

0' 200' 400' 600'

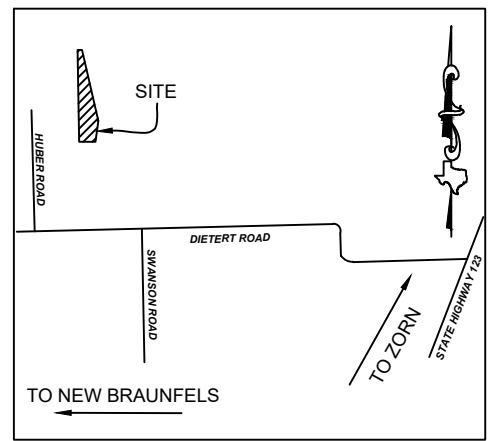


SCALE: 1" = 200'

**SYMBOL LEGEND**

- WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	N 89°31'53" E	81.98'
L2	S 08°19'22" W	397.22'
L3	S 89°07'26" W	30.00'
L4	S 89°40'21" W	278.96'
L5	S 00°52'34" E	1645.50'
L6	S 89°02'41" W	47.68'



VICINITY MAP  
(NOT TO SCALE)

ROGER C. ALLEN AND  
MARY ANNIS ALLEN  
CALLED 116.804 ACRES  
VOL. 2251, PG. 259  
O.R.G.C.T.

**POB**  
FND FENCE  
CORNER POST  
N:13815193.35  
E:2291283.03

FND 1" I.P. L6      N 89°31'53" E 887.52'      FND 3/8" I.R.  
SET 1/2" I.R. W/TPS CAP

ROGER C. ALLEN AND  
MARY ANNIS ALLEN  
CALLED 16.94 ACRES  
VOL. 2012, PG. 650  
O.R.G.C.T.

REMAINDER OF  
WINDSOR CHASE, LLC  
CALLED 79.722 ACRES  
C.F. NO. 202299010794  
O.R.G.C.T.

N 00°56'35" W 1738.20'

S 13°07'02" E 1379.55'

**ANTONIO MARIA ESNAURIZAR SURVEY  
ABSTRACT No. 20**

DEBRA CANHAM  
CALLED 60.53 ACRES  
VOL. 2251, PG. 259  
O.R.G.C.T.

**TRACT 5  
10.100 ACRES**

PORTION OF  
WINDSOR CHASE, LLC  
CALLED 79.722 ACRES  
C.F. NO. 202299010794  
O.R.G.C.T.

@1319.55'  
SET 1/2" I.R.  
W/TPS CAP

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

60' ACCESS EASEMENT  
AND UTILITY EASEMENT

FND FENCE CORNER POST      L4      FND 1/2" I.R.      SET 1/2" I.R. W/TPS CAP

DEBRA CANHAM  
CALLED 60.53 ACRES  
VOL. 2251, PG. 259  
O.R.G.C.T.

FND FENCE  
CORNER POST

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
FIRST AMERICAN TITLE GUARANTY COMPANY  
G.F. NO.: TA-21-2082  
EFFECTIVE DATE: JANUARY 9, 2022  
**(AS TO 79.722 ACRE TRACT)**

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

- 10b. EASEMENT TO CRYSTAL CLEAR WATER SUPPLY CORP. PER VOL. 376, PG. 155, D.R.G.C.T. (DOES NOT AFFECT)
- 10c. ELECTRIC LINE EASEMENT AND R.O.W. TO LCRA TRANSMISSION SERVICES CORPORATION PER VOL. 2790, PG. 722, O.P.R.G.C.T. (DOES NOT AFFECT)

**GENERAL NOTES:**

1) SUBJECT PROPERTY LIES WITHIN THE  
EXTRA-TERRITORIAL JURISDICTION OF NEW  
BRAUNFELS, TEXAS.

<b>PROJECT</b>	<b>22784 TR5</b>
FIELD DATE	10-10-2023
DRAWN BY	TNK
CHECKED BY	CPP
FIELD CREW	ZH
REV 1	---
REV 2	---
REV 3	---
REV 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 FEMA FIRM PANEL  
NO. 48187C0130F, HAVING AN EFFECTIVE DATE OF 11-2-2007.

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 BASED ON GPS OBSERVATIONS MADE BY  
TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER .....  
ADDRESS ..... DIETERT ROAD, SEGUIN, TX, 78155  
SURVEY ..... ANTONIO MARIA ESNAURIZAR, A - 20  
SUBJECT ..... 10.100 ACRES  
COUNTY ..... GUADALUPE

**BOUNDARY SURVEY**

BEING A 10.100 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA  
ESNAURIZAR SURVEY, ABSTRACT NUMBER 20, GUADALUPE COUNTY, TEXAS, BEING  
A PORTION OF THAT CERTAIN CALLED 79.722 ACRE TRACT DESCRIBED IN  
INSTRUMENT TO WINDSOR CHASE, LLC, RECORDED UNDER CLERK'S FILE NUMBER  
202299010794 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS  
(O.R.G.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.

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

