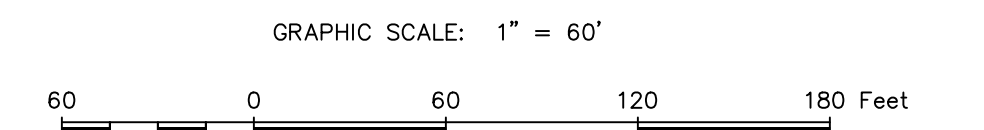
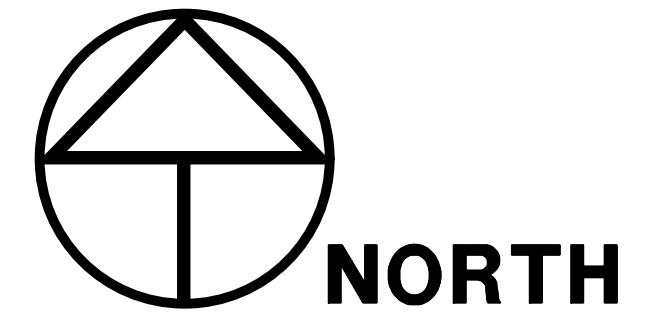


**COLORADO COUNTY, TEXAS  
VICINITY MAP  
SCALE: 1" = 2,000'**

**GENERAL NOTES**

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999868880.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR COLORADO COUNTY, TEXAS, MAP NO. 48089C0225D REVISED/DATED FEBRUARY 4, 2011, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.



**DESCRIPTION**

A TRACT OR PARCEL CONTAINING 4.849 ACRES OR 211,202 SQUARE FEET (SQ. FT.) OF LAND SITUATED IN THE HENRY AUSTIN SURVEY, ABSTRACT NO. 4, COLORADO COUNTY, TEXAS, BEING A PORTION OF A CALLED 99.919 ACRE TRACT CONVEYED TO WINDSOR CHASE LLC, AS RECORDED IN VOLUME 994, PAGE 261 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS (O.R.C.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 1/2 IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY (R.O.W) LINE OF EAST STREET (80' R.O.W. WIDTH) AND THE SOUTHERLY R.O.W. LINE OF THE UNION PACIFIC RAILROAD (150' R.O.W. WIDTH), BEING THE NORTH LINE OF SAID 99.919 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SAID SOUTHERLY R.O.W. LINE OF UNION PACIFIC RAILROAD AND THE NORTH BOUNDARY LINE OF SAID 99.919 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 85°26'51" E, A DISTANCE OF 1,212.41 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND;
2. N 04°23'09" E, A DISTANCE OF 24.96 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND;
3. S 85°27'12" E, A DISTANCE OF 76.65 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS 99.919 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

4. S 34°07'59" W, A DISTANCE OF 77.65 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET;
5. S 40°39'24" W, A DISTANCE OF 331.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
6. N 67°34'28" W, A DISTANCE OF 686.93 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
7. N 85°26'48" W, A DISTANCE OF 401.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET ON THE SAID EASTERLY R.O.W. LINE OF EAST STREET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

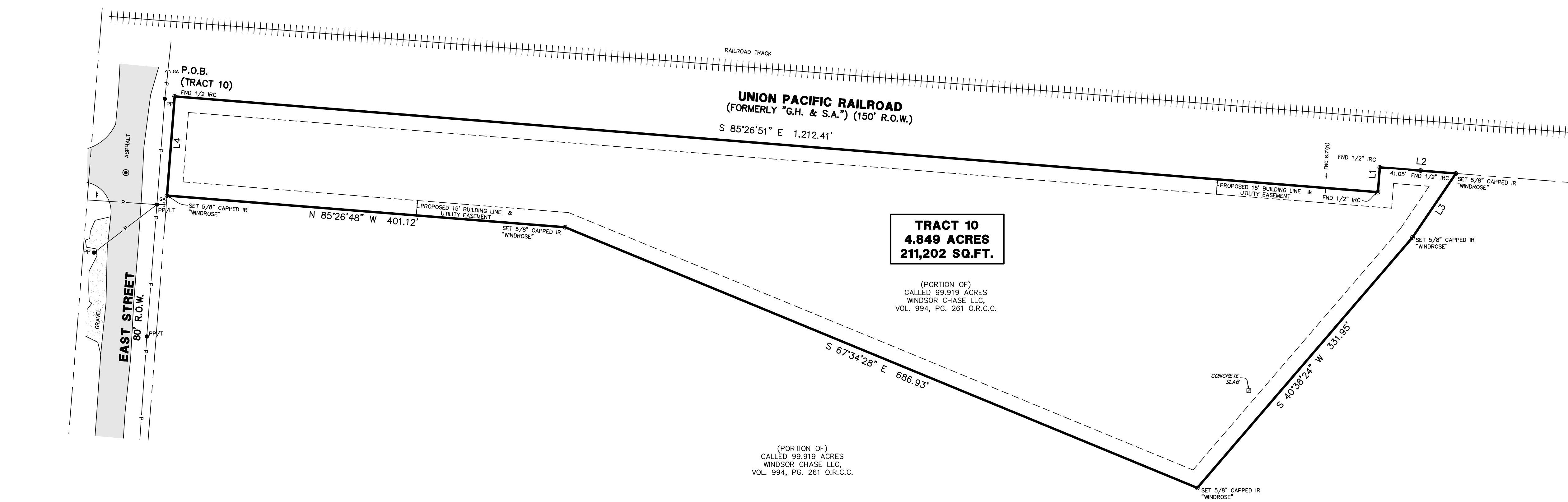
THENCE, WITH THE SAID EASTERLY R.O.W. LINE OF EAST STREET, N 04°24'56" E, A DISTANCE OF 99.98 FEET TO THE POINT OF BEGINNING, CONTAINING 4,849 FEET OR 211,202 SQ. FT. OF LAND.

