



LINE	BEARING	DISTANCE
L1	N 21°27'52" W	303.86'
L2	S 27°25'00" E	301.07'

**SYMBOL LEGEND**

- OE— OVERHEAD ELECTRIC
- E— EDGE OF WATER
- X— WIRE FENCE
- FOUND SURVEY MONUMENT
- POWER POLE (PP)
- 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 6  
17.357 ACRES**

LOW WET  
AREA

SET ½" I.R.  
W/TPS CAP

COUNTY ROAD 471  
(GRAVEL)

**POB**  
SET ½" I.R.  
W/TPS CAP  
N:13681476.46  
E:2819092.84

FND ½" I.R.

SET ½" I.R.  
W/TPS CAP

1.8'

SET ½" I.R.  
W/TPS CAP

2.1'

N 60°29'34" E 2497.20'

S 60°29'34" W 2528.73'

L2  
S 27°25'00" E 1508.81'

**BOUNDARY SURVEY**

BEING A 17.357 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 17.357 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.....17.357 ACRES  
COUNTY.....WHARTON

**TEXAS PROFESSIONAL SURVEYING**  
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Firm No. 10083400

PROJECT NUMBER	30728_TRACT_6
DATE	01/19/2023
DRAWN BY	AM
CHECKED BY	MMS /
FIELD CREW	GR
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921