

A scale bar consisting of a horizontal line with a checkered pattern on the left and a solid black bar on the right. Above the line, the text '0'' is at the start, '300'' is at the 300' mark, '600'' is at the 600' mark, and '900'' is at the 900' mark. Below the line, the text 'SCALE: 1" = 300'' is centered.

SCALE: 1" = 300

LINE	BEARING	DISTANCE
L1	N 44°14'46" E	284.99'
L2	N 45°15'04" E	55.14'

## SYMBOL LEGEND

—OE— OVERHEAD ELECTRIC  
—X— WIRE FENCE  
◎ CALCULATED CORNER  
○ FOUND SURVEY MONUMENT  
● SET SURVEY MONUMENT

**JOHN FISHER ABSTRACT NO. 199**

**G. W. ROBINSON ABSTRACT NO. 391**

**TRACT 2**  
**23.613 ACRES**

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

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POB  
SET  $\frac{1}{2}$ " I.R.  
W/TPS CAP  
N: 10,227,342.37  
E: 3,695,683.54

FND  $\frac{5}{8}$ " I.R.  
(BENT)

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

APPARENT SURVEY LINE

60' ROAD EASEMENT

COUNTY ROAD 229

L1 GRAVEL ROAD

L2 @60.10'  
SET  $\frac{1}{2}$ " I.R.  
W/TPS CAP

@1694.03'  
SET  $\frac{1}{2}$ " I.R.  
W/TPS CAP

S  $48^{\circ}11'33''$  E 1077.84'

N  $48^{\circ}11'33''$  W 1754.09'

N  $41^{\circ}48'27''$  E 658.39'

S  $48^{\circ}11'33''$  E 660.81'

S  $41^{\circ}48'27''$  W 998.16'

R. J. CALL V.O.

## BOUNDARY SURVEY

## GENERAL NOTES

**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 23.613 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 23.613 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

PROJECT	38754_TRACT 2
FIELD DATE	02-04-2025
DRAWN BY	ADV
CHECKED BY	MLS / CPP
FIELD CREW	SMP
REV 1	- -
REV 2	- -
REV 3	- -
REV 4	- -

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 ..... -23.613 ACRES  
COUNTY ..... GRIMES

