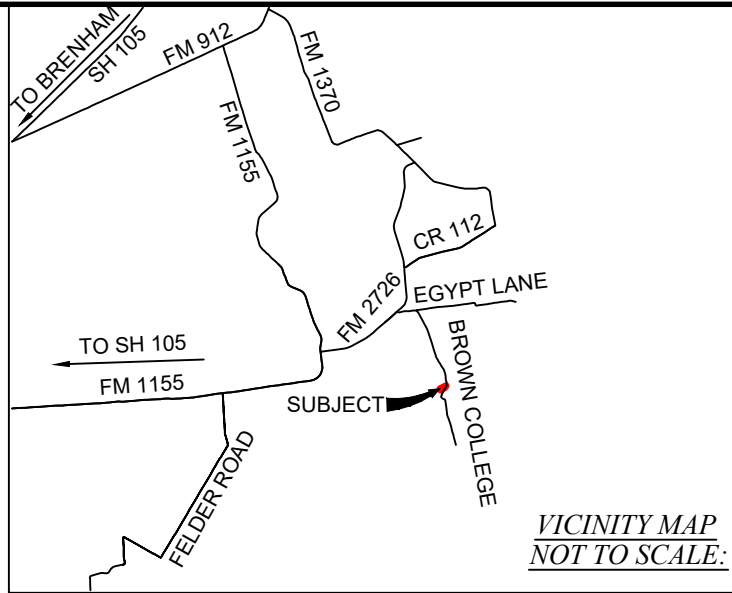


SYMBOL LEGEND

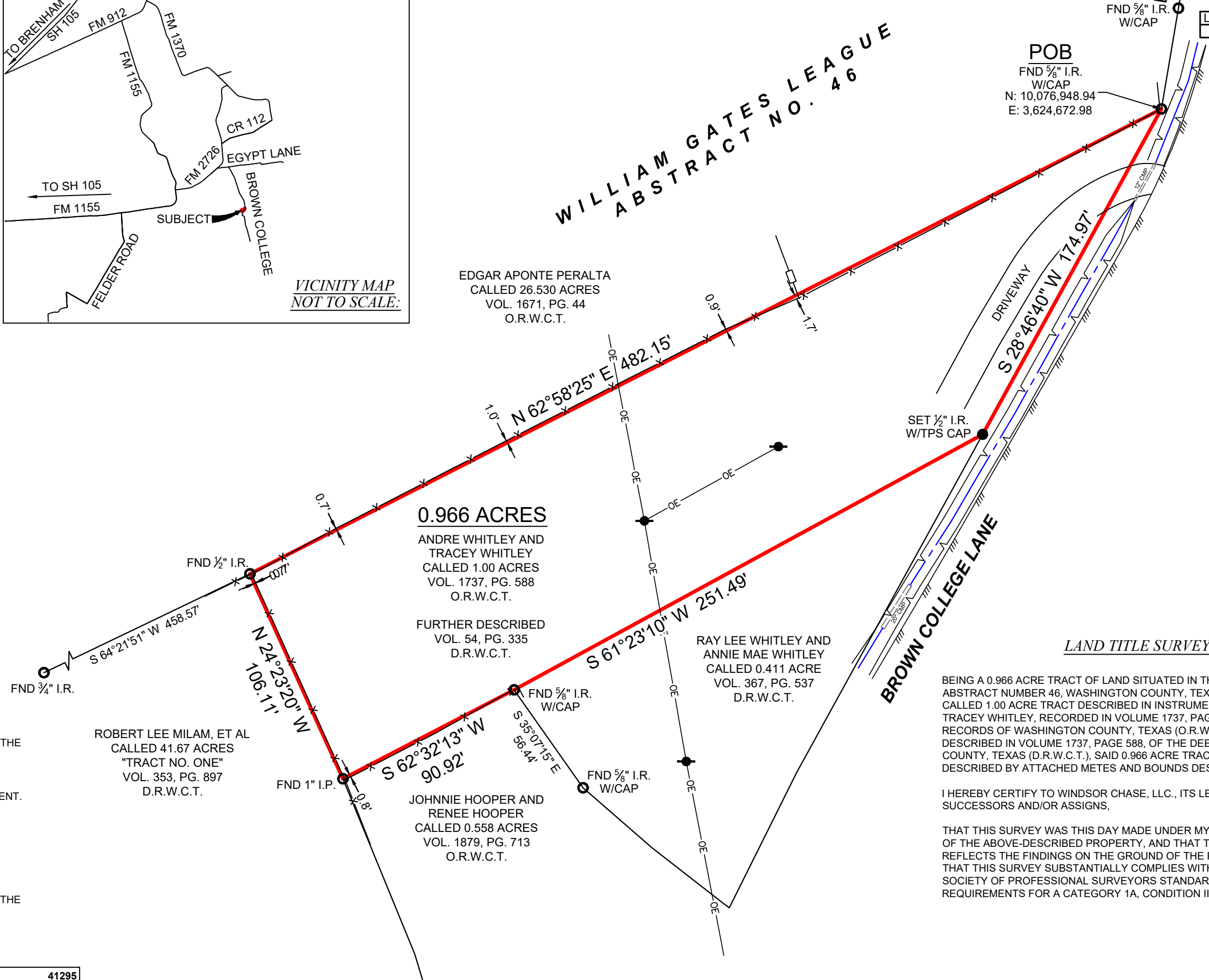
- EDGE OF ASPHALT
- FLOWLINE
- OVERHEAD ELECTRIC
- TOP OF BANK
- FOUND SURVEY MONUMENT
- SERVICE POLE
- SET SURVEY MONUMENT
- CORRUGATED METAL PIPE



