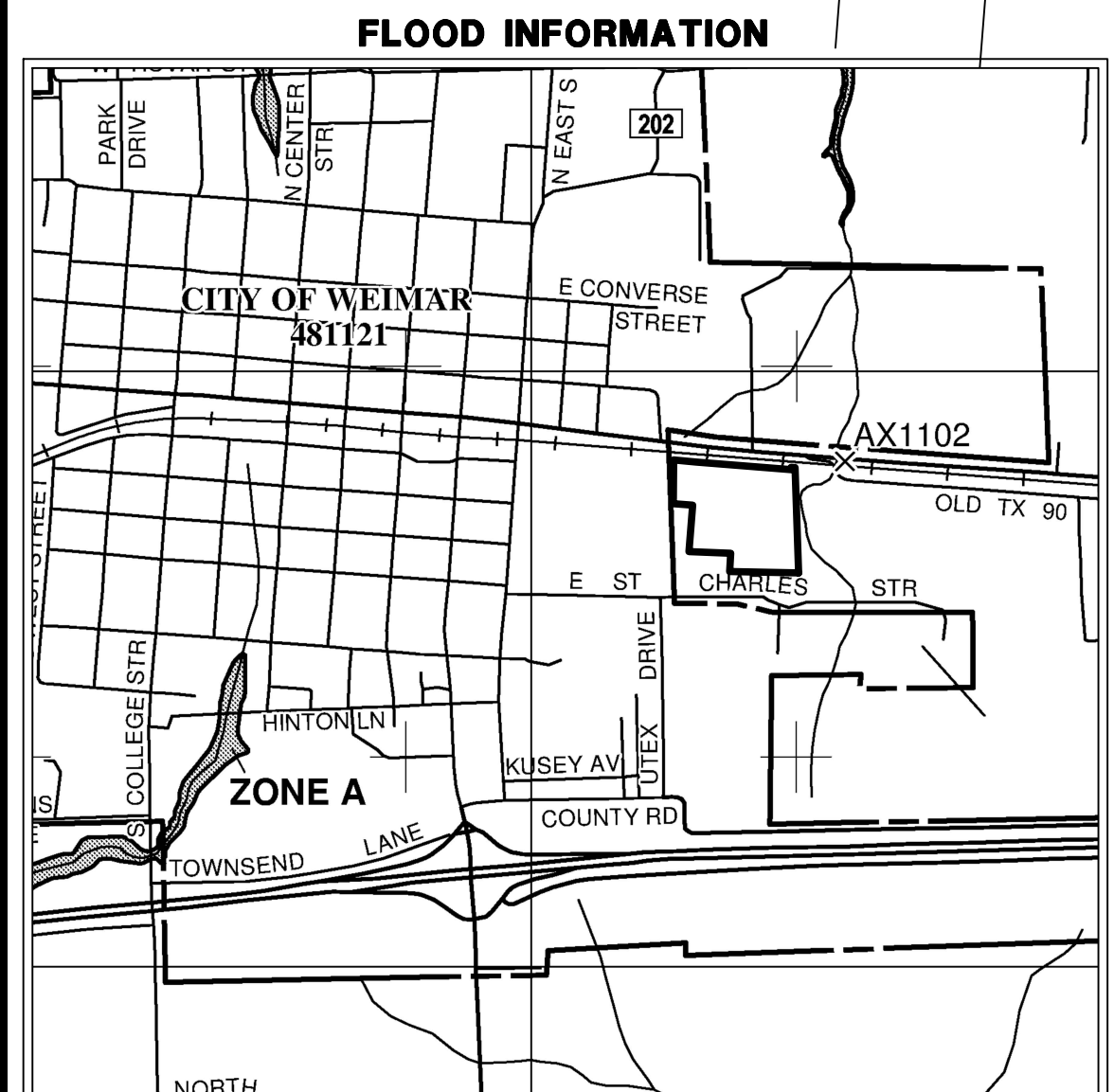
WINDROSE
LAND SURVEYING & PLATTING

11111 RICHMOND AVE. STE 150 | HOUSTON, TX 77082 | 713-458-2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE SURVEY OF
26.655 ACRES / 1,161,107 SQ. FT.
SITUATED IN THE
HENRY AUSTIN SURVEY
ABSTRACT NO. 4
COLORADO COUNTY, TEXAS

