



LINE	BEARING	DISTANCE
L1	N 21°27'52" W	307.31'
L2	S 27°25'00" E	304.49'

SYMBOL LEGEND

- FLOWLINE
- OE— OVERHEAD ELECTRIC
- E— EDGE OF WATER
- X— WIRE FENCE
- FOUND SURVEY MONUMENT
- POWER POLE (PP) / SERVICE POWER POLE (SPP)
- SET SURVEY MONUMENT



NASARIO MANCHA SURVEY
ABSTRACT NO. 271

REMAINDER OF
 HAWTHORNE LAND, LLC
 CALLED 199.485 ACRES
 VOL. 1294, PG. 594
 O.P.R.W.C.T.

PORTION OF
 HAWTHORNE LAND, LLC
 CALLED 199.485 ACRES
 VOL. 1294, PG. 594
 O.P.R.W.C.T.

REMAINDER OF
 HAWTHORNE LAND, LLC
 CALLED 199.485 ACRES
 VOL. 1294, PG. 594
 O.P.R.W.C.T.

JESSE KALLINA
 CALLED 176.292 ACRES
 VOL. 92, PG. 644
 O.P.R.W.C.T.

TRACT 4
17.112 ACRES

N 60°29'34" E 2433.71'

S 60°29'34" W 2465.60'

COUNTY ROAD 471
 (GRAVEL)

SET ½" I.R.
 W/TPS CAP

6.7'

GATE

(SPP)

(PP)

5.7'

POB

SET ½" I.R.
 W/TPS CAP
 N:13682011.55
 E:2818815.28

FND ½" I.R.

BOUNDARY SURVEY

BEING A 17.112 ACRE TRACT OF LAND SITUATED IN THE NASARIO MANCHA SURVEY, ABSTRACT NUMBER 271, WHARTON COUNTY, TEXAS, BEING A PORTION OF THE CERTAIN CALLED 199.485 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC., RECORDED IN VOLUME 1294, PAGE 594 OF THE OFFICIAL PUBLIC RECORDS OF WHARTON COUNTY, TEXAS (O.P.R.W.C.T.) SAID 17.112 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.

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.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (TXSC-4204), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....DRISCOLL HOLDINGS, LLC
 ADDRESS.....COUNTY ROAD 471, EL CAMPO, WHARTON, TX, 77437
 SURVEY.....NASARIO MANCHA, A - 271
 SUBJECT.....17.112 ACRES
 COUNTY.....WHARTON

TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
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 www.surveyingtexas.com
 Firm No. 10083400

PROJECT NUMBER	30728_TRACT_4
DATE	01/19/2023
DRAWN BY	AM
CHECKED BY	MMS / MJW
FIELD CREW	GR
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921