**SURVEYOR'S CERTIFICATION**

TO: WINDSOR CHASE, LLC

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

*[Signature]*  
**ROBERT KNESS**  
 Registered Professional Land Surveyor  
 Texas Registration No. 6486  
 DATE: 12/29/2022

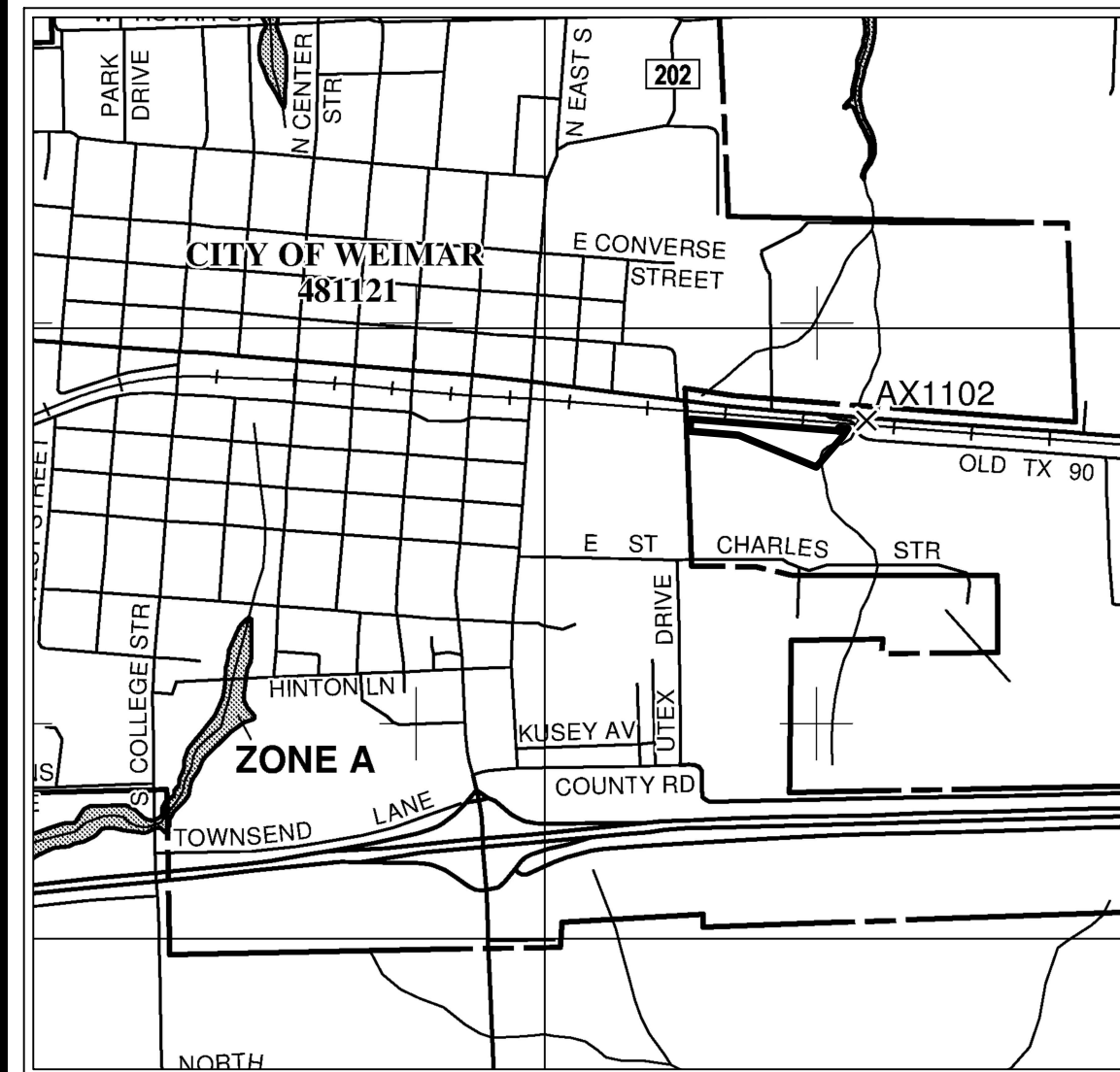


**TRACT 10  
4.849 ACRES  
211,202 SQ. FT.**

(PORTION OF)  
CALLED 99.919 ACRES  
WINDSOR CHASE LLC,  
VOL. 994, PG. 261 O.R.C.C.

