

0' 200' 400' 600'



Scale: 1" = 200'

SYMBOL LEGEND

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



LINE	BEARING	DISTANCE
L1	S 02°50'27" E	60.00'
L2	N 02°44'52" W	215.10'
L3	N 02°44'52" W	410.95'
L4	N 02°31'13" W	267.35'

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**

**G.B. GARRARD SURVEY
ABSTRACT No. 105**

**PINCKNEY LOUT SURVEY
ABSTRACT No. 173**

**TRACT 22
15.257 ACRES**

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

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

DANIEL VANVICKLE AND ASHLI VANVICKLE CALLED 89.965 ACRES VOL. 1334, PG. 312 O.R.C.C.T.

ROGELIO OCHOA AND ALVA OCHOA CALLED 20.00 ACRES VOL. 742, PG. 748 O.P.R.C.C.T

TOAN BAO LUU CALLED 10.00 ACRES DOCUMENT No. 2019-14005 O.P.R.C.C.T

NGA NGUYEN CALLED 10.00 ACRES VOL. 707, PG. 636 O.P.R.C.C.T

HIEP DINH NGUYEN CALLED 10.10 ACRES VOL. 708, PG. 72 O.P.R.C.C.T

GEORGE A. PONTIKES CALLED 14.749 ACRES VOL. 1150, PG. 410 O.P.R.C.C.T

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 *)
- 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 *)
- 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 OF PIPELINES ON THE GROUND AND THE TEXAS RAILROAD COMMISSION GIS DOES NOT SHOW ANY PIPELINES ON THIS PROPERTY)

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_TR22
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, PINCKNEY LOU, A-173, G.B. GARRARD, A-105
 SUBJECT.....15.257 ACRES
 COUNTY.....CHAMBERS

BOUNDARY SURVEY

BEING A 15.257 ACRE TRACT OF LAND SITUATED IN THE HENRY BURT SURVEY, ABSTRACT NUMBER 319, THE PINCKNEY LOU SURVEY, ABSTRACT NUMBER 173, AND THE G.B. GARRARD SURVEY, ABSTRACT NUMBER 105, 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 15.257 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

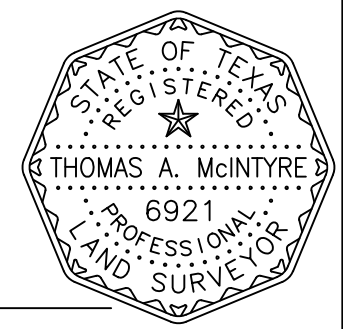
ALL OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48071C0395E HAVING AN EFFECTIVE DATE OF 5/4/2015.

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.

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.

Thomas A. McIntyre

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



FARM TO MARKET ROAD 563
AKA EAGLE ROAD

FND 5/8" I.R.

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

FND 1/2" I.R. W/CAP

FND 1/2" I.R. (DISTURBED)

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

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

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

POB

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

N:13819563.86
E:3341568.19

POC

FND 1-1/4" I.P.

N 87°12'24" E 2391.80'

S 87°12'24" W 1549.72'

S 02°48'53" E 618.30'

S 87°12'24" W 843.96'

GRAVEL DRIVEWAY

CANAL
EASEMENT (SEE ITEM M)

APPROXIMATE SURVEY LINE

APPROXIMATE SURVEY LINE