

STATE OF TEXAS  
COUNTY OF SAN JACINTO

KNOW ALL MEN BY THESE PRESENTS:

THAT HAWTHORNE LAND, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 5900 BALCONES DRIVE, SUITE 100, AUSTIN, TEXAS 78731, OWNER OF 73.505 ACRES OF LAND OUT OF THE RUTH Y. MILLER SURVEY, ABSTRACT NO. 37, SAN JACINTO COUNTY, TEXAS AS CONVEYED TO IT BY DEED DATED JUNE 29, 2023, AND RECORDED IN CLERK'S FILE NUMBER 20233891, SAN JACINTO COUNTY DEED RECORDS, DOES HEREBY SUBDIVIDE 73.505 ACRES OF LAND OUT OF THE RUTH Y. MILLER SURVEY, ABSTRACT NO. 37, TO BE KNOWN AS LIBERATION RANCHES - COLDSPRING, IN ACCORDANCE WITH THE PLAT SHOWN, HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC (OR OWNERS OF THE PROPERTY SHOWN HEREON FOR PRIVATE STREETS) THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF THE SAID HAWTHORNE LAND, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, SPENCER GROGAN, THEREUNTO DULY AUTHORIZED,

SPENCER GROGAN  
PRESIDENT

THE STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SPENCER GROGAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF HAWTHORNE LAND, LLC, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRINTED NAME: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS

GENERAL NOTES:

- NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER SAN JACINTO COUNTY SAM HOUSTON NATIONAL FOREST COMMUNITY MAP NO. 480553, FEMA FIRM PANEL NO. 48407C0200C, HAVING AN EFFECTIVE DATE OF 11-04-2010.
- 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, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.0009853.
- PROPERTY LINES SHOWN OUTSIDE THE BOUNDARY LINE OF THE SUBJECT TRACT MAY NOT HAVE BEEN SURVEYED ON THE GROUND AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES AND GRAPHICAL DEPICTION.
- ALL LOT CORNERS ARE SET 5/8-INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" (UNLESS OTHERWISE NOTED).
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL SAN JACINTO COUNTY DEVELOPMENT REQUIREMENTS HAVE BEEN MET.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE COLDSPRING-OAKHURST INDEPENDENT SCHOOL DISTRICT.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM, WHICH HAS BEEN APPROVED AND PERMITTED BY SAN JACINTO COUNTY.
- THERE SHALL BE NO 911 ADDRESSES ISSUED TO VACANT LOTS. 911 ADDRESSES SHALL BE ISSUED ONLY WHEN A DEVELOPMENT PERMIT IS APPLIED FOR PER STRUCTURE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY, STATE-APPROVED COMMUNITY WATER SYSTEM OR RAIN WATER COLLECTION SYSTEM.
- ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY \_\_\_\_\_.
- EACH OF THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVICED BY INDIVIDUAL WATER WELLS.
- TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY \_\_\_\_\_.
- GAS UTILITY SERVICE WILL BE PROVIDED BY \_\_\_\_\_.
- THE COUNTY DESIGNATION OF THE EXISTING LOT IS "R43367".
- FUTURE CULVERTS WILL BE SUBJECT TO "THE SAN JACINTO COUNTY ROAD AND BRIDGE DRIVEWAY AND CULVERT POLICY" IN PLACE AT THE TIME OF APPLICATION FOR A CULVERT.

SURVEYOR'S ACKNOWLEDGEMENT

I, THOMAS A. MCINTYRE, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF SAN JACINTO COUNTY.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

GRADY B. MAPES AND  
SHANNON R. MAPES  
CALLED 22.840 ACRES  
C.F. No. 20201415  
O.P.R.S.J.C.T.

SAM HOUSTON ELECTRIC  
COOPERATIVE, INC.  
EASEMENT  
C.F. NO. 03-3735  
O.P.R.S.J.C.T.

PETER JEROME  
C.F. No. 20228300  
O.P.R.S.J.C.T.

