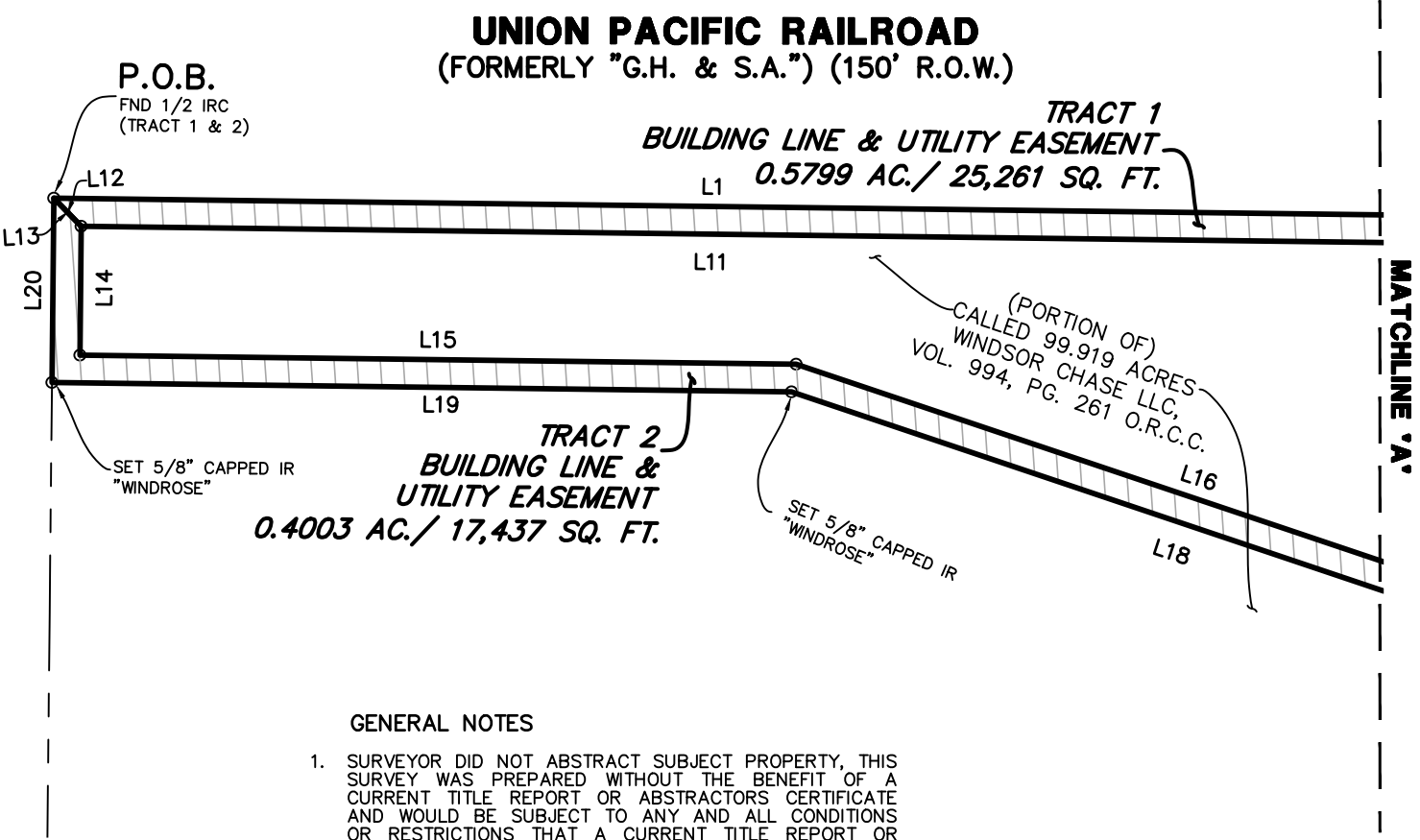


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°26'51" E	1,212.41'
L2	N 04°23'09" E	24.96'
L3	S 85°27'12" E	76.65'
L4	S 34°07'59" W	77.65'
L5	S 40°38'24" W	331.95'
L6	N 13°28'02" W	18.52'
L7	N 40°38'24" E	320.24'
L8	N 34°07'59" E	51.03'
L9	N 85°27'12" W	35.85'
L10	S 04°23'09" W	24.96'
L11	N 85°26'51" W	1,212.42'
L12	N 40°30'58" W	21.24'
L13	S 40°30'58" E	21.24'
L14	S 04°24'56" W	69.98'
L15	S 85°26'48" E	388.51'
L16	S 67°34'28" E	678.43'
L17	S 13°28'02" E	18.52'
L18	N 67°34'28" W	686.93'
L19	N 85°26'48" W	401.12'
L20	N 04°24'56" E	99.98'

EXHIBIT OF
 0.5799 AC./ 25,261 SQ. FT. (TRACT 1)
 0.4003 AC./ 17,437 SQ. FT. (TRACT 2)
 EASEMENT TRACTS
 SITUATED IN THE
 HENRY AUSTIN SURVEY, A-4
 COLORADO COUNTY, TEXAS

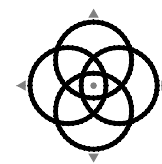
EAST STREET
80' R.O.W.



