

0' 200' 400' 600'

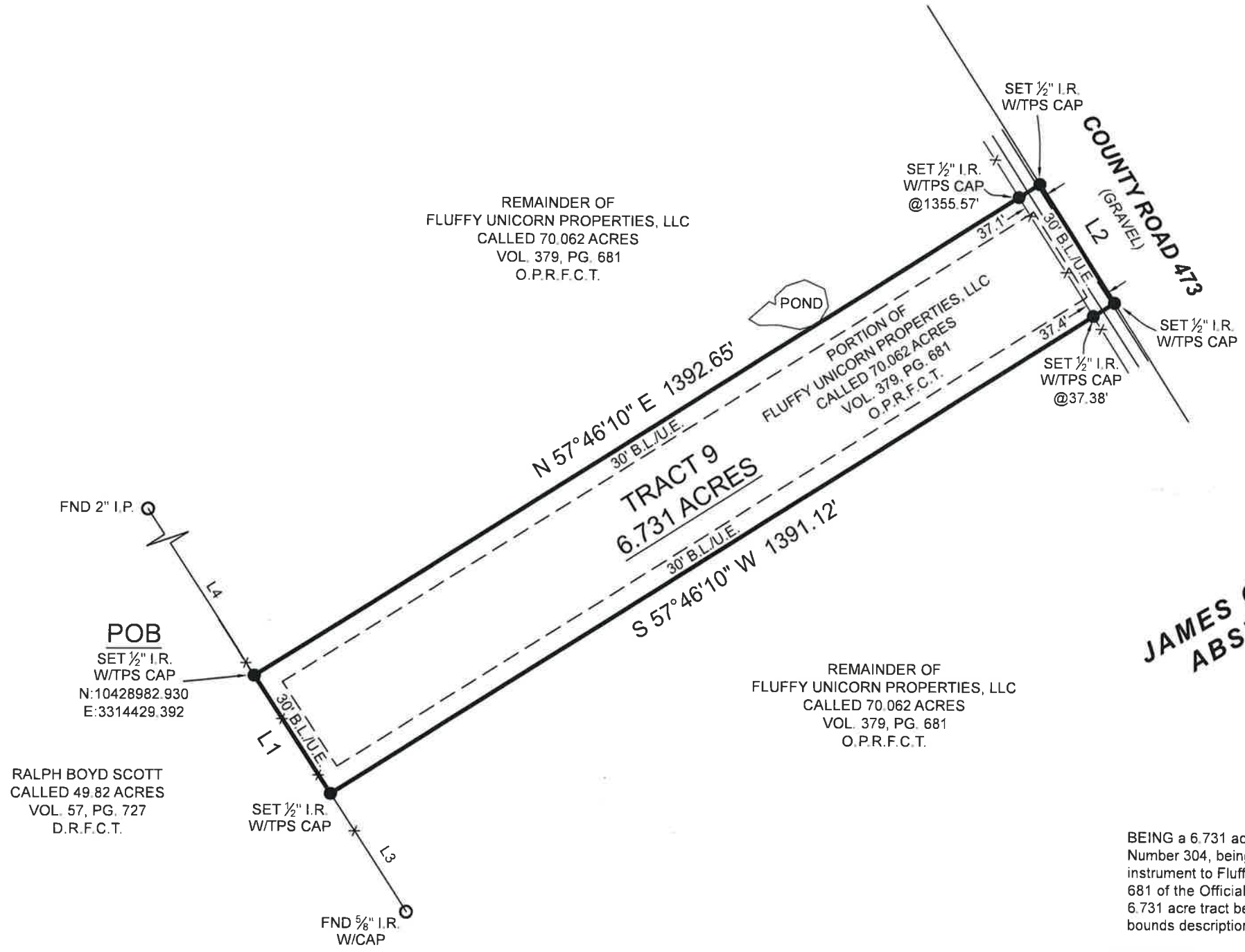
Scale: 1" = 200'

