

LINE	BEARING	DISTANCE
L1	S 50°59'38" E	195.42'
L2	N 02°14'39" W	173.05'

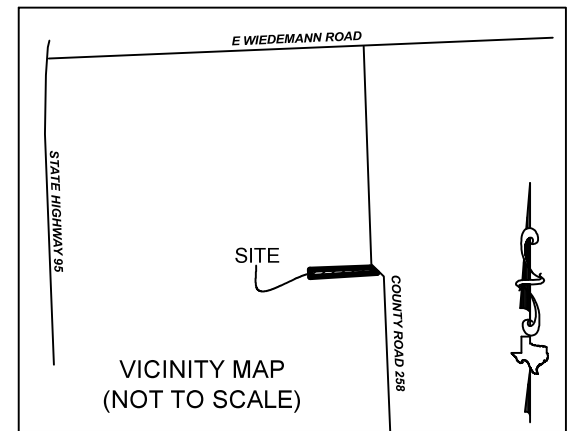
**SYMBOL LEGEND**

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- GUY WIRE (GW)
- POWER POLE
- TELEPHONE PEDESTAL (TP)



FRANK SCOTT LEIDOLF  
CALLED 82.6 ACRES  
INSTRUMENT No. 216746  
O.P.R.L.C.T.

WILLIAM A. HIRTZ AND  
KRISTINE K. HIRTZ  
CALLED 145.796 ACRES  
VOL. 305, PG. 105  
O.R.L.C.T.



FND 1-1/2" I.P.

PORTION OF  
WINDSOR CHASE, LLC  
CALLED 81.453 ACRES  
INSTRUMENT No. 255151  
O.P.R.L.C.T.

**TRACT 1  
5.214 ACRES**

REMAINDER OF  
WINDSOR CHASE, LLC  
CALLED 81.453 ACRES  
INSTRUMENT No. 255151  
O.P.R.L.C.T.

N 87°57'12" E 1422.92'

S 86°19'19" W 1570.33'

**POB**

FND 1-1/4" I.P.  
N:13779328.44  
E:2569846.56

COUNTY ROAD 258

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

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

S 02°14'39" W 1930.43'

FND 1" I.P.

BOUNDARY SURVEY

**J. S. WILDER SURVEY  
ABSTRACT NO. 497**

BEING A 5.214 ACRE TRACT OF LAND SITUATED IN THE J. S. WILDER SURVEY, ABSTRACT NUMBER 497, LAVACA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 81.453 ACRE TRACT DESCRIBED IN INSTRUMENT TO WINDSOR CHASE LLC, RECORDED UNDER INSTRUMENT NUMBER 255151 OF THE OFFICIAL PUBLIC RECORDS OF LAVACA COUNTY, TEXAS (O.P.R.L.C.T.), SAID 5.214 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY.

GENERAL NOTES:

1) SUBJECT TRACT DOES NOT APPEAR TO LIE WITHIN THE CITY LIMITS OR ETJ OF MOULTON PER LAVACA COUNTY GIS.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48285C0150E HAVING AN EFFECTIVE DATE OF 11/26/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (TXSC-4204), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PER TITLE COMMITMENT DATED JANUARY 18, 2023

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
WESTCOR LAND TITLE INSURANCE COMPANY  
G.F. NO. TA-22-3223E  
EFFECTIVE DATE: JANUARY 18, 2023

THE PARENT TRACT AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEMS LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

1. AGREEMENT PER VOL. 349, PG. 110, D.R.L.C.T. (DOES NOT AFFECT)
2. RIGHT OF WAY EASEMENT PER VOL. 829, PG. 793, O.R.L.C.T. (DOES AFFECT / SHOWN ON PARENT TRACT)

**TEXAS PROFESSIONAL SURVEYING**  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400

PROJECT NUMBER	30606_TR1
DATE	04/28/2023
DRAWN BY	PCP
CHECKED BY	TNK
FIELD CREW	BG
REVISION 1	6-13-2023
REVISION 2	8-14-2023
REVISION 3	-
REVISION 4	-

ADDRESS: COUNTY ROAD 258, MOULTON, TX 77975  
SURVEY: J.S. WILDER, A - 497  
SUBJECT: 5.214 ACRES  
COUNTY: LAVACA

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

