

0' 200' 400' 600'



Scale: 1" = 200'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	326.48'	120.12'	119.44'	N 76°30'06" E	21°04'50"

L1	S 02°50'59" E	121.10'
----	---------------	---------

SYMBOL LEGEND

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



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

REMAINDER OF
KELLY RICHEY AND
RACHEL RICHEY
CALLED 24.059 ACRES
VOL. 1486, PG. 212
O.P.R.C.C.T.

EASTERLY REMAINDER OF
LOT 12
EARL A. WHEELER SUBDIVISION
VOL. 1, PG. 58
M.R.C.C.T.

WEST BAYSHORE ROAD

S 87°09'10" W 1032.57'

N 87°09'10" E

326.02'

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

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

FND 1" I.P.

CANAL

20' EASEMENT
(SEE ITEM KK)

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

**S.P. DONLEY SURVEY
ABSTRACT No. 356**

**TRACT 4
14.078 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.

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

N 21°10'31" W 1084.20'

S 43°46'28" E 1202.65'

POC

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

N 87°11'38" E 1619.81'

POB

SET 1/2" I.R.
W/TPS CAP
N:13822363.76
E:3338260.54

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

@501.63'

S 87°11'38" W
772.95'

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

FND 1/2" I.R.

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

ALBERT JAMES HUDSPETH
VOL. 1702, PG. 352
O.P.R.C.C.T.

- 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)

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

BOUNDARY SURVEY

BEING A 14.078 ACRE TRACT OF LAND SITUATED IN THE JESSE BENTON JR SURVEY, ABSTRACT NUMBER 57, AND THE S. P. DONLEY SURVEY, ABSTRACT NUMBER 356, 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 14.078 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.

PROJECT NUMBER	27332_TR4
DATE	09-21-2022
DRAWN BY	AJD
CHECKED BY	MJW
FIELD CREW	JN
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

ALL OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48071C0385E AND NO. 48071C0395E, HAVING EFFECTIVE DATES 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.

PURCHASER.....HAWTHORNE LAND, LLC
ADDRESS.....WEST BAYSHORE DRIVE, ANAHUAC, TX, 77514
SURVEY.....JESSE BENTON JR, A - 57, S.P. DONLEY, A-356
SUBJECT.....14.078 ACRES
COUNTY.....CHAMBERS

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

