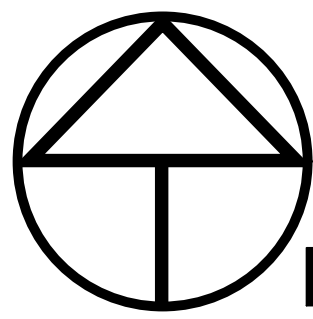


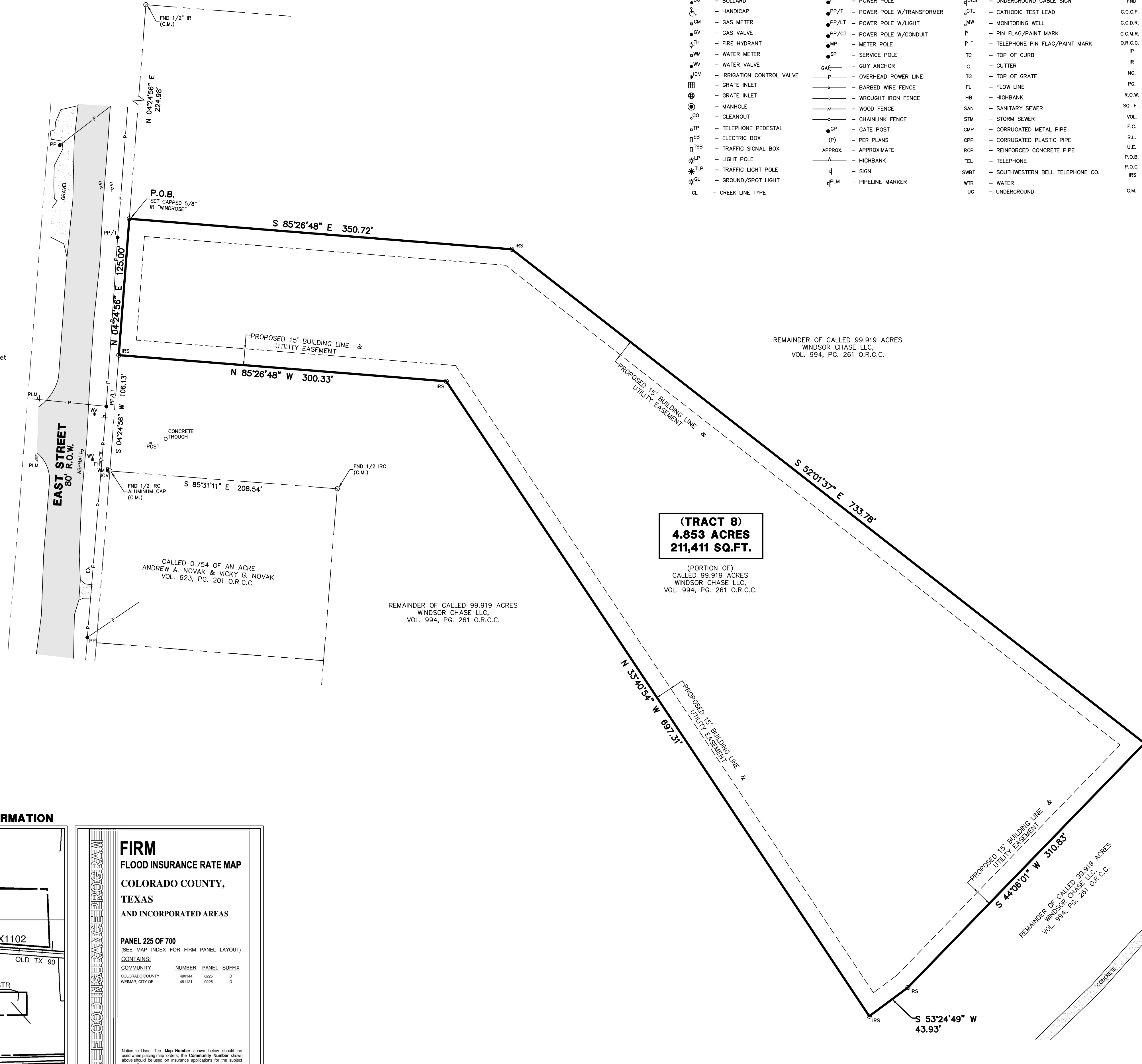
COLORADO COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'



GRAPHIC SCALE: 1" = 50'

0 50 100 150 Feet

UNION PACIFIC RAILROAD
(FORMERLY "G.H. & S.A.") (150' R.O.W.)



(TRACT B)
4.853 ACRES
211,411 SQ.FT.

(PORTION OF)
CALLED 99.919 ACRES
WINDSOR CHASE LLC,
VOL. 994, PG. 261 O.R.C.C.

