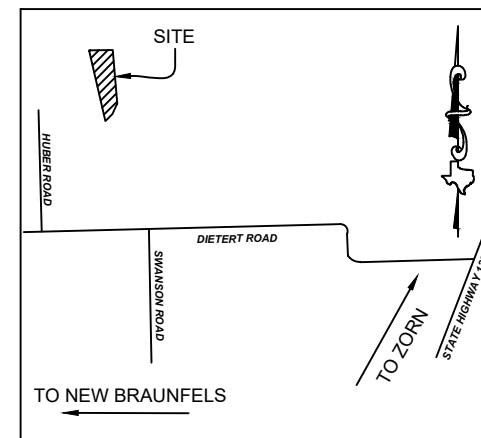


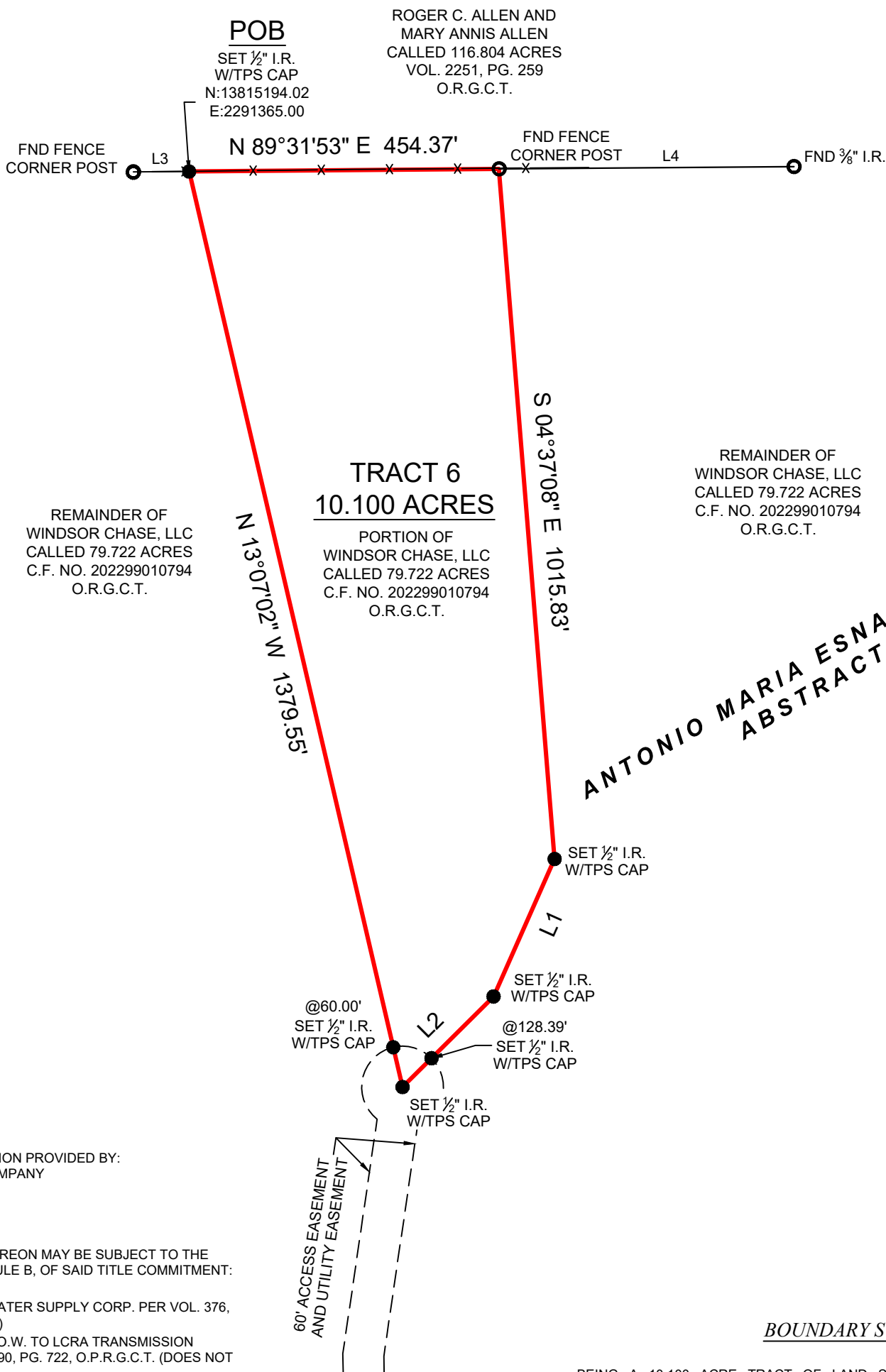
LINE	BEARING	DISTANCE
L1	S 23°55'43" W	220.80'
L2	S 45°07'52" W	188.39'
L3	S 89°31'53" W	81.98'
L4	N 89°31'53" E	433.15'



VICINITY MAP
(NOT TO SCALE)

SYMBOL LEGEND

- 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 NOT AFFECT)

GENERAL NOTES:

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

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.

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.

PROJECT	22784 TR6
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

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

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

