



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'	163.55'	163.55'	N 85°18'59" W	1°37'17"

LINE	BEARING	DISTANCE
L1	N 87°56'17" E	254.56'
L2	S 43°50'32" W	43.13'
L3	S 02°11'38" E	239.60'

SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- 1/2" IRON ROD W/CAP STAMPED "TPS 100834-00"
- //// EDGE OF ASPHALT
- OE— OVERHEAD ELECTRIC
- |— PIPELINE
- GUY WIRE (GW)
- METER POLE
- POWER POLE (PP)
- TELEPHONE PEDESTAL (TP)
- UNDERGROUND CABLE MARKER (BCM)
- PIPELINE MARKER



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

**TRACT 7
12.699 ACRES**

PORTION 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.

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

THE BOBBY JOE BARTLETT
LIVING TRUST, U/A DATED
OCT. 25, 2018
CALLED 10.00 ACRES
VOL. 1114, PG. 381
O.P.R.W.C.T.

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

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

**NASARIO MANCHA SURVEY
ABSTRACT No. 271**

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.

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.

BOUNDARY SURVEY

BEING a 12.699 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 12.699 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.

TEXAS PROFESSIONAL SURVEYING
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Firm No. 10083400

PROJECT NUMBER	27259_TR7
DATE	10/25/2022
DRAWN BY	AJD
CHECKED BY	MJW
FIELD CREW	JN
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

PURCHASER.....
ADDRESS.....FM 1160, EL CAMPO, TX 77437
SURVEY.....S.A. & M.G.R.R. CO. SURVEY, A -340
SUBJECT.....78.945 ACRES
COUNTY.....WHARTON

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

