

0' 200' 400' 600'



Scale: 1" = 200'

**FREDERICK KISTLER SURVEY  
ABSTRACT NO. 33**

**SYMBOL LEGEND**

- EDGE OF WATER
- OVERHEAD ELECTRIC
- PIPELINE
- WIRE FENCE
- FOUND SURVEY MONUMENT
- PIPELINE MARKER (PM)
- POWER POLE
- SET SURVEY MONUMENT
- TELEPHONE PEDESTAL (TP)



**SARAH SMITH SURVEY  
ABSTRACT NO. 415**

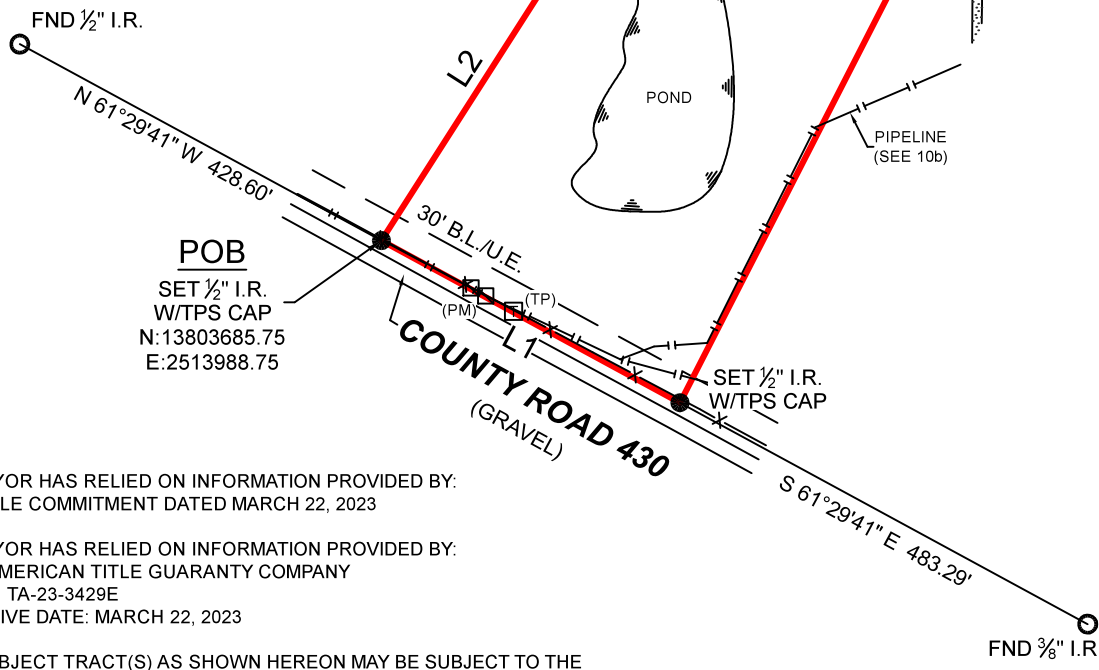
JERRY DALE DELAY III  
SECOND TRACT  
CALLED 100 ACRES  
VOL. 773, PG. 282  
O.P.R.G.C.T.

DENNIS BLANE MEINERT  
AND TRAM THUY MEINERT  
CALLED 22.18 ACRES  
VOL. 1038, PG. 965  
O.P.R.G.C.T.

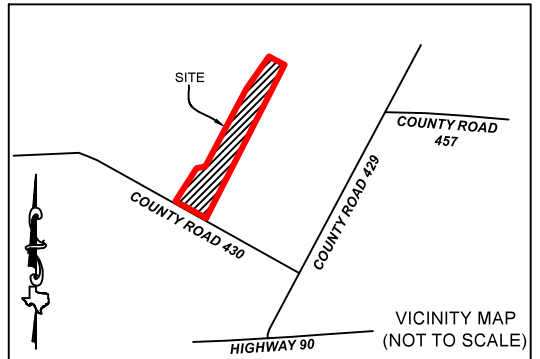
REMAINDER OF  
WINDSOR CHASE, LLC  
CALLED 68.955 ACRES  
VOL. 1437, PG. 599  
O.P.R.G.C.T.

PORTION OF  
WINDSOR CHASE, LLC  
CALLED 88.955 ACRES  
VOL. 1437, PG. 599  
O.P.R.G.C.T.

REMAINDER OF  
WINDSOR CHASE, LLC  
CALLED 68.955 ACRES  
VOL. 1437, PG. 599  
O.P.R.G.C.T.



LINE	BEARING	DISTANCE
L1	N 61°29'41" W	353.65'
L2	N 32°35'06" E	396.72'
L3	N 80°51'22" E	90.88'
L4	N 35°25'53" E	394.03'
L5	S 62°06'13" E	175.95'
L6	S 62°06'13" E	96.54'



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
PER TITLE COMMITMENT DATED MARCH 22, 2023

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
FIRST AMERICAN TITLE GUARANTY COMPANY  
G.F. NO. TA-23-3429E  
EFFECTIVE DATE: MARCH 22, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE  
FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- 1) THOSE AS PER ITEM 10a, SCHEDULE B, OF SAID TITLE COMMITMENT.
- 10b) THE CERTAIN PIPELINE EASEMENT AS SHOWN ON SURVEY PLAT DATED FEBRUARY 3, 1997, PREPARED BY TIM W. MURAS, RPLS NO. 4401. (SCALED PER SURVEY PLAT; AS SHOWN HEREON)

**GENERAL NOTES:**

- 1) THE SUBJECT TRACT DOES NOT FALL WITHIN THE CITY LIMITS OR THE ETJ OF WAELDER, TX. PER CITY HALL.

PROJECT NUMBER	31714_TR 3
DATE	07/07/2023
DRAWN BY	ADV
CHECKED BY	MHC
FIELD CREW	ZH
REVISION 1	7-18-2023
REVISION 2	
REVISION 3	
REVISION 4	

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

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48177C0135C HAVING AN EFFECTIVE DATE OF 12/03/2010.

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.

PURCHASER.....  
 ADDRESS.....COUNTY ROAD 430, WAELDER, TX, 78959  
 SURVEY.....SARAH SMITH, A - 415  
 SUBJECT.....10.100 ACRES  
 COUNTY.....GONZALES

**BOUNDARY & IMPROVEMENT SURVEY**

BEING A 10.100 ACRE TRACT OF LAND SITUATED IN THE SARAH SMITH SURVEY, ABSTRACT NUMBER 415, GONZALES COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 68.995 ACRE TRACT DESCRIBED IN INSTRUMENT TO WINDSOR CHASE, LLC, RECORDED UNDER VOLUME 1437, PAGE 599, OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS (O.P.R.G.C.T.), SAID 10.100 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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

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

