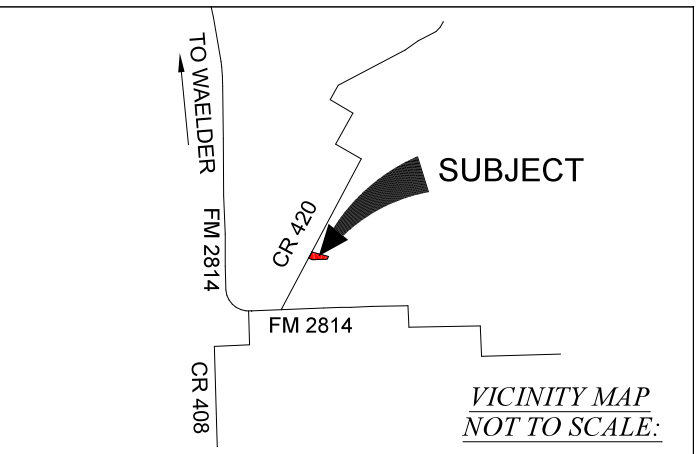
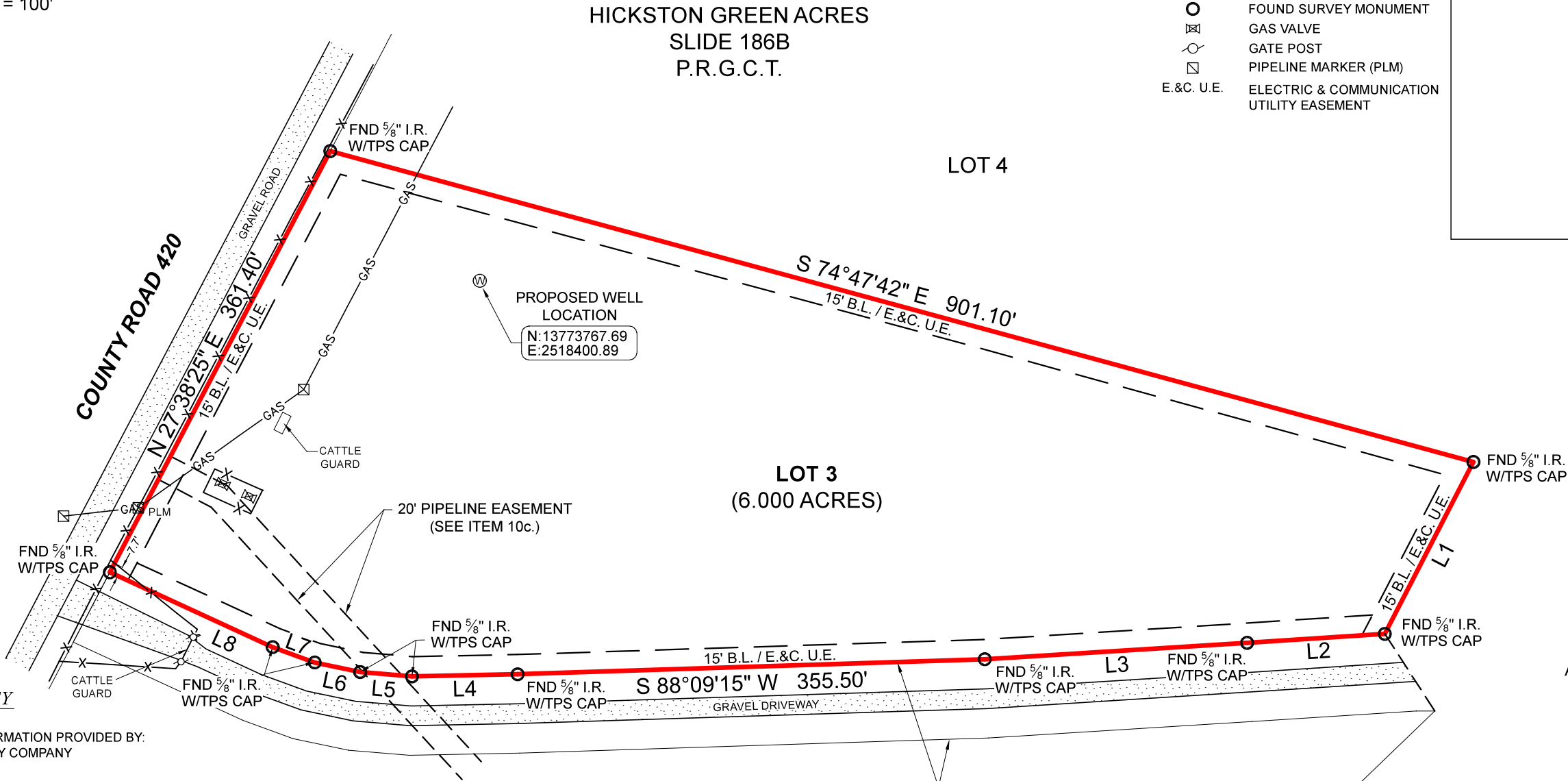


