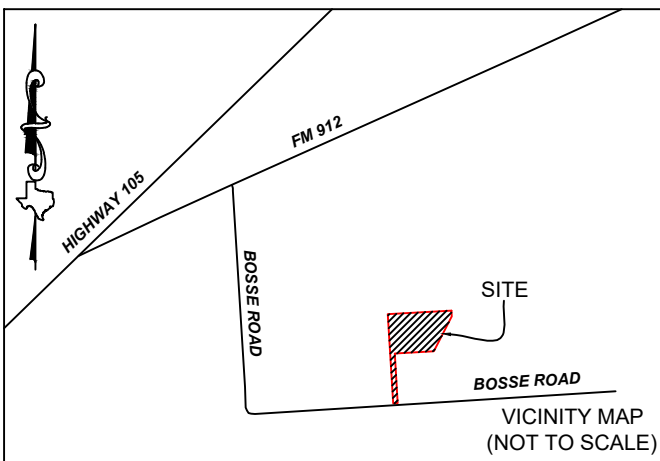


SYMBOL LEGEND

- FLOWLINE
- TOP OF BANK
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



LINE	BEARING	DISTANCE
L1	S 86°39'22" W	60.00'
L2	S 03°21'38" E	78.92'
L3	S 26°51'56" W	529.49'
L4	S 86°39'22" W	531.50'

ANDREW MILLER SURVEY
ABSTRACT NO. 83

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

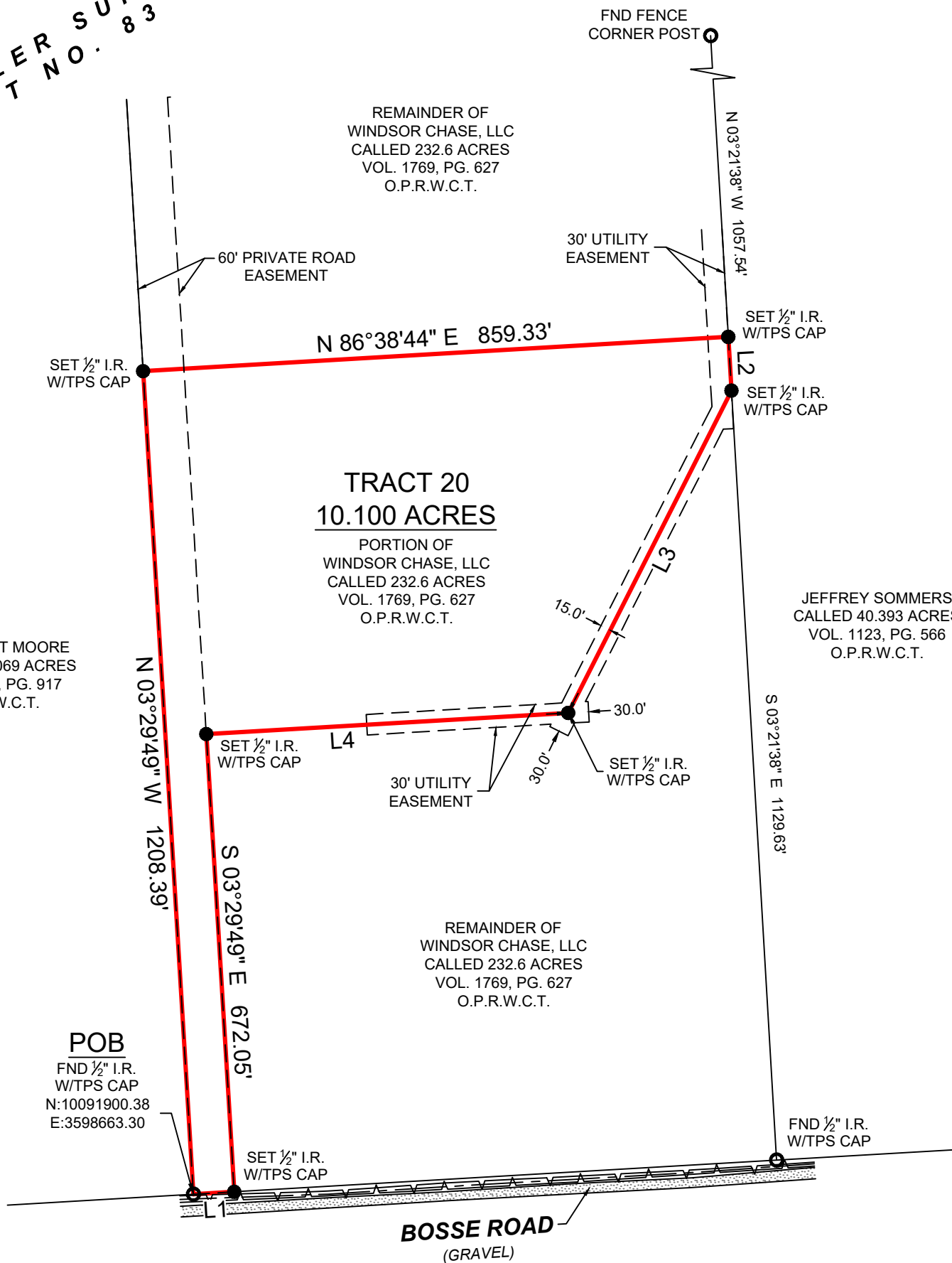
REMAINDER OF
 WINDSOR CHASE, LLC
 CALLED 232.6 ACRES
 VOL. 1769, PG. 627
 O.P.R.W.C.T.

TRACT 20
10.100 ACRES

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

JEFFREY SOMMERS
 CALLED 40.393 ACRES
 VOL. 1123, PG. 566
 O.P.R.W.C.T.

POB
 FND 1/2" I.R.
 W/TPS CAP
 N:10091900.38
 E:3598663.30



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 10.100 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 10.100 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 20
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 10.100 ACRES
 COUNTY WASHINGTON

Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