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

08/24/2022
DATE



FIRM FLOOD INSURANCE RATE MAP
COLORADO COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 225 OF 700
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUBFIX
COLORADO COUNTY 48014 0225 0
WEIMAR, CITY OF 48121 0225 0

MAP NUMBER 48089C0225D
MAP REVISED FEBRUARY 4, 2011

Federal Emergency Management Agency

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

• BO - BOLLARD	• PP - POWER POLE	• UCS - UNDERGROUND CABLE SIGN	FND - FOUND
• GM - HANDICAP	• PP/T - POWER POLE W/TRANSFORMER	• CTL - CATHODIC TEST LEAD	C.C.C.F. - COLORADO COUNTY CLERK FILE
• GV - GAS VALVE	• PP/LT - POWER POLE W/LIGHT	• MW - MONITORING WELL	C.C.D.R. - COLORADO COUNTY DEED RECORDS
• FH - FIRE HYDRANT	• PP/CT - POWER POLE W/CONDUIT	P - PIN FLAG/PAINT MARK	C.C.M.R. - COLORADO COUNTY MAP RECORDS
• WM - WATER METER	• MP - METER POLE	P.T - TELEPHONE PIN FLAG/PAINT MARK	O.R.C.C. - OFFICIAL RECORDS COLORADO COUNTY
• WV - WATER VALVE	• SP - SERVICE POLE	TC - TOP OF CURB	IP - IRON PIPE
• ICV - IRRIGATION CONTROL VALVE	GAC - GUY ANCHOR	G - GUTTER	IR - IRON ROD
• GR - GRATE INLET	— OVERHEAD POWER LINE	TG - TOP OF GRATE	NO. - NUMBER
• GI - GRATE INLET	— BARBED WIRE FENCE	FL - FLOW LINE	PG. - PAGE
• MH - MANHOLE	— WROUGHT IRON FENCE	HB - HIGHBANK	R.O.W. - RIGHT-OF-WAY
• CO - CLEANOUT	— WOOD FENCE	SAN - SANITARY SEWER	SQ. FT. - SQUARE FEET
• TP - TELEPHONE PEDESTAL	— CHAINLINK FENCE	STM - STORM SEWER	VOL. - VOLUME
• EB - ELECTRIC BOX	• GP - GATE POST	CMP - CORRUGATED METAL PIPE	F.C. - FILM CODE
• TSB - TRAFFIC SIGNAL BOX	(P) - PER PLANS	CPP - CORRUGATED PLASTIC PIPE	B.L. - BUILDING LINE
• LP - LIGHT POLE	APPROX. - APPROXIMATE	RCF - REINFORCED CONCRETE PIPE	U.E. - UTILITY EASEMENT
• TLP - TRAFFIC LIGHT POLE	— HIGHBANK	TEL - TELEPHONE	P.O.B. - POINT OF BEGINNING
• GL - GROUND/SPOT LIGHT	• S - SIGN	SWBT - SOUTHWESTERN BELL TELEPHONE CO.	P.O.C. - POINT OF COMMENCEMENT
• CL - CREEK LINE TYPE	• PLM - PIPELINE MARKER	WTR - WATER	• T - TREE/SHRUB
		UG - UNDERGROUND	• FO - FIBER OPTIC

REVISIONS

DATE	REASON	BY

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FIELDED BY: FL CHECKED BY: CC JOB NO. 57791-TOPO
DRAWN BY: RO/MAP DATE: JUNE 2022 SHEET NO. 1 OF 1