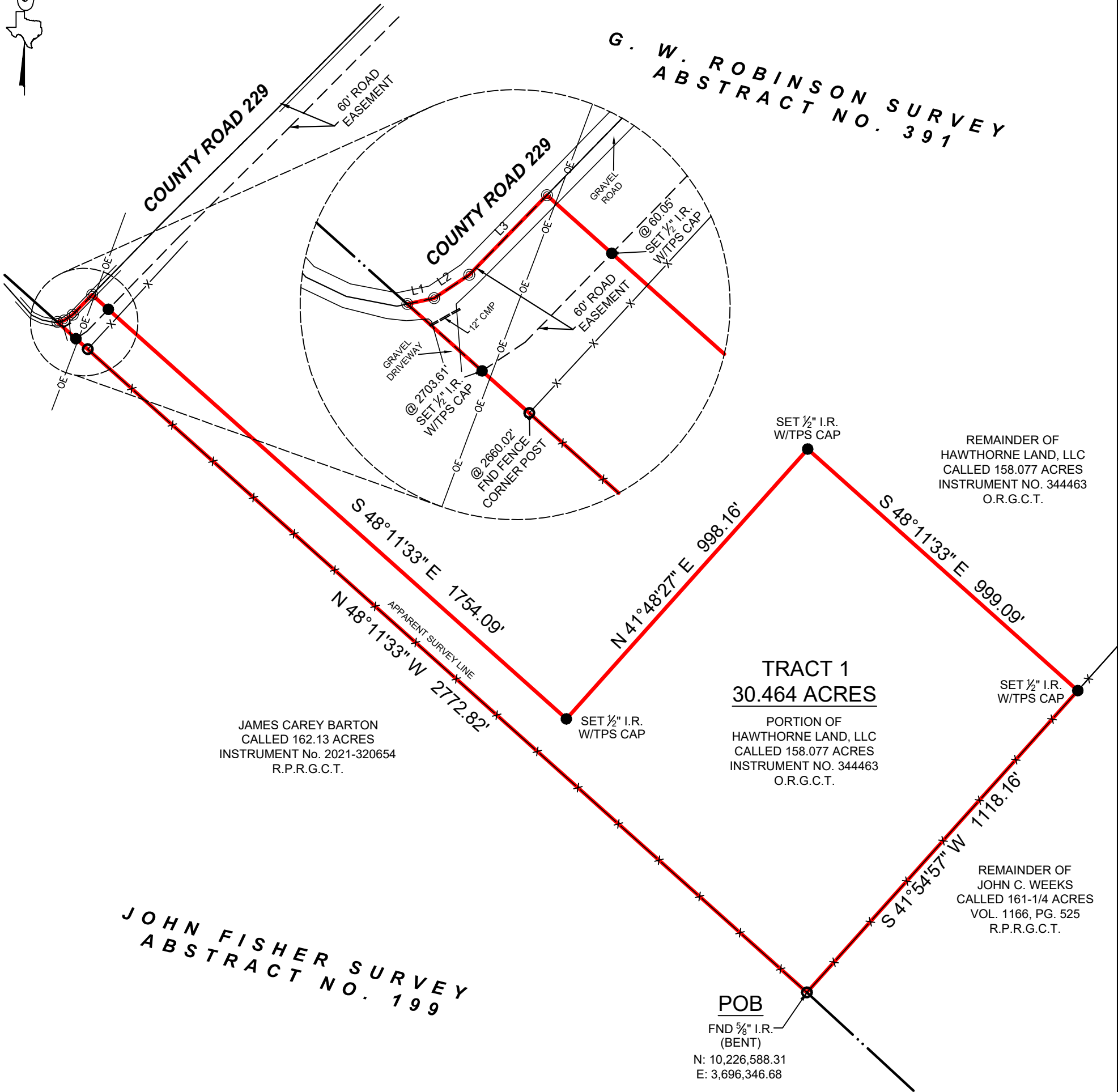


LINE	BEARING	DISTANCE
L1	N 78°01'45" E	18.93'
L2	N 56°19'42" E	29.15'
L3	N 44°14'46" E	76.58'

SYMBOL LEGEND

- OE— OVERHEAD ELECTRIC  
—X— WIRE FENCE  
⊙ CALCULATED CORNER  
● FOUND SURVEY MONUMENT  
● SET SURVEY MONUMENT  
CMP CORRUGATED METAL PIPE



JOHN FISHER SURVEY  
ABSTRACT NO. 199

JAMES CAREY BARTON  
CALLED 162.13 ACRES  
INSTRUMENT No. 2021-320654  
R.P.R.G.C.T.

TRACT 1  
30.464 ACRES  
PORTION OF  
HAWTHORNE LAND, LLC  
CALLED 158.077 ACRES  
INSTRUMENT NO. 344463  
O.R.G.C.T.

REMAINDER OF  
HAWTHORNE LAND, LLC  
CALLED 158.077 ACRES  
INSTRUMENT NO. 344463  
O.R.G.C.T.

REMAINDER OF  
JOHN C. WEEKS  
CALLED 161-1/4 ACRES  
VOL. 1166, PG. 525  
R.P.R.G.C.T.

BOUNDARY SURVEY

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.

BEING A 30.464 ACRE TRACT OF LAND SITUATED IN THE G.W. ROBINSON SURVEY, ABSTRACT NUMBER 391, GRIMES COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 158.077 ACRE TRACT, DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC., RECORDED UNDER INSTRUMENT NUMBER 344463 OF THE OFFICIAL RECORDS OF GRIMES COUNTY, TEXAS (O.R.G.C.T.), SAID 30.464 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

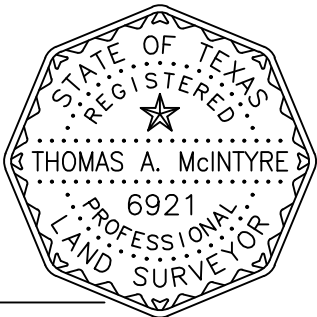
THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48185C0175C, HAVING AN EFFECTIVE DATE OF 04-03-2012.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS.....COUNTY ROAD 229, BEDIAS, TX, 77831  
SURVEY.....G. W. ROBINSON, A -391  
SUBJECT.....30.464 ACRES  
COUNTY.....GRIMES

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921



PROJECT 38754\_TRACT 1

FIELD DATE 02-04-2025

DRAWN BY ADV

CHECKED BY MLS / CPP

FIELD CREW SMP

REV 1

REV 2

REV 3

REV 4

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