LEGEND

- BO - BOLLARD
- HC - HANDICAP
- GM - GAS METER
- GV - GAS VALVE
- GH - FIRE HYDRANT
- WM - WATER METER
- WV - WATER VALVE
- ICV - IRRIGATION CONTROL VALVE
- GI - GRATE INLET
- GI - GRATE INLET
- MI - MANHOLE
- CO - CLEANOUT
- TP - TELEPHONE PEDESTAL
- EB - ELECTRIC BOX
- TSB - TRAFFIC SIGNAL BOX
- LP - LIGHT POLE
- TLP - TRAFFIC LIGHT POLE
- GL - GROUND/SPOT LIGHT
- CL - CREEK LINE TYPE
- PP - POWER POLE
- PP/T - POWER POLE W/TRANSFORMER
- PP/LT - POWER POLE W/LIGHT
- PP/CT - POWER POLE W/CONDUIT
- MP - METER POLE
- SP - SERVICE POLE
- GC - GUY ANCHOR
- OP - OVERHEAD POWER LINE
- BWF - BARBED WIRE FENCE
- WIF - WROUGHT IRON FENCE
- WF - WOOD FENCE
- CF - CHAINLINK FENCE
- GP - GATE POST
- PL - PER PLANS
- APPROX. - APPROXIMATE
- HB - HIGHBANK
- S - SIGN
- PLM - PIPELINE MARKER
- UCS - UNDERGROUND CABLE SIGN
- CTL - CATHODIC TEST LEAD
- MW - MONITORING WELL
- P - PIN FLAG/PAINT MARK
- PT - TELEPHONE PIN FLAG/PAINT MARK
- TC - TOP OF CURB
- G - GUTTER
- TG - TOP OF GRATE
- FL - FLOW LINE
- HB - HIGHBANK
- SA - SANITARY SEWER
- STM - STORM SEWER
- OMP - CORRUGATED METAL PIPE
- CPP - CORRUGATED PLASTIC PIPE
- RCPP - REINFORCED CONCRETE PIPE
- TEL - TELEPHONE
- SWBT - SOUTHWESTERN BELL TELEPHONE CO.
- WTR - WATER
- UG - UNDERGROUND
- FND - FOUND
- C.C.C.F. - COLORADO COUNTY CLERK FILE
- C.C.D.R. - COLORADO COUNTY DEED RECORDS
- C.C.M.R. - COLORADO COUNTY MAP RECORDS
- O.R.C.C. - OFFICIAL RECORDS COLORADO COUNTY
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- F.C. - FILM CODE
- BL. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- IRS - SET 5/8" IRC STAMPED "WINDROSE"
- C.M. - CONTROLLING MONUMENT

DESCRIPTION

A TRACT OR PARCEL CONTAINING 4.853 ACRES OR 211,411 SQUARE FEET (SQ. FT.) OF LAND SITUATED IN THE HENRY AUSTIN SURVEY, ABSTRACT NO. 4, COLORADO COUNTY, TEXAS, BEING A PORTION OF A CALLED 99.919 ACRE TRACT CONVEYED TO WINDSOR CHASE LLC, AS RECORDED IN VOLUME 994, PAGE 261 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS (O.R.C.C.) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET IN THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF EAST STREET (80' WIDTH), ON THE WEST LINE OF SAID 99.919 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH ALUMINUM CAP FOUND BEING THE NORTHWEST CORNER OF A CALLED 0.754 ACRE TRACT, CONVEYED TO ANDREW A. NOVAK & VICKY G. NOVAK, RECORDED IN VOLUME 623, PAGE 201 O.R.C.C., BEARS, S 04°24'56" W, A DISTANCE OF 231.13 FEET;

THENCE, OVER AND ACROSS SAID 99.919 ACRE TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. S 85°26'48" E, A DISTANCE OF 350.72 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET FOR AN ANGLE POINT;
2. S 52°01'37" E, A DISTANCE OF 733.78 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
3. S 44°06'01" W, A DISTANCE OF 310.83 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET FOR AN ANGLE POINT;
4. S 53°24'49" W, A DISTANCE OF 43.93 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;
5. N 33°40'54" W, A DISTANCE OF 697.31 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
6. N 85°26'48" W, A DISTANCE OF 300.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID EAST STREET, MARKING THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE AFORESAID EASTERLY R.O.W. LINE OF EAST STREET, N 04°24'56" E, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.853 ACRES OR 211,411 SQ. FT. OF LAND.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
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: 0.999999980.
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. 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: WINDSOR CHASE, LLC