WILLIAM GATES LEAGUE
ABSTRACT NO. 46

LINE	BEARING	DISTANCE
L1	N 09°35'26" E	107.26'

POB
FND 5/8" I.R.
W/CAP
N: 10,076,948.94
E: 3,624,672.98



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO.: TA-25-6622E
EFFECTIVE DATE: OCTOBER 5, 2025
PURCHASER: WINDSOR CHASE, LLC.

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

1. THOSE AS PER ITEM 1, SCHEDULE B, OF SAID TITLE COMMITMENT.

GENERAL NOTES:

- 1) SUBJECT TRACT IS NOT LOCATED WITHIN ANY CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTIONS.
- 2) THERE IS NO EVIDENCE OF PIPELINES OR OIL PRODUCTION ON THE SUBJECT PROPERTY.
- 3) IMPROVEMENTS NOT SHOWN HEREON PER CLIENTS REQUEST. RESIDENCE LOCATED ON THE PROPERTY IS TO BE MOVED.

LAND TITLE SURVEY

BEING A 0.966 ACRE TRACT OF LAND SITUATED IN THE WILLIAM GATES LEAGUE, ABSTRACT NUMBER 46, WASHINGTON COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 1.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO ANDRE WHITLEY AND TRACEY WHITLEY, RECORDED IN VOLUME 1737, PAGE 588, OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (O.R.W.C.T.), BEING FURTHER DESCRIBED IN VOLUME 1737, PAGE 588, OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS (D.R.W.C.T.), SAID 0.966 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

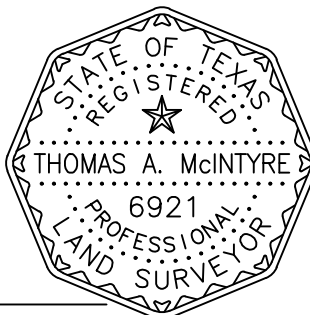
I HEREBY CERTIFY TO WINDSOR CHASE, LLC., ITS LENDER, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS,

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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48477C0350C, HAVING AN EFFECTIVE DATE OF 08-16-2011.

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, CENTRAL ZONE, U.S. SURVEY FEET.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



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

PROJECT	41295
FIELD DATE	11-11-2025
DRAWN BY	CSP
CHECKED BY	CPP
FIELD CREW	GR
REV 1	---
REV 2	---
REV 3	---
REV 4	---

ADDRESS.....4099 BROWN COLLEGE, WASHINGTON, TX, 77880
LEAGUE.....WILLIAM GATES, A - 46
SUBJECT.....0.966 ACRES
COUNTY.....WASHINGTON