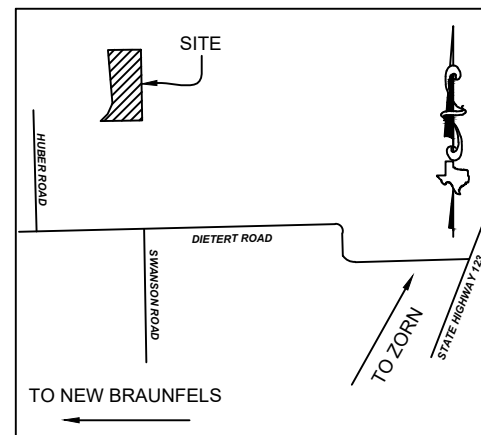


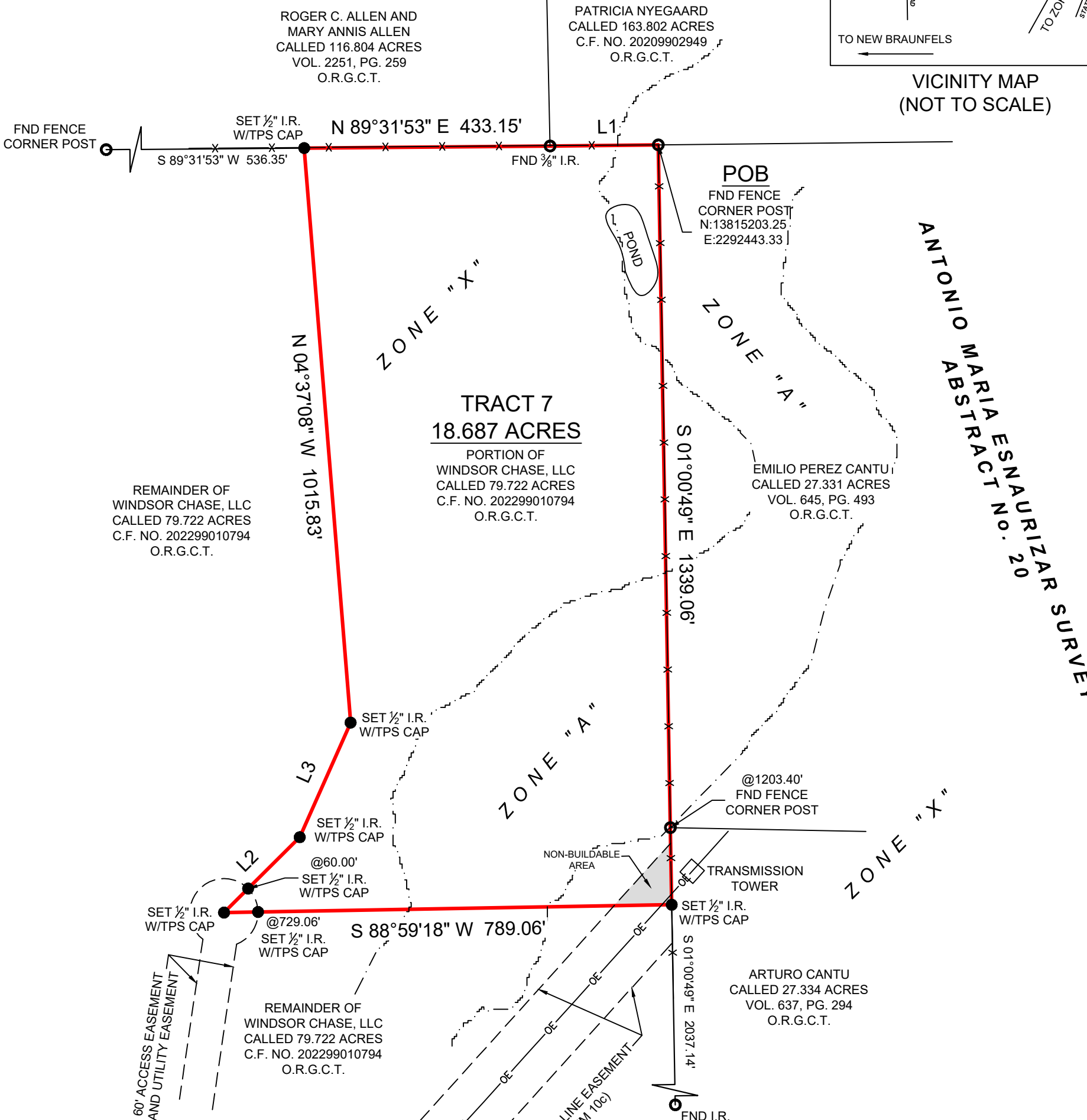
LINE	BEARING	DISTANCE
L1	N 89°24'31" E	190.85'
L2	N 45°07'52" E	188.39'
L3	N 23°55'43" E	220.80'



VICINITY MAP  
(NOT TO SCALE)

**SYMBOL LEGEND**

- - - - FEMA LIMITS (APPROXIMATE LIMITS, SCALED PER FEMA)
- X WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



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 AFFECT / SHOWN HEREON)

**GENERAL NOTES:**

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

PROJECT	22784 TR7
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

A 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 ..... 18.687 ACRES  
COUNTY ..... GUADALUPE

BEING AN 18.687 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 18.687 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