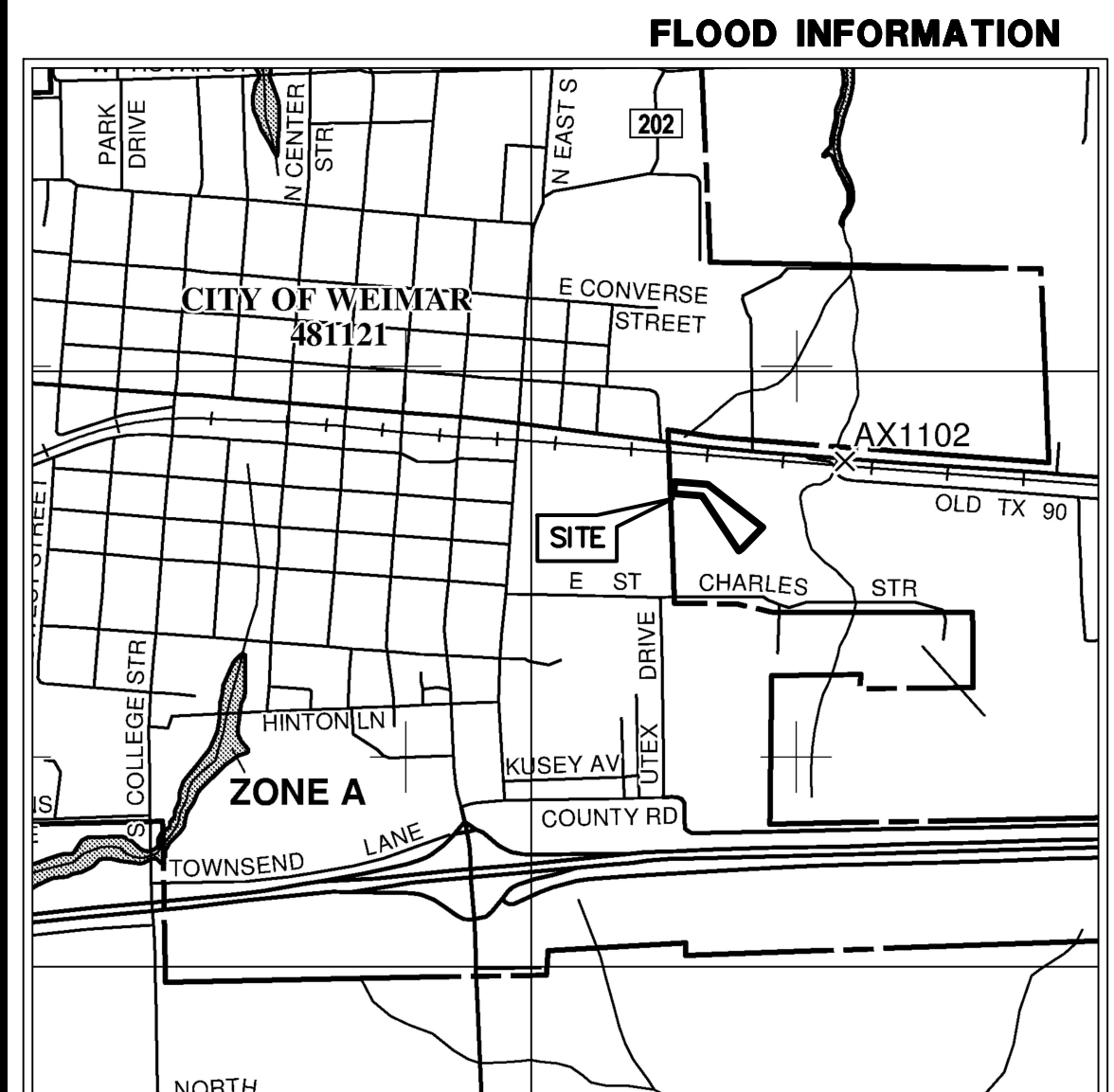
I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE 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 1B, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.



[Signature]

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

01/26/2023
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	SUFFIX
	COLORADO COUNTY	48044	0225	D
	WEIMAR, CITY OF	48121	0225	D

MAP NUMBER
48089C0225D
MAP REVISED
FEBRUARY 4, 2011

Federal Emergency Management Agency

REVISIONS		
DATE	REASON	BY

WINDROSE
LAND SURVEYING & PLATTING

11111 RICHMOND AVE. STE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

STANDARD LAND SURVEY OF
4.853 ACRES / 211,411 SQ. FT.
SITUATED IN THE
HENRY AUSTIN SURVEY
ABSTRACT NO. 4
COLORADO COUNTY, TEXAS

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FIELDED BY: FL	CHECKED BY: CC	JOB NO. 57791-LOT 8
DRAWN BY: SS	DATE: JANUARY 2023	SHEET NO. 1 OF 1