**SYMBOL LEGEND**

- x— WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



LINE	BEARING	DISTANCE
L1	N 32°59'41" W	210.66'
L2	S 32°34'41" E	210.64'
L3	S 32°59'41" E	210.80'
L4	N 32°59'41" W	1786.59'



**JAMES O. RICE SURVEY  
ABSTRACT NO. 304**

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEMS:

1. EASEMENT GRANTED TO CEGO-DURANGO WATER SUPPLY CORPORATION, PER VOL. 273, PG. 291, D.R.F.C.T. (DOES NOT AFFECT)
2. EASEMENT GRANTED TO LONE STAR GAS COMPANY, PER VOL. 282, PG. 197, D.R.F.C.T. (DOES NOT AFFECT)
3. EASEMENT GRANTED TO LONE STAR GAS COMPANY, PER VOL. 282, PG. 200, D.R.F.C.T. (DOES NOT AFFECT)
4. R.O.W. GRANTED TO KOCH REFINING COMPANY, PER VOL. 18, PG. 179, O.R.F.C.T. (DOES NOT AFFECT)
5. R.O.W. GRANTED TO KOCH REFINING COMPANY, PER VOL. 18, PG. 177, O.R.F.C.T. (BLANKET)
6. GAS VALVE EASEMENT GRANTED TO KOCH REFINING COMPANY, PER VOL. 18, PG. 432, O.R.F.C.T. (BLANKET)
7. GAS VALVE EASEMENT GRANTED TO KOCH REFINING COMPANY, PER VOL. 18, PG. 433, O.R.F.C.T. (DOES AFFECT / DEED IS MISSING INFORMATION)

RALPH BOYD SCOTT  
CALLED 49.82 ACRES  
VOL. 57, PG. 727  
D.R.F.C.T.

REMAINDER OF  
FLUFFY UNICORN PROPERTIES, LLC  
CALLED 70.062 ACRES  
VOL. 379, PG. 681  
O.P.R.F.C.T.

REMAINDER OF  
FLUFFY UNICORN PROPERTIES, LLC  
CALLED 70.062 ACRES  
VOL. 379, PG. 681  
O.P.R.F.C.T.

PORTION OF  
FLUFFY UNICORN PROPERTIES, LLC  
CALLED 70.062 ACRES  
VOL. 379, PG. 681  
O.P.R.F.C.T.

**BOUNDARY SURVEY**

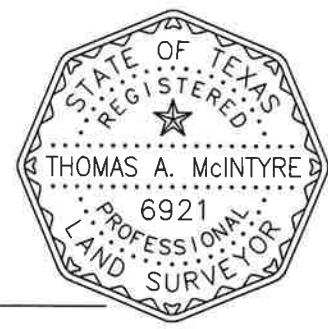
BEING a 6.731 acre tract situated in the James O. Rice Survey, Abstract Number 304, being a portion of that certain called 70.062 acre tract described in instrument to Fluffy Unicorn Properties, LLC., recorded in Volume 379, Page 681 of the Official Public Records of Falls County, Texas (O.P.R.F.C.T.), said 6.731 acre tract being more particularly described by attached metes and bounds description.

I HEREBY CERTIFY 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 MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

**BASIS OF BEARINGS:** BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, NAVD88, GEOID 18, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

*Thomas A. McIntyre*  
Registered Professional Land Surveyor No. 6921



**TEXAS PROFESSIONAL SURVEYING**  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400

PROJECT NUMBER	25009_TR 9
DATE	05/13/2022
DRAWN BY	TK
CHECKED BY	AJD
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER..... WINDSOR CHASE, LLC  
ADDRESS..... FM 935 / CR 473, LOTT, TX 76656  
SURVEY..... JAMES O. RICE, A - 304  
SUBJECT..... 6.731 ACRES  
COUNTY..... FALLS