



SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- ⊙ CALCULATED CORNER
- 1/2" IRON ROD W/CAP STAMPED "TPS 100834-00"
- //// EDGE OF ASPHALT
- OE- OVERHEAD ELECTRIC
- |-| PIPELINE
- |-| WOOD FENCE
- ⊠ AIR CONDITIONING UNIT (AC)
- GUY WIRE (GW)
- ⊙ METER POLE
- ⊙ POWER POLE (PP)
- ⊠ TELEPHONE PEDESTAL (TP)
- ⊙ UNDERGROUND CABLE MARKER (BCM)
- ⊠ PIPELINE MARKER
- ⊙ SEPTIC LID

**CLAIBORNE A. JOHNSON SURVEY
 ABSTRACT No. 264**

COUNTY ROAD 371
APPARENT SURVEY LINE

**S.A. & M.G. RR. CO. SURVEY
 ABSTRACT No. 340**

RUSSELL WILLIAM ROD AND
 ANITA ANN ROD
 CALLED 140.87 ACRES
 VOL. 1166, PG 935
 O.P.R.W.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5779.58'	328.16'	328.11'	S 89°36'20" W	3°15'11"

LINE	BEARING	DISTANCE
L1	S 87°56'17" W	887.40'
L2	S 87°56'17" W	258.49'

FND 3/4" I.P.
@35.00'

S 87°56'17" W 1348.19'

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

N 87°56'17" E 586.44'

POB

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

L1

N:13678560.00
E:2806088.72

POC

FND 3/4" I.R.

RUSSELL ROD
 CALLED 42.79 ACRES
 VOL. 932, PG. 814
 O.P.R.W.C.T.

TENNESSEE GAS PIPELINE
(PER TEXAS RAILROAD COMMISSION G.I.S.)

WELL BARN
 GATE
 CONC
 CONC
 1-STORY BRICK & FRAME RESIDENCE

PORTION OF
 HAWTHORNE LAND, LLC
 CALLED 78.945 ACRES
 VOL. 1284, PG. 141
 O.P.R.W.C.T.

**TRACT 5
 13.000 ACRES**

REMAINDER OF
 HAWTHORNE LAND, LLC
 CALLED 78.945 ACRES
 VOL. 1284, PG. 141
 O.P.R.W.C.T.

REMAINDER OF
 HAWTHORNE LAND, LLC
 CALLED 78.945 ACRES
 VOL. 1284, PG. 141
 O.P.R.W.C.T.

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

L2 SET 1/2" I.R.
W/TPS CAP

N 02°11'38" W 552.88'

S 02°11'38" E 1217.07'

(PP) (BCM)

(GUY) (TP)

C1 (PP)

(TP) (BCM)

(BCM)

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

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

FARM TO MARKET ROAD 1160
 (R.O.W. VARIES)

**THOMAS P. ANDERSON SURVEY
 ABSTRACT No. 67**

BOUNDARY SURVEY

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.

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48481C0325E HAVING AN EFFECTIVE DATE OF 04/05/2006.

BEING a 13.000 acre tract of land situated in the S.A. & M.G. RR. CO. Survey, Abstract Number 340, Wharton County, Texas, being a portion of that certain called 78.945 acre tract described in instrument to Hawthorne Land, LLC, recorded in Volume 1284, Page 141 of the Official Public Records of Wharton County, Texas (O.P.R.W.C.T.), said 13.000 acre tract being more particularly described by attached metes and bounds description.

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
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 www.surveyingtexas.com
 Firm No. 10083400

PROJECT NUMBER	27259_TR5
DATE	10/25/2022
DRAWN BY	AJD
CHECKED BY	MJW
FIELD CREW	JN
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

PURCHASER.....
 ADDRESS.....17301 FM 1160, EL CAMPO, TX 77437
 SURVEY.....S.A. & M.G.R.R. CO. SURVEY, A -340
 SUBJECT.....13.000 ACRES
 COUNTY.....WHARTON

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

