



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

SYMBOL LEGEND

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



FND 1/2" I.R.

N 02°50'59" W 1008.80'

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

CHAU THI TRAN, ET AL
CALLED 40.000 ACRES
VOL. 1607, PG. 556
O.P.R.C.C.T.

MICHAEL A. ALEGRIA
CALLED 16.6393 ACRES
DOCUMENT No. 2022-182575
O.P.R.C.C.T.

EUGENE PITTMAN
C.C.A.D. ID No. 54194

N 02°50'59" W 532.28'

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

**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

N 87°12'24" E 842.88'

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

**TRACT 15
12.432 ACRES**

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

S 02°48'53" E 472.28'

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

N 87°12'24" E 1549.59'

S 87°12'24" W 2392.15'

APPROXIMATE SURVEY LINE

CANAL
EASEMENT
(SEE ITEM M)

**HENRY BURT SURVEY
ABSTRACT No. 319**

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

POB
SET 1/2" I.R. W/TPS CAP
N:13821038.93
E:3341495.53

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

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

POC
FND 1/2" I.R.

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

S 02°48'53" E 1004.25'

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

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 12.432 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 12.432 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.

3032 N. Frazier, Conroe, Texas 77303
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Firm No. 10083400

PROJECT NUMBER	27332_TR15
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.....12.432 ACRES
COUNTY.....CHAMBERS

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921