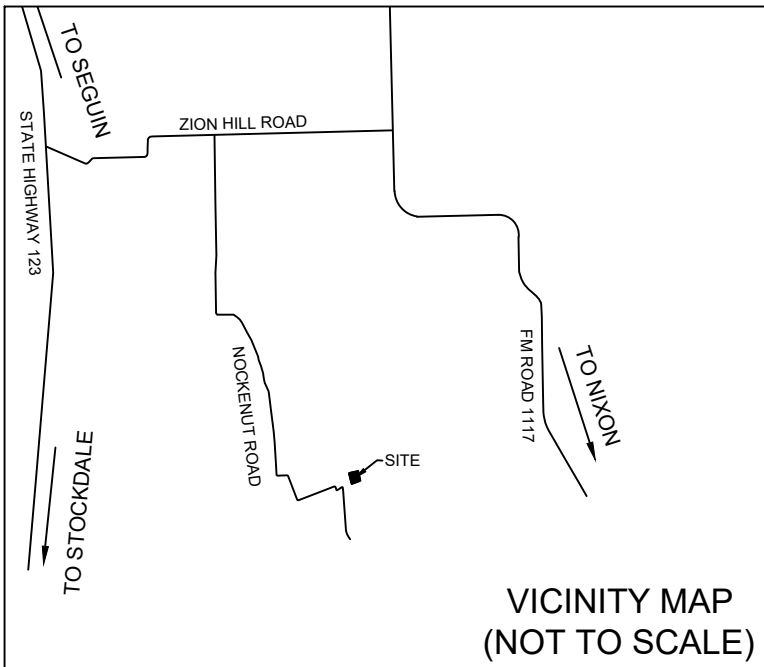


LINE	BEARING	DISTANCE
L1	S 68°57'56" W	306.28'
L2	S 68°48'50" W	321.50'
L3	N 76°31'12" E	176.46'
L4	N 76°31'12" E	440.75'
L5	N 57°11'13" E	5.31'

SYMBOL LEGEND

- X— WIRE FENCE
⊙ CALCULATED CORNER
○ FOUND SURVEY MONUMENT
● SET SURVEY MONUMENT



T.H. TILLEY SURVEY
ABSTRACT NO. 390

REMAINDER OF
WINDSOR CHASE, LLC.
CALLED 198.854 ACRES
DOCUMENT NO. 202499015234
O.P.R.G.C.T.

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TRACT 6
10.100 ACRES

PORTION OF
WINDSOR CHASE, LLC.
CALLED 198.854 ACRES
DOCUMENT NO. 202499015234
O.P.R.G.C.T.

EDWARD P. HENK AND
DORRENE HENK
CALLED 4.88 ACRES
VOL. 604, PG. 844
D.R.G.C.T.

POB

SET ½" I.R.
W/TPS CAP
N: 13,701,376.46
E: 2,323,381.87

FND ½" I.R.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
WORTH NATIONAL TITLE INSURANCE COMPANY
G.F. NO.: PS-2608-SD
EFFECTIVE DATE: MAY 10, 2024
(AS TO 198.854 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:

- 10a. GRANT OF EASEMENT TO MCWOOD CORPORATION PER
VOL. 304, PG. 26, R.P.R.G.C.T. (DOES NOT AFFECT)
10b. R.O.W. AGREEMENT TO TECO PIPELINE COMPANY PER
VOL. 1170, PG. 886, R.P.R.G.C.T. (DOES NOT AFFECT)
10c. WATERLINE EASEMENT TO THE CITY OF SEGUIN, TEXAS
PER VOL. 1567, PG. 855, R.P.R.G.C.T. (DOES NOT AFFECT)

GENERAL NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE
REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO
EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL
GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES
OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY
2) SUBJECT TRACT IS NOT LOCATED WITHIN ANY CITY LIMITS OR
EXTRA-TERRITORIAL JURISDICTIONS.

PROJECT	37231_TRACT 6
FIELD DATE	08-14-2024
DRAWN BY	SI
CHECKED BY	TNK / MJW
FIELD CREW	SP
REV 1	---
REV 2	---
REV 3	---
REV 4	---

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL
NO. 48187C0420F, HAVING AN EFFECTIVE DATE OF 11-02-2007.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE
GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO
THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE
COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

PURCHASER
ADDRESSSEGUIN, TX, 78155
SURVEYT.H. TILLEY, A - 390
SUBJECT10.100 ACRES
COUNTYGUADALUPE

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.

BOUNDARY SURVEY

BEING A 10.100 ACRE TRACT OF LAND SITUATED IN THE T.H. TILLEY SURVEY,
ABSTRACT NUMBER 390, GUADALUPE COUNTY, TEXAS, BEING A PORTION
OF THAT CERTAIN CALLED 198.854 ACRE TRACT DESCRIBED IN INSTRUMENT
TO WINDSOR CHASE, LLC., RECORDED UNDER DOCUMENT NUMBER
202499015234, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY,
TEXAS (O.P.R.G.C.T.), SAID 10.100 ACRE TRACT BEING MORE PARTICULARLY
DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

