

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'
L2	N 86°51'33" E	168.90'
L3	N 02°49'40" W	147.68'

SYMBOL LEGEND

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

SWAN BERGSTROM SURVEY
ABSTRACT No. 49

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

S.P. DONLEY SURVEY
ABSTRACT No. 356

REMAINDER OF
ANTONIO VALVERDE AND
DENITA E VALVERDE
CALLED 25.48 ACRES
DOCUMENT No. 2018-134256
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.

TRACT 5
12.373 ACRES
PORTION OF
HAWTHORNE LAND, LLC
CALLED 297.961 ACRES
DOCUMENT No. 2022-187435
O.P.R.C.C.T.

JESSE BENTON, JR. SURVEY
ABSTRACT No. 57

WEST BAYSHORE
ROAD

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

POB
FND 1/2" I.R.
N:13823390.94
E:3338194.52

N 43°46'28" W 1202.65'

S 58°21'49" E 1646.95'

S 87°12'37" W 855.99'

ALBERT JAMES HUDSPETH
VOL. 1702, PG. 352
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 / 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 12.373 ACRE TRACT OF LAND SITUATED IN 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 12.373 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_TR5
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.

TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

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
 Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