GENERAL NOTES

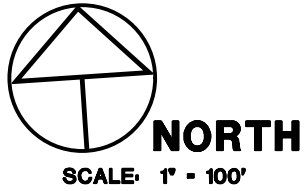
1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

FILED BY:	-	DATE:	12-29-2022
DRAWN BY:	AT	REV:	1-4-2023
CHECKED BY:	CC	REV:	
JOB NO.	57791-LOT 10	REV:	
SHEET 1 OF 4		REV:	



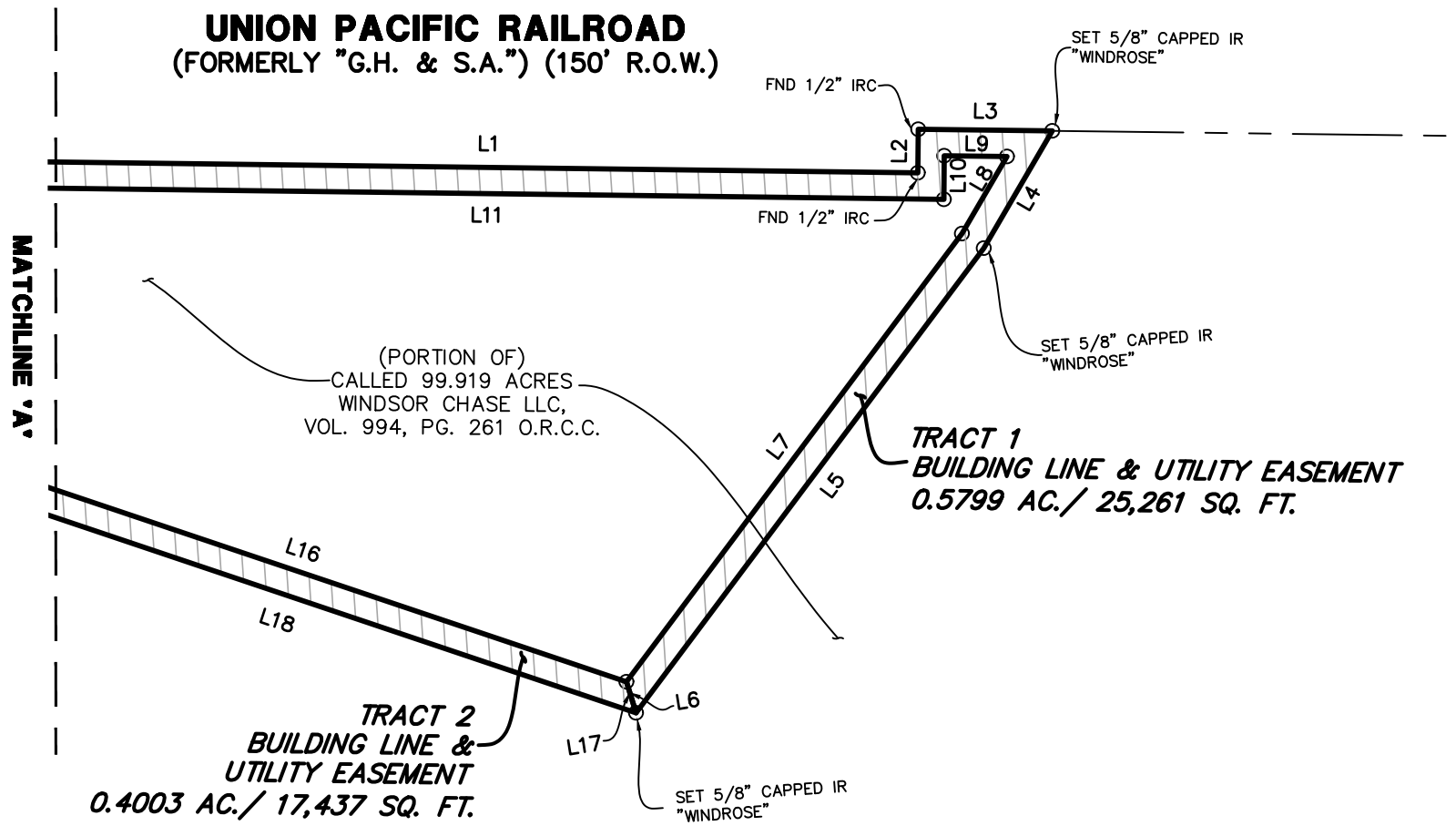
WINDROSE
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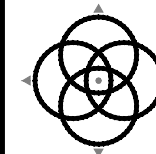


**UNION PACIFIC RAILROAD
(FORMERLY "G.H. & S.A.") (150' R.O.W.)**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°26'51" E	1,212.41'
L2	N 04°23'09" E	24.96'
L3	S 85°27'12" E	76.65'
L4	S 34°07'59" W	77.65'
L5	S 40°38'24" W	331.95'
L6	N 13°28'02" W	18.52'
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L12	N 40°30'58" W	21.24'
L13	S 40°30'58" E	21.24'
L14	S 04°24'56" W	69.98'
L15	S 85°26'48" E	388.51'
L16	S 67°34'28" E	678.43'
L17	S 13°28'02" E	18.52'
L18	N 67°34'28" W	686.93'
L19	N 85°26'48" W	401.12'
L20	N 04°24'56" E	99.98'



