

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

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

**HENRY BURT SURVEY
ABSTRACT No. 319**

**PINCKNEY LOUT SURVEY
ABSTRACT No. 173**

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

**TRACT 23
10.999 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

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

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

GRAVEL DRIVEWAY FND AXLE

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

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)

BOUNDARY SURVEY

BEING A 10.999 ACRE TRACT OF LAND SITUATED IN THE PINCKNEY LOUT SURVEY, ABSTRACT NUMBER 173, 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 10.999 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.

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.

TPS 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_TR23
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.....PINCKNEY LOUT, A-173
SUBJECT.....10.999 ACRES
COUNTY.....CHAMBERS

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.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

