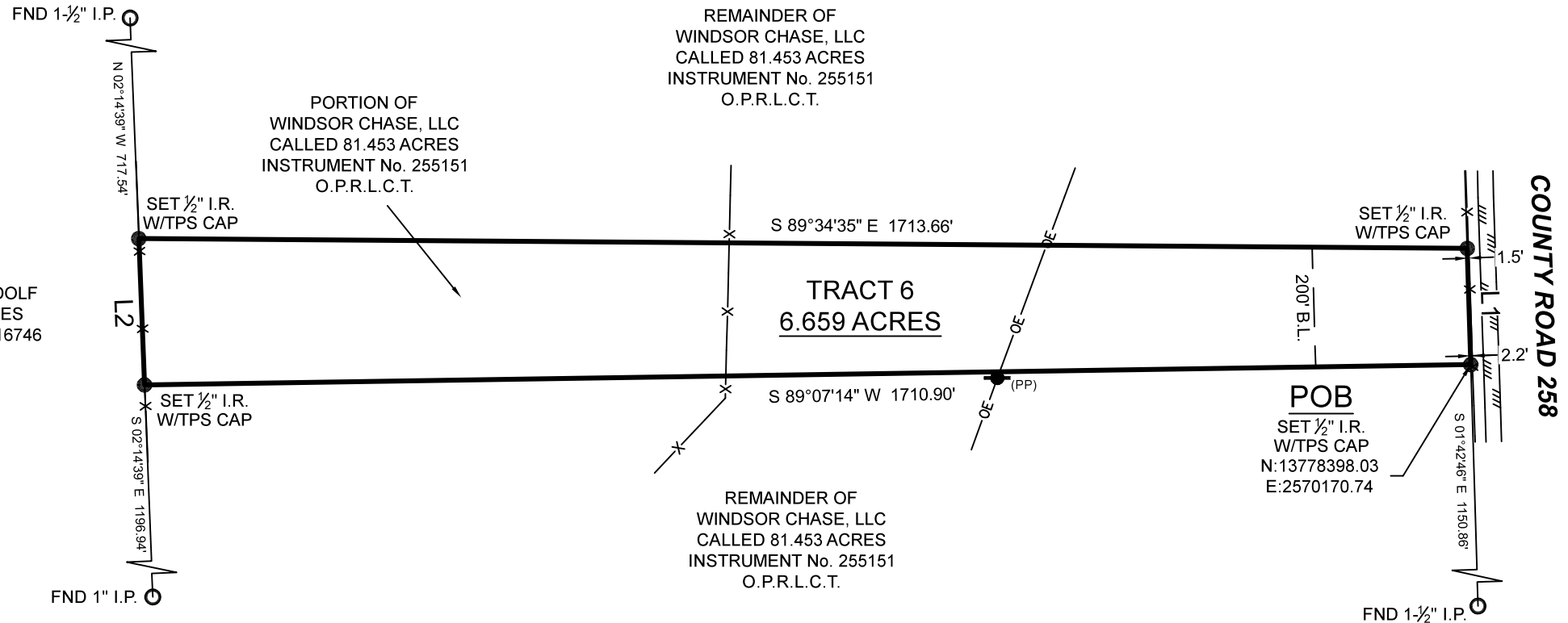


LINE	BEARING	DISTANCE
L1	S 01°42'46" E	150.00'
L2	N 02°14'39" W	189.01'

SYMBOL LEGEND

- EDGE OF ASPHALT
- EDGE OF WATER
- OVERHEAD ELECTRIC
- WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- POWER POLE (PP)



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

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

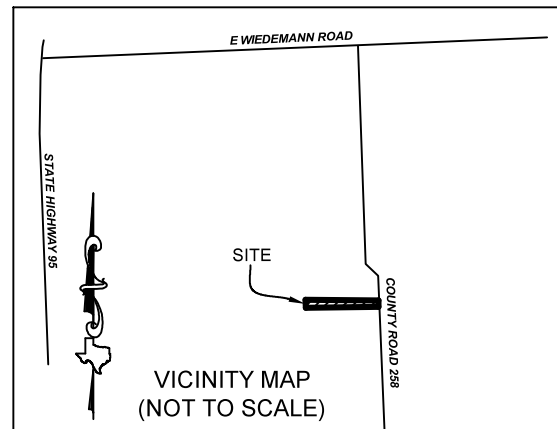
REMAINDER OF
WINDSOR CHASE, LLC
CALLED 81.453 ACRES
INSTRUMENT No. 255151
O.P.R.L.C.T.

TRACT 6
6.659 ACRES

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

POB
SET 1/2" I.R.
W/TPS CAP
N:13778398.03
E:2570170.74

COUNTY ROAD 258



J . S . W I L D E R S U R V E Y
A B S T R A C T N O . 4 9 7

BOUNDARY SURVEY

BEING A 6.659 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 6.659 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)

ADDRESS..... COUNTY ROAD 258, MOULTON, TX 77975
SURVEY..... J.S. WILDER, A - 497
SUBJECT..... 6.659 ACRES
COUNTY.....LAVACA

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_TR6
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	-

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921