(PORTION OF)  
CALLED 99.919 ACRES  
WINDSOR CHASE LLC,  
VOL. 994, PG. 261 O.R.C.C.

**FLOOD INFORMATION**



**FIRM  
FLOOD INSURANCE RATE MAP  
COLORADO COUNTY,  
TEXAS  
AND INCORPORATED AREAS**

PANEL 225 OF 700  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
 CONTAINS:  
 COMMUNITY NUMBER PANEL SUFFIX  
 COLORADO COUNTY 48014 0225 D  
 WEIMAR, CITY OF 48121 0225 D

MAP NUMBER  
48089C0225D  
 MAP REVISED  
FEBRUARY 4, 2011  
 Federal Emergency Management Agency

**LEGEND**

- \* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- BO - BOLLARD
  - GM - HANDICAP
  - GV - GAS METER
  - GV - GAS VALVE
  - FH - FIRE HYDRANT
  - WM - WATER METER
  - WV - WATER VALVE
  - ICV - IRRIGATION CONTROL VALVE
  - ▭ EB - GRATE INLET
  - ▭ EB - GRATE INLET
  - MH - MANHOLE
  - CO - CLEANOUT
  - TP - TELEPHONE PEDESTAL
  - ▭ EB - ELECTRIC BOX
  - ▭ TSB - TRAFFIC SIGNAL BOX
  - ★ LP - LIGHT POLE
  - ★ TLP - TRAFFIC LIGHT POLE
  - ★ GL - GROUND/SPOT LIGHT
  - CL - CREEK LINE TYPE
  - PP - POWER POLE
  - PP/T - POWER POLE W/TRANSFORMER
  - PP/LT - POWER POLE W/LIGHT
  - PP/CT - POWER POLE W/CONDUIT
  - MP - METER POLE
  - SP - SERVICE POLE
  - GAC - GUY ANCHOR
  - P — OVERHEAD POWER LINE
  - B — BARBED WIRE FENCE
  - W — WROUGHT IRON FENCE
  - V — WOOD FENCE
  - C — CHAINLINK FENCE
  - GP - GATE POST
  - (P) - PER PLANS
  - APPROX. - APPROXIMATE
  - H — HIGHBANK
  - S — SIGN
  - PLM - PIPELINE MARKER
  - UCS - UNDERGROUND CABLE SIGN
  - CTL - CATHODIC TEST LEAD
  - MW - MONITORING WELL
  - P - PIN FLAG/PAINT MARK
  - P.T - TELEPHONE PIN FLAG/PAINT MARK
  - TC - TOP OF CURB
  - G - GUTTER
  - TG - TOP OF GRATE
  - FL - FLOW LINE
  - HB - HIGHBANK
  - SAN - SANITARY SEWER
  - STM - STORM SEWER
  - CMP - CORRUGATED METAL PIPE
  - CPP - CORRUGATED PLASTIC PIPE
  - RCF - REINFORCED CONCRETE PIPE
  - TEL - TELEPHONE
  - SWBT - SOUTHWESTERN BELL TELEPHONE CO.
  - WTR - WATER
  - UG - UNDERGROUND
  - FND - FOUND
  - C.C.C.F. - COLORADO COUNTY CLERK FILE
  - C.C.D.R. - COLORADO COUNTY DEED RECORDS
  - C.C.M.R. - COLORADO COUNTY MAP RECORDS
  - O.R.C.C. - OFFICIAL RECORDS COLORADO COUNTY
  - IP - IRON PIPE
  - IR - IRON ROD
  - NO. - NUMBER
  - PG. - PAGE
  - R.O.W. - RIGHT-OF-WAY
  - SG. FT. - SQUARE FEET
  - VOL. - VOLUME
  - F.C. - FILM CODE
  - B.L. - BUILDING LINE
  - U.E. - UTILITY EASEMENT
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - T - TREE/SHRUB
  - FO - FIBER OPTIC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 04°23'09" E	24.96'
L2	S 85°27'12" E	76.65'
L3	S 34°07'59" W	77.65'
L4	N 04°24'56" E	99.98'

REVISIONS		
DATE	REASON	BY

**WINDROSE**  
 LAND SURVEYING & PLATTING  
 11111 RICHMOND AVE. STE 150 | HOUSTON, TX 77082 | 713.458.2281  
 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LAND TITLE SURVEY OF  
 4.849 ACRES / 211,202 SQ. FT.  
 SITUATED IN THE  
 HENRY AUSTIN SURVEY  
 ABSTRACT NO. 4  
 COLORADO COUNTY, TEXAS

FIELD BY: FL    CHECKED BY: CC    JOB NO. 57791-LOT 10  
 DRAWN BY: JE    DATE: JUNE 2022    SHEET NO. 1 OF 1