

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	210.80'
L2	S 32°34'41" E	210.78'
L3	N 32°59'41" W	1997.25'

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

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.

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

POB
SET 1/2" I.R.
W/TPS CAP
N: 10428806.247
E: 3314544.108

ROBERT D. SLABAUGH AND
IRENE SLABAUGH
CALLED 96.0 ACRES
VOL. 49, PG. 695
D.R.F.C.T.

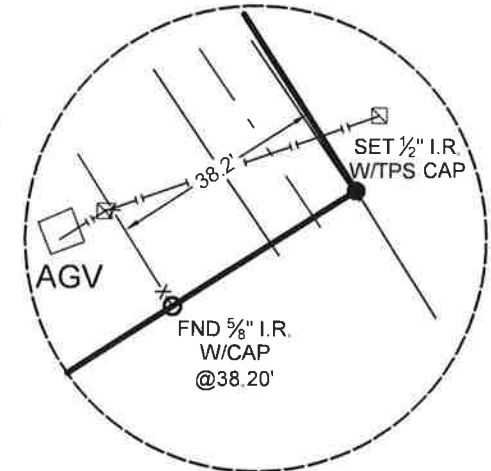
FND 2" I.P.

N 57°46'10" E 1391.12'
TRACT 10
6.728 ACRES
S 57°46'10" W 1389.59'

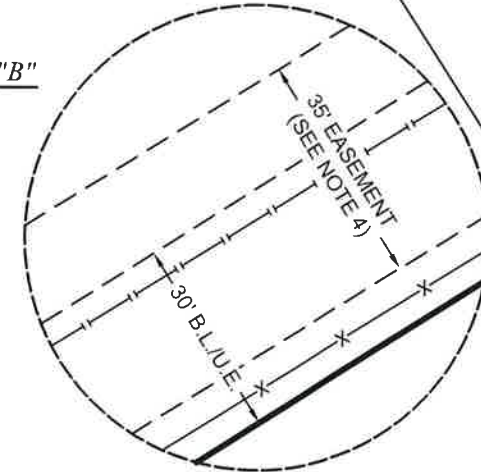
FLINT HILLS RESOURCES PIPELINE
(PER TEXAS RAILROAD COMMISSION GIS)

COUNTY ROAD 473
(GRAVEL)

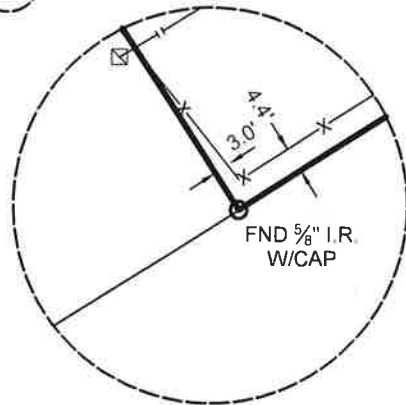
DETAIL "A"
(NOT TO SCALE)



DETAIL "B"
(NOT TO SCALE)



DETAIL "C"
(NOT TO SCALE)



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

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

BOUNDARY SURVEY

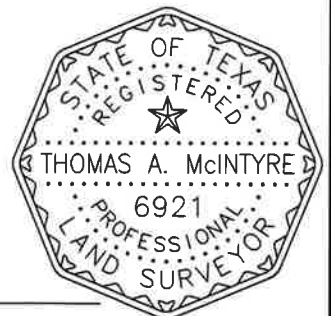
BEING a 6.728 acre tract situated in the James O. Rice Survey, Abstract Number 304, being a portion of that certain called 70.062 acre tract described in instrument to Fluffy Unicorn Properties, L.L.C., recorded in Volume 379, Page 681 of the Official Public Records of Falls County, Texas (O.P.R.F.C.T.), said 6.728 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



PROJECT NUMBER	25009_TR 10
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.....6.728 ACRES
COUNTY.....FALLS