

0' 200' 400' 600'

Scale: 1" = 200'



SYMBOL LEGEND

- /// EDGE OF ASPHALT
- X- WIRE FENCE
- (○) CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

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

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

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

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

FARM TO MARKET ROAD 2620
(R.O.W. VARIES PER VOL. 252, PG. 643, R.P.R.G.C.T.)
S 47° 12' 14" E 603.50'

@749.28'
SET $\frac{1}{2}$ " I.R.
W/TPS CAP

TRACT 9
11.000 ACRES

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

@50.00'
SET $\frac{1}{2}$ " I.R.
W/TPS CAP

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

N 41° 48' 27" E 799.29'

N 48° 11' 33" W 603.41'

POB
SET $\frac{1}{2}$ " I.R.
W/TPS CAP
N: 10,228,349.72
E: 3,697,829.46

APPARENT SURVEY LINE
S 21° 11' 16" W 1889.11'

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

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

JOHN FISHER SURVEY
ABSTRACT NO. 199

G. W. ROBINSON SURVEY
ABSTRACT NO. 391

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 AN 11.000 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 11.000 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 9
FIELD DATE	2-4-2025
DRAWN BY	ADV
CHECKED BY	MLS / CPP
FIELD CREW	SMP
REV 1	---
REV 2	---
REV 3	---
REV 4	---

TEXAS PROFESSIONAL SURVEYING **TPS**
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

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.....FM 2620, BEDIAS, TX, 77831
SURVEY.....G. W. ROBINSON, A-391
SUBJECT.....11.000 ACRES
COUNTY.....GRIMES

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