FILED BY: -	DATE: 12-29-2022
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CHECKED BY: CC	REV:
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WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 0.5799 ACRES OR 25,261 SQ. FT. EASEMENT TRACT 1

A TRACT OR PARCEL CONTAINING 0.5799 ACRES OR 25,261 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' WIDE) AND THE SOUTHERLY R.O.W. LINE OF THE UNION PACIFIC RAILROAD (150' WIDE), BEING THE NORTH LINE OF SAID 99.919 ACRE TRACT, AND BEING 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. SOUTH 85 DEG. 26 MIN. 51 SEC. EAST, A DISTANCE OF 1,212.41 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND FOR AN INTERIOR CORNER;
2. NORTH 04 DEG. 23 MIN. 09 SEC. EAST, A DISTANCE OF 24.96 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;
3. SOUTH 85 DEG. 27 MIN. 12 SEC. EAST, 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 SAID 99.919 ACRE TRACT THE FOLLOWING NINE (9) COURSES AND DISTANCES;

1. SOUTH 34 DEG. 07 MIN. 59 SEC. WEST, A DISTANCE OF 77.65 FEET TO AN ANGLE POINT;
2. SOUTH 40 DEG. 38 MIN. 24 SEC. WEST, A DISTANCE OF 331.95 FEET TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;
3. NORTH 13 DEG. 28 MIN. 02 SEC. WEST, A DISTANCE OF 18.52 FEET TO A POINT;
4. NORTH 40 DEG. 38 MIN. 24 SEC. EAST, A DISTANCE OF 320.24 FEET TO AN ANGLE POINT;
5. NORTH 34 DEG. 07 MIN. 59 SEC. EAST, A DISTANCE OF 51.03 FEET TO AN INTERIOR CORNER;
6. NORTH 85 DEG. 27 MIN. 12 SEC. WEST, A DISTANCE OF 35.85 FEET TO AN INTERIOR CORNER;
7. SOUTH 04 DEG. 23 MIN. 09 SEC. WEST, A DISTANCE OF 24.96 FEET TO AN ANGLE POINT;
8. NORTH 85 DEG. 26 MIN. 51 SEC. WEST, A DISTANCE OF 1,212.42 FEET TO AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
9. NORTH 40 DEG. 30 MIN. 58 SEC. WEST, A DISTANCE OF 21.24 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.5799 FEET OR 25,261 SQ. FT. OF LAND.

ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



12/29/2022
DATE:

**DESCRIPTION OF
0.4003 ACRES OR 17,437 SQ. FT.
EASEMENT TRACT 2**

A TRACT OR PARCEL CONTAINING 0.4003 ACRES OR 17,437 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' WIDE) AND THE SOUTHERLY R.O.W. LINE OF THE UNION PACIFIC RAILROAD (150' WIDE), BEING THE NORTH LINE OF SAID 99.919 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

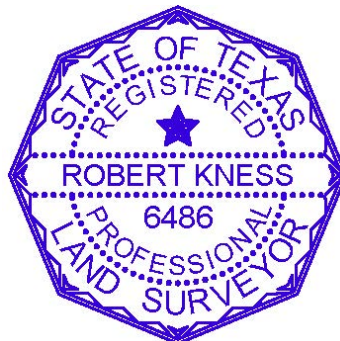
THENCE, OVER AND ACROSS SAID 99.919 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES;

1. SOUTH 40 DEG. 30 MIN. 58 SEC. EAST, A DISTANCE OF 21.24 FEET TO A NORTH CORNER OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 04 DEG. 24 MIN. 56 SEC. WEST, A DISTANCE OF 69.98 FEET TO AN INTERIOR CORNER;
3. SOUTH 85 DEG. 26 MIN. 48 SEC. EAST, A DISTANCE OF 388.51 FEET TO AN ANGLE POINT;
4. SOUTH 67 DEG. 34 MIN. 28 SEC. EAST, A DISTANCE OF 678.43 FEET TO AN EAST CORNER OF THE HEREIN DESCRIBED TRACT;
5. SOUTH 13 DEG. 28 MIN. 02 SEC. EAST, A DISTANCE OF 18.52 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN EAST CORNER OF THE HEREIN DESCRIBED TRACT;
6. NORTH 67 DEG. 34 MIN. 28 SEC. WEST, A DISTANCE OF 686.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT;
7. NORTH 85 DEG. 26 MIN. 48 SEC. WEST, A DISTANCE OF 401.12 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST R.O.W. LINE OF SAID EAST STREET FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 04 DEG. 24 MIN. 56 SEC. EAST, ALONG THE EAST R.O.W. LINE OF SAID EAST STREET, A DISTANCE OF 99.98 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.4003 FEET OR 17,437 SQ. FT. OF LAND.



ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



12/29/2022
DATE: