



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	905.37'	312.73'	19°47'28"	N 57°52'30" E	311.18'

LINE	BEARING	DISTANCE
L1	N 40°08'38" W	124.92'
L2	S 44°19'05" E	23.06'
L3	N 41°28'01" E	641.74'
L4	N 44°19'05" W	1873.76'
L5	N 44°35'26" E	15.75'
L6	N 68°58'35" E	38.11'

- SYMBOL LEGEND**
- STREET
 - x- WIRE FENCE
 - FOUND SURVEY MONUMENT
 - SET SURVEY MONUMENT
 - POWER POLE
 - OE— OVERHEAD ELECTRIC

FARM-TO-MARKET ROAD 2761
 (VOL. 231, PG. 271, D.R.C.C.T.)

GEORGE H. LITTLE SURVEY
ABSTRACT NO. 662

COUNTY ROAD 48

G.W. CUMMINS SURVEY
ABSTRACT NO. 160

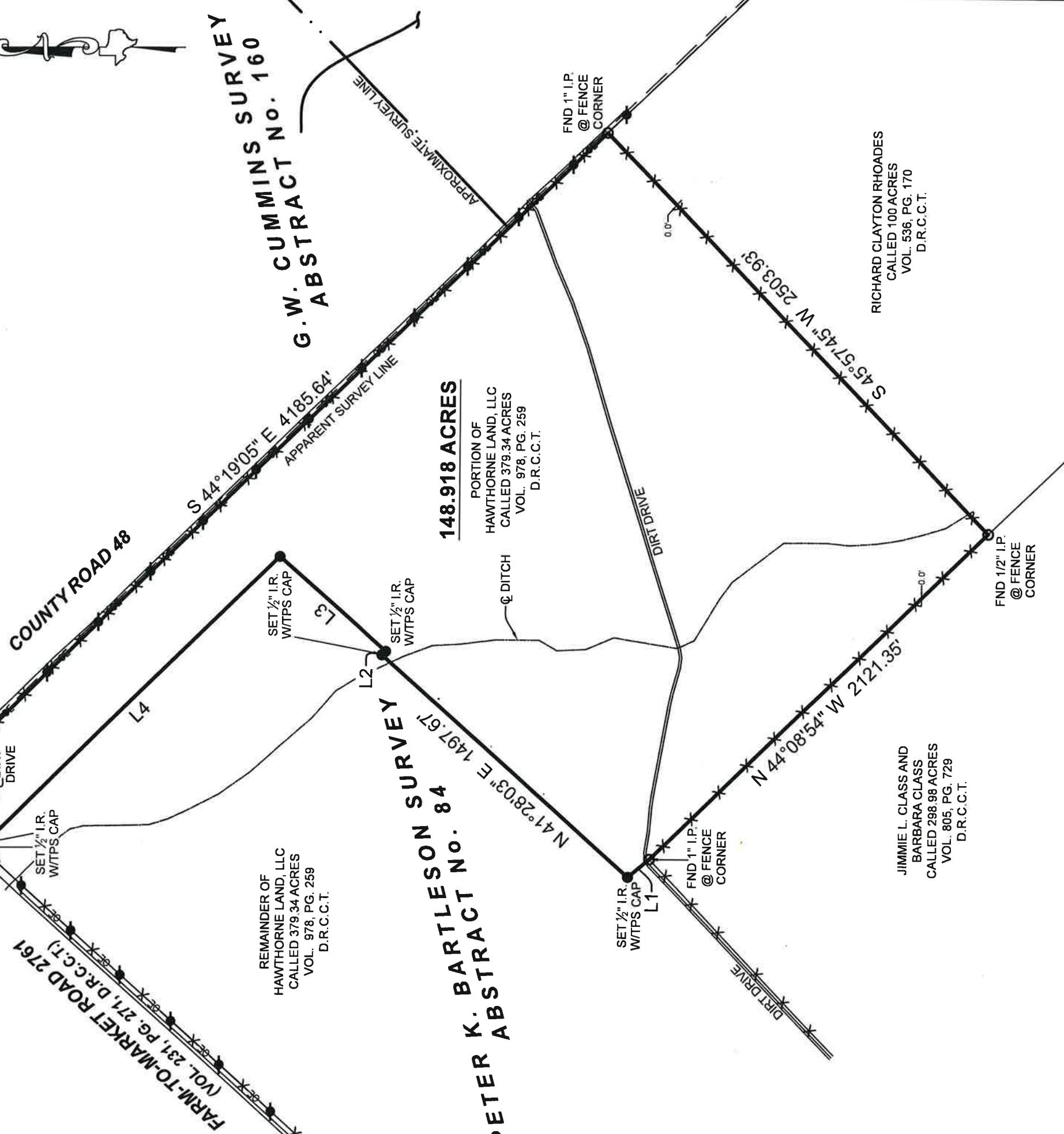
REMAINDER OF
 HAWTHORNE LAND, LLC
 CALLED 379.34 ACRES
 VOL. 978, PG. 259
 D.R.C.C.T.

PETER K. BARTLESON SURVEY
ABSTRACT NO. 84

148.918 ACRES
 PORTION OF
 HAWTHORNE LAND, LLC
 CALLED 379.34 ACRES
 VOL. 978, PG. 259
 D.R.C.C.T.

JIMMIE L. CLASS AND
 BARBARA CLASS
 CALLED 288.98 ACRES
 VOL. 805, PG. 729
 D.R.C.C.T.

RICHARD CLAYTON RHOADES
 CALLED 100 ACRES
 VOL. 536, PG. 170
 D.R.C.C.T.



GENERAL NOTES:

1) 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.

PROJECT NUMBER	24834 - 148.918 AC
DATE	11/4/2021
DRAWN BY	LG
CHECKED BY	
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	



PROFESSIONAL SURVEYING, LLC
 3032 N. FRAZIER STREET - CONROE, TX
 77303 PH (936)756-7447 - FAX (936)756-7448
 WWW.SURVEYINGTEXAS.COM
 FIRM REGISTRATION NO. 100834-00

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48089C0300D & 48089C0325D HAVING AN EFFECTIVE DATE OF 2/4/2011.

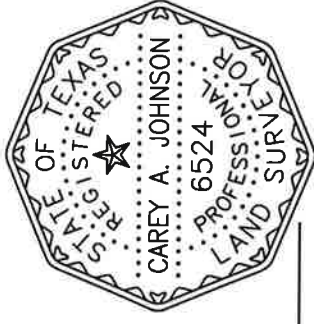
BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TXSC-4204), GRID MEASUREMENTS.

PURCHASER:
 ADDRESS: 1093 SUNDERMAN RD, ALLEYTON TX 77434
 SURVEY: PETER K. BARTLESON, A - 84
 SUBJECT: 148.918 ACRES
 COUNTY: COLORADO

BOUNDARY SURVEY

BEING a 148.918 acre tract situated in the Peter K. Bartleson Survey, Abstract Number 84, Colorado County, Texas, being a portion of that certain called 379.34 acre tract described in instrument to Hawthorne Land, LLC, recorded in Volume 978, Page 259 of the Deed Records of Colorado County, Texas (D.R.C.C.T.), said 148.918 acre tract being more particularly described by metes and bounds as follows:

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.



Carey A. Johnson
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524