

0' 200' 400' 600'



Scale: 1" = 200'

LINE	BEARING	DISTANCE
L1	S 02°48'53" E	60.00'

**SYMBOL LEGEND**

- WIRE FENCE
- OVERHEAD ELECTRIC
- EDGE OF ASPHALT
- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT
- POWER POLE



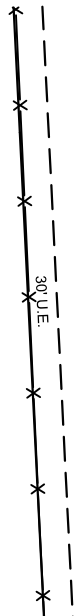
**JESSE BENTON, JR. SURVEY  
ABSTRACT No. 57**

REMAINDER OF  
HAWTHORNE LAND, LLC  
CALLED 297.961 ACRES  
DOCUMENT No. 2022-187435  
O.P.R.C.C.T.

**HENRY BURT SURVEY  
ABSTRACT No. 319**

JERRY WILLIAMS AND  
LAURA WILLIAMS  
CALLED 6.00 ACRES  
VOL. 1119, PG. 627  
O.P.R.C.C.T.

CHAU THI TRAN, ET AL  
CALLED 40.000 ACRES  
VOL. 895, PG. 124  
O.P.R.C.C.T.



SET 1/2" I.R.  
W/TPS CAP

N 02°48'53" W  
315.19'

SET 1/2" I.R.  
W/TPS CAP

**TRACT 12  
11.206 ACRES**

S 87°12'24" W 1549.59'

REMAINDER OF  
HAWTHORNE LAND, LLC  
CALLED 297.961 ACRES  
DOCUMENT No. 2022-187435  
O.P.R.C.C.T.

N 87°13'10" E 1549.59'

POC  
FND 1/2" I.R.

POB  
SET 1/2" I.R.  
W/TPS CAP  
N:13821982.33  
E:3341449.08

PORTION OF  
HAWTHORNE LAND, LLC  
CALLED 297.961 ACRES  
DOCUMENT No. 2022-187435  
O.P.R.C.C.T.

S 02°48'53" E  
314.84'

SET 1/2" I.R.  
W/TPS CAP

**FARM TO MARKET ROAD 563  
AKA EAGLE ROAD**

S 02°48'53" E 1830.66'

FND AXLE

THE PARENT TRACT IS SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B OF ITS TITLE COMMITMENT:

- 10M. EASEMENT WATER CANAL PER VOL. 107, PG. 453, D.R.C.C.T. (BLANKET / DEED IS ONLY FOR THE S.P. DONLEY SURVEY, A-356)
- 10W. EASEMENT PIPELINE PER VOL. 284, PG. 622, D.R.C.C.T. AND C.F. No. 2008-38955, O.P.R.C.C.T. (BLANKET / NO EVIDENCE PIPELINES ON THE GROUND AND THE TEXAS RAILROAD COMMISSION GIS DOES NOT SHOW ANY PIPELINES ON THIS PROPERTY)
- 10Z. EASEMENT PIPELINE PER VOL. 109, PG. 171, D.R.C.C.T. AND VOL. 143, PG. 668, D.R.C.C.T. (BLANKET)
- 10FF. EASEMENT UTILITY PER VOL. 99, PG. 465, D.R.C.C.T. (MAY OR MAY NOT AFFECT / DEED DOES NOT GIVE A REFERENCE AS TO WHAT TRACT THE EASEMENT IS ON)
- 10GG. EASEMENT UTILITY PER VOL. 99, PG. 473, D.R.C.C.T. (MAY OR MAY NOT AFFECT / DEED DOES NOT GIVE A REFERENCE AS TO WHAT TRACT THE EASEMENT IS ON)
- 10HH. EASEMENT R.O.W. PER VOL. 152, PG. 527, D.R.C.C.T. (DOES NOT AFFECT)
- 10II. EASEMENT R.O.W. PER VOL. 192, PG. 287, D.R.C.C.T. (DOES NOT AFFECT)
- 10JJ. EASEMENT PIPELINE PER VOL. 284, PG. 618, D.R.C.C.T. AND C.F. No. 2008-38955, O.P.R.C.C.T. (BLANKET / NO EVIDENCE PIPELINES ON THE GROUND AND THE TEXAS RAILROAD COMMISSION GIS DOES NOT SHOW ANY PIPELINES ON THIS PROPERTY)
- 10KK. R.O.W. PER VOL. 301, PG. 364, D.R.C.C.T. (DOES AFFECT / SHOWN HEREON)
- 10LL. EASEMENT R.O.W. PER VOL. 307, PG. 467, D.R.C.C.T. (DOES AFFECT / SHOWN HEREON)
- 10MM. EASEMENT R.O.W. PER VOL. 320, PG. 418, D.R.C.C.T. (DOES NOT AFFECT)
- 10RR. EASEMENT PIPELINE PER VOL. 188, PG. 849, O.P.R.C.C.T. (BLANKET / NO EVIDENCE PIPELINES ON THE GROUND AND THE TEXAS RAILROAD COMMISSION GIS DOES NOT SHOW ANY PIPELINES ON THIS PROPERTY)

**BOUNDARY SURVEY**

BEING A 11.206 ACRE TRACT OF LAND SITUATED IN THE HENRY BURT SURVEY, ABSTRACT NUMBER 319, AND THE JESSE BENTON, JR. SURVEY, ABSTRACT NUMBER 57, CHAMBERS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 297.961 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC, RECORDED UNDER DOCUMENT NUMBER 2022-187435 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS (O.P.R.C.C.T.), SAID 11.206 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.

ALL OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48071C0395E HAVING AN EFFECTIVE DATE OF 5/4/2015.

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.

**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	27332_TR12
DATE	09-21-2022
DRAWN BY	AJD
CHECKED BY	MJW
FIELD CREW	JN
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

PURCHASER.....HAWTHORNE LAND, LLC  
ADDRESS.....WEST BAYSHORE DRIVE, ANAHUAC, TX, 77514  
SURVEY.....JESSE BENTON JR, A - 57, HENRY BURT, A-319  
SUBJECT.....11.206 ACRES  
COUNTY.....CHAMBERS

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

