

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

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

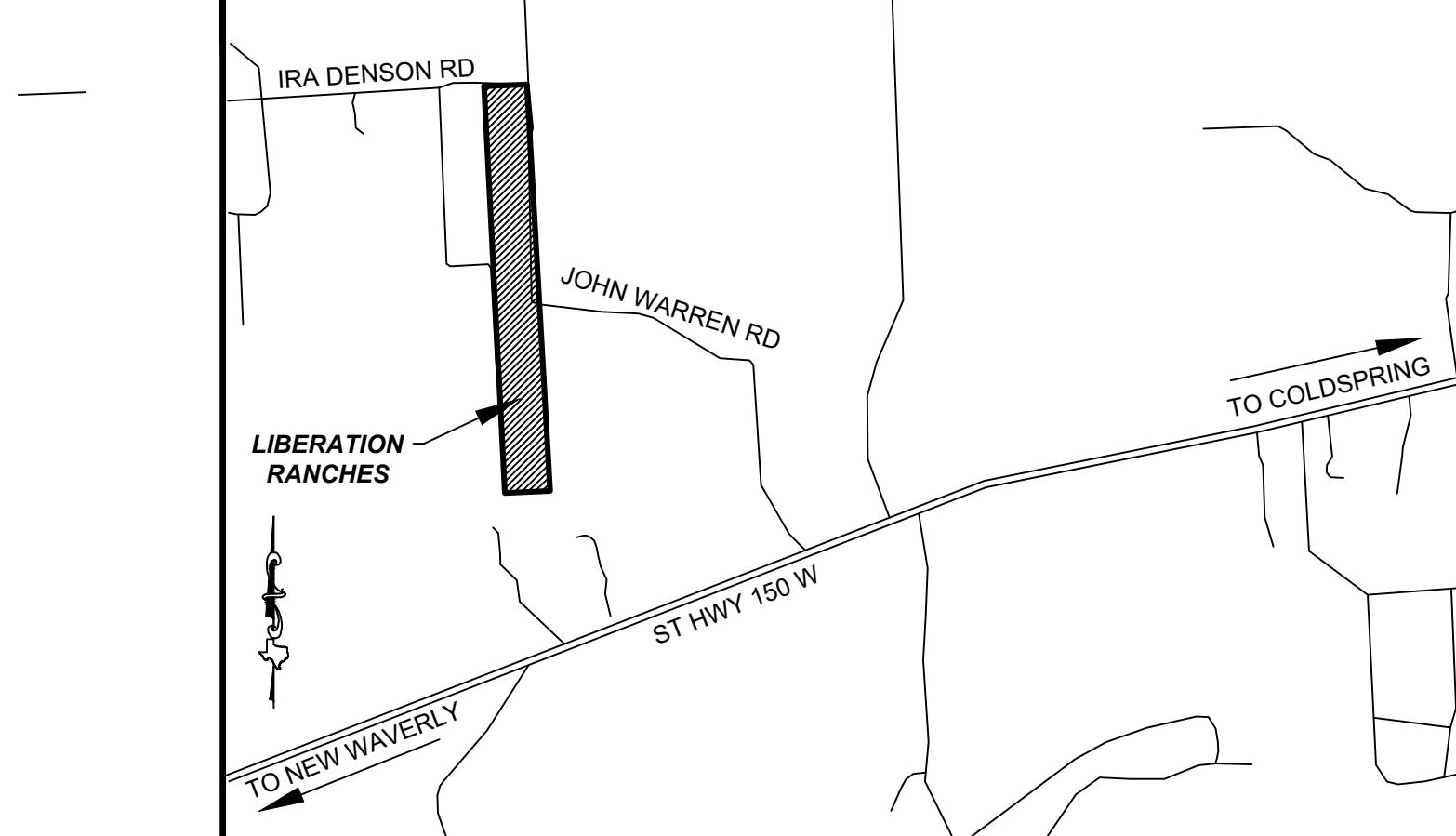
SAM HOUSTON ELECTRIC
COOPERATIVE, INC.
EASEMENT
C.F. NO. 03-3735
O.P.R.S.J.C.T.

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.



VICINITY MAP
NOT TO SCALE

0' 200' 400' 600'
Scale: 1" = 200'

LEGEND

SET 5/8" IRON ROD W/CAP "TPS 100834-00"
FOUND SURVEY MONUMENT (DESCRIBED)
IRON ROD
WITH CAP
VOLUME / PAGE
OFFICIAL PUBLIC RECORDS OF
SAN JACINTO COUNTY, TEXAS
CLERK'S FILE NUMBER
RIGHT-OF-WAY
DRAINAGE EASEMENT
FOUND
IRON PIPE
EASEMENT (DESCRIBED)
APPROXIMATE 100-YEAR FLOODPLAIN
ABSTRACT LINE

APPROVED BY COMMISSIONERS' COURT OF SAN JACINTO COUNTY, TEXAS THIS ____ DAY
OF _____, 20____.

GENERAL NOTES:

1. 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.
2. 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 1.00009853.
3. 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.
4. ALL LOT CORNERS ARE SET 5/8-INCH IRON ROD WITH CAP STAMPED "TPS 100834-00" (UNLESS OTHERWISE NOTED).
5. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL SAN JACINTO COUNTY DEVELOPMENT REQUIREMENTS HAVE BEEN MET.
6. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.
7. THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE COLDSPRING-OAKHURST INDEPENDENT SCHOOL DISTRICT.
8. 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.
9. 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.
10. 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.
11. ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY _____.
12. EACH OF THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVICED BY INDIVIDUAL WATER WELLS.
13. TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY _____.
14. GAS UTILITY SERVICE WILL BE PROVIDED BY _____.
15. THE COUNTY DESIGNATION OF THE EXISTING LOT IS "R43367".
16. 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.

RUTH Y. MILLER SURVEY
ABSTRACT NO. 37

ZONE A
ZONE X

S87°14'25" W - ±1819' (SCALED)

APPROXIMATE SURVEY LINE

MILLER, A-37
MCNEIL, A-218

FLORES, A-14

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. 20141568
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
TPS
3039 N. Freret, Conroe, Texas 77303
Ph: 936.754.7447 Fax: 936.754.7448
www.surveyingtexas.com
Firm No. 10083400

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