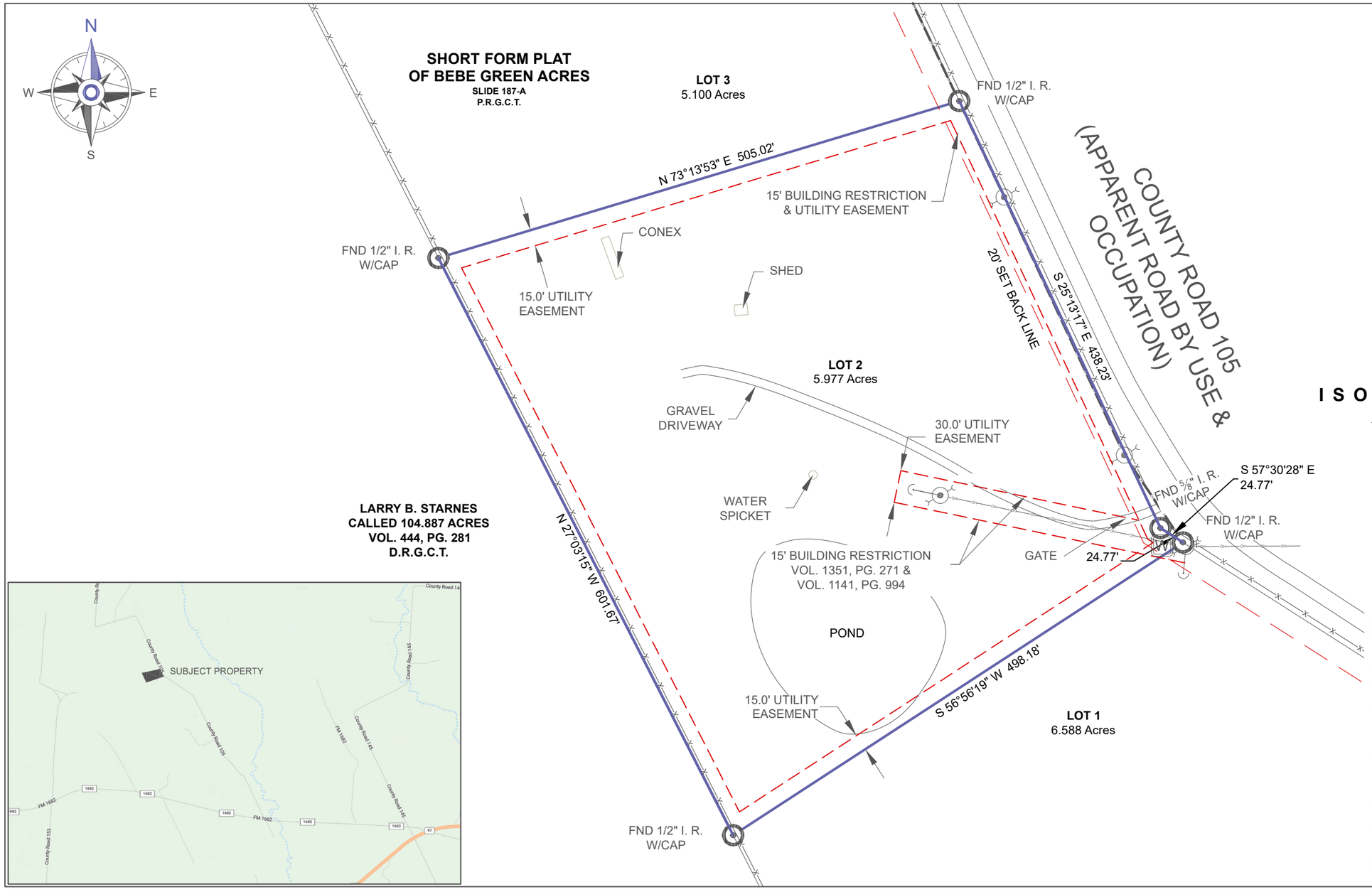
BOUNDARY & IMPROVEMENTS SURVEY

PROJECT: **25025_LOT 2**
CLIENT: **WINDSOR CHASE, LLC**
ADDRESS: **COUNTY ROAD 105, LEESVILLE, TX, 78122**



GENERAL NOTES:

1. ALL COORDINATES, BEARINGS, AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83 [2011 ADJUSTMENT]), TEXAS STATE PLANE COORDINATE SYSTEM "TEXAS CENTRAL ZONE", U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY NORTH POINT SURVEYING. DISTANCES AND AREAS ARE GRID VALUES.

2. 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.

3. THIS PROPERTY LIES IN ZONE X AND OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

NORTH POINT SURVEYING
240 Gibbs St.
New Waverly, TX 77358
www.npsurveying.com
(936) 900-9972
TBPELS FIRM NO. 10194954

FIELDWORK DATE:	12-08-2025
FIELDWORK CREW:	CAJ
DRAWN BY:	AJ
CHECKED BY:	CAJ
REVISION 1:	12-11-2025
REVISION 2:	__-__-____

LEGAL DESCRIPTION:

LOT 2, OF SHORT FORM PLAT OF BEBE GREEN ACRES, A SUBDIVISION IN GONZALES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 187-A OF THE PLAT RECORDS OF GONZALES COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
CAREY A. JOHNSON
6524
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY TO THE OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND THEIR RESPECTIVE LENDERS, THAT 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.

Carey A. Johnson
Registered Professional Land Surveyor No. 6524