SYMBOL LEGEND

- GAS — GAS LINE
— X — WIRE FENCE
○ FOUND SURVEY MONUMENT
⊠ GAS VALVE
⊙ GATE POST
□ PIPELINE MARKER (PLM)
E.&C. U.E. ELECTRIC & COMMUNICATION UTILITY EASEMENT



LINE	BEARING	DISTANCE
L1	S 27°17'05" W	147.06'
L2	S 86°18'22" W	104.94'
L3	S 86°25'15" W	199.97'
L4	S 88°50'53" W	80.38'
L5	N 85°10'41" W	39.58'
L6	N 78°06'46" W	35.29'
L7	N 69°57'19" W	34.04'
L8	N 65°19'20" W	136.33'



LAND TITLE SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO.: TA-24-4929E
EFFECTIVE DATE: MAY 16, 2024
(AS TO 99.745 ACRE PARENT TRACT)

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE
FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE
COMMITMENT:

10c. EASEMENT FOR PIPELINE TO OSBORN HEIRS COMPANY, PER VOL.
1096, PG. 224, VOL. 1096, PG. 229, VOL. 1096, PG. 232, VOL. 1096, PG.
236, VOL. 1096, PG. 240, VOL. 1096, PG. 248 AND VOL. 1096, PG. 252,
O.R.G.C.T. (DOES AFFECT/SHOWN HEREON)

GENERAL NOTES:

- SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR
EXTRA-TERRITORIAL JURISDICTION OF A CITY.
- LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO
BE LOCATED BY GVEC.
- WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5' WIDE
EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE
LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

TEXAS PROFESSIONAL SURVEYING 3032 N. Frazier, Conroe, Texas 77303 Ph: 936.756.7447 Fax: 936.756.7448 www.surveyingtexas.com Firm No. 10083400	PROJECT	37068_LOT 3
	FIELD DATE	11-14-2025
	DRAWN BY	CSP
	CHECKED BY	GM
	FIELD CREW	GG
	REV 1	01-15-2026_UPDATE
	REV 2	-
	REV 3	-
	REV 4	-

PURCHASER.....
ADDRESS.....COUNTY ROAD 420, WAELDER, TX, 78959
SURVEY.....HENRY BYMER SURVEY, A - 105
SUBJECT.....LOT 3
SUBDIVISION.....HICKSTON GREEN ACRES
RECORDING.....SLIDE 186B, PLAT RECORDS
COUNTY.....GONZALES

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL
NO. 48177C0275C, HAVING AN EFFECTIVE DATE OF 12/03/2010.

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.

I HEREBY CERTIFY TO WINDSOR CHASE, LLC, ITS SUCCESSORS AND/OR ASSIGNS
AND THEIR RESPECTIVE LENDERS:

THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND
OF THE ABOVE-DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING
REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND
THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS
SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS MANUAL OF PRACTICE
REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, LAND TITLE SURVEY.

DATE OF MAP OR PLAT: JANUARY 15, 2026

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

