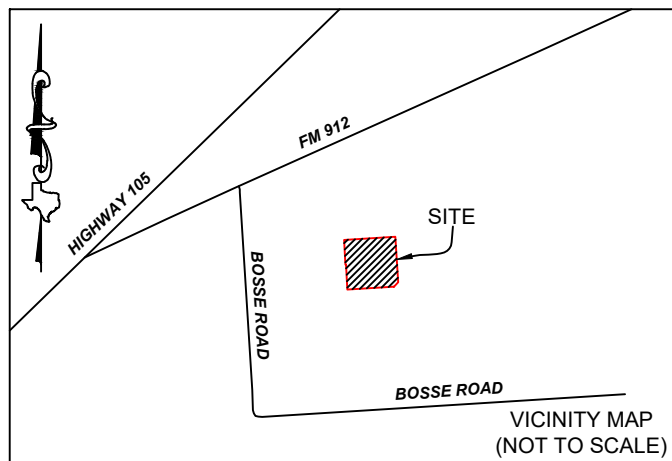


LINE	BEARING	DISTANCE
L1	S 86°39'22" W	5.46'
L2	S 41°39'22" W	84.63'

**SYMBOL LEGEND**

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

**ANDREW MILLER SURVEY  
ABSTRACT NO. 83**



MARC KAREL CLEMENT POTEMANS AND  
ANN APPELLTANTS  
CALLED 10.100 ACRES  
VOL. 1779, PG. 367  
O.P.R.W.C.T.

MARC KAREL CLEMENT POTEMANS  
CALLED 12.380 ACRES  
VOL. 1819, PG. 313  
O.P.R.W.C.T.

JUSTIN RYAN ELLIOTT AND  
ROBIN KATE ELLIOTT  
CALLED 15.060 ACRES  
VOL. 1810, PG. 475  
O.P.R.W.C.T.

FND ½" I.R.  
W/TPS CAP

N 86°39'22" E 691.05'

SET ½" I.R.  
W/TPS CAP

VARIABLE WIDTH  
UTILITY EASEMENT  
(VOL. 1859, PG. 775  
O.P.R.W.C.T.)

REMAINDER OF  
WINDSOR CHASE, LLC  
CALLED 232.6 ACRES  
VOL. 1769, PG. 627  
O.P.R.W.C.T.

MICHAEL A. BEFFER AND  
MARIA M. BEFFER  
CALLED 10.100 ACRES  
VOL. 1836, PG. 219  
O.P.R.W.C.T.

N 03°29'49" W 335.09'

**TRACT 17  
10.550 ACRES**

PORTION OF  
WINDSOR CHASE, LLC  
CALLED 232.6 ACRES  
VOL. 1769, PG. 627  
O.P.R.W.C.T.

FND ½" I.R.  
W/TPS CAP

FND ½" I.R.  
W/TPS CAP

S 03°39'44" E 609.48'

JAIME LUIS VELASCO MASSON  
CALLED 10.142 ACRES  
VOL. 1840, PG. 418  
O.P.R.W.C.T.

**POB**

FND ½" I.R.  
W/TPS CAP  
N:10093467.82  
E:3597939.01

VARIABLE WIDTH  
UTILITY EASEMENT  
(VOL. 1859, PG. 775  
O.P.R.W.C.T.)

@549.48'  
SET ½" I.R.  
W/TPS CAP

SET ½" I.R.  
W/TPS CAP

S 86°39'22" W 627.34'

FND ½" I.R.  
W/TPS CAP

60' PRIVATE  
ROAD EASEMENT

TIMOTHY SCOTT LITTLE AND  
SHAGHAYEGH SARA LITTLE  
CALLED 10.100 ACRES  
VOL. 1832, PG. 636  
O.P.R.W.C.T.

CHRISTOPHER ADAM LERMANN AND  
EMILY ANNE LERMANN  
CALLED 10.762 ACRES  
VOL. 1847, PG. 515  
O.P.R.W.C.T.

ERIC BRENT MOORE  
CALLED 10.069 ACRES  
VOL. 1822, PG. 917  
O.P.R.W.C.T.

**GENERAL NOTES:**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

**BOUNDARY SURVEY**

BEING A 10.550 ACRE TRACT OF LAND SITUATED IN THE ANDREW MILLER SURVEY, ABSTRACT NUMBER 83, WASHINGTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 232.6 ACRE TRACT DESCRIBED IN INSTRUMENT TO WINDSOR CHASE, LLC., RECORDED IN VOLUME 1769, PAGE 627, OF THE OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 10.550 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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48477C0175C HAVING AN EFFECTIVE DATE OF 08/16/2011.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PROJECT NUMBER	19875_TR 17
DATE	09-07-2023
DRAWN BY	ADV
CHECKED BY	TNK/PPP
FIELD CREW	ZH
REVISION 1	---
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

PURCHASER .....  
ADDRESS ..... BOSSE ROAD, WASHINGTON, TX, 77880  
SURVEY ..... ANDREW MILLER, A - 83  
SUBJECT ..... 10.550 ACRES  
COUNTY ..... WASHINGTON

Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