ALAN DAVID MCCALLUM  
MULTIPLE TRACTS  
C.F. No. 20045057  
O.P.R.S.J.C.T.

CARLOS MORENO  
CALLED 29.810 ACRES  
C.F. No. 20202688  
O.P.R.S.J.C.T.

REMAINDER OF  
MONTE D. WEST  
CALLED 29.6 ACRES  
C.F. No. 20066285  
O.P.R.S.J.C.T.

ARCHIBALD MCNEILL SURVEY  
ABSTRACT NO. 218

IRA DENSON ROAD  
(NO RECORD FOUND)

FND 5/8" I.R. N87°40'23"E - 573.06' 60.01' FND 1" I.P.

LOT 1  
5.099 ACRES

LOT 2  
5.075 ACRES

LOT 3  
5.099 ACRES

LOT 4  
5.122 ACRES

LOT 5  
5.145 ACRES

LOT 6  
5.151 ACRES

LOT 7  
5.049 ACRES

LOT 8  
5.035 ACRES

LOT 9  
5.000 ACRES

LOT 10  
5.030 ACRES

LOT 11  
5.060 ACRES

LOT 12  
5.060 ACRES

LOT 13  
5.084 ACRES

CIRO L. FITZ AND  
BILLIE E. WEIDNER  
CALLED 27.0646 ACRES  
C.F. No. 20214010  
O.P.R.S.J.C.T.

JOHN WARREN ROAD (GRAVEL)  
(NO RECORD FOUND)  
7.496 ACRES  
(TO BE DEDICATED BY THIS  
PLAT FOR ROAD PURPOSES)

APPROVED BY COMMISSIONERS' COURT OF SAN JACINTO COUNTY, TEXAS THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

LADDIE MCANALLY  
COMMISSIONER, PRECINCT 1

FRITZ FAULKNER  
COUNTY JUDGE

DONNY MARRS  
COMMISSIONER, PRECINCT 2

DAVID BRANDON  
COMMISSIONER, PRECINCT 3

MARK T. WOOD, P.E.  
COUNTY ENGINEER

MARK NETTUNO  
COMMISSIONER, PRECINCT 4

STATE OF TEXAS  
COUNTY OF SAN JACINTO

I, DAWN WRIGHT, COUNTY CLERK OF SAN JACINTO COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, THE COMMISSIONERS COURT OF SAN JACINTO COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK \_\_\_\_\_, PAGE \_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY JUDGE  
SAN JACINTO COUNTY, TEXAS

COUNTY CLERK  
SAN JACINTO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF SAN JACINTO

I, DAWN WRIGHT, COUNTY CLERK OF SAN JACINTO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_.

COUNTY CLERK  
SAN JACINTO COUNTY, TEXAS

DANIEL R. NESKORA AND  
TEANNA W. NESKORA  
CALLED 67.697 ACRES  
C.F. No. 20141558  
O.P.R.S.J.C.T.

## LIBERATION RANCHES - COLDSPRING

BEING A SUBDIVISION OF 73.505 ACRES SITUATED IN THE RUTH Y. MILLER SURVEY, ABSTRACT NO. 37, SAN JACINTO COUNTY, TEXAS, BEING ALL OF THAT 73.505 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN CLERK'S FILE NUMBER 20233891, OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS.

13 LOTS - 1 BLOCK  
MINIMUM LOT SIZE OF 5.000 ACRES  
JUNE 2024

OWNER  
HAWTHORNE LAND, LLC  
5900 BALCONES DRIVE, SUITE 100  
AUSTIN, TEXAS 78731  
PH: 231-388-3434

ENGINEER  
SPEAR POINT ENGINEERING, LLC  
604 W. WORSHAM STREET, SUITE 100  
WILLIS, TEXAS 77378  
PH: 936-256-2626  
WWW.SPETEXAS.COM  
TBPE FIRM NO. 18904

SURVEYOR  
TEXAS PROFESSIONAL  
SURVEYING  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936-756-7447 Fax: 936-756-7448  
www.surveyingtexas.com  
Firm No. 10083400