



LINE	BEARING	DISTANCE
L1	S 33°42'54" E	60.17'
L2	S 33°38'40" E	372.65'
L3	N 33°49'33" W	274.15'
L4	N 33°18'43" W	261.52'
L5	N 34°12'57" W	220.60'
L6	S 33°42'54" E	323.35'

SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- WIRE FENCE
- FOUND SURVEY MONUMENT
- POWER POLE
- SET SURVEY MONUMENT



I. G. N. R. R. CO. SURVEY
J. SECTION NO. 1753
ABSTRACT NO. 482

REMAINDER OF
 HAWTHORNE LAND, LLC
 CALLED 243.717 ACRES
 INSTRUMENT NO. 247387
 O.P.R.A.C.T.

POB
 SET 1/2" I.R.
 W/TPS CAP
 N:13512734.93
 E:2094344.30

FND 1/2" I.R.
W/TPS CAP

COUNTY ROAD 321

SET 1/2" I.R.
W/TPS CAP

REMAINDER OF
 HAWTHORNE LAND, LLC
 CALLED 243.717 ACRES
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 O.P.R.A.C.T.

REMAINDER OF
 HAWTHORNE LAND, LLC
 CALLED 243.717 ACRES
 INSTRUMENT NO. 247387
 O.P.R.A.C.T.

REMAINDER OF
 COLBY RYAN MANGUM AND
 TERESSA MARIE MANGUM
 CALLED 116.42 ACRES
 INSTRUMENT No. 218969
 O.P.R.A.C.T.

TRACT 14
25.513 ACRES

PORTION OF
 HAWTHORNE LAND, LLC
 CALLED 243.717 ACRES
 INSTRUMENT NO. 247387
 O.P.R.A.C.T.

REMAINDER OF
 HAWTHORNE LAND, LLC
 CALLED 243.717 ACRES
 INSTRUMENT NO. 247387
 O.P.R.A.C.T.

JAMES P. GORMAN SURVEY
ABSTRACT NO. 282

BOUNDARY SURVEY

BEING A 25.513 ACRE TRACT OF LAND SITUATED IN THE I. G. N. R. R. CO. SURVEY, SECTION NUMBER 1753, ABSTRACT NUMBER 482 AND THE JAMES P. GORMAN SURVEY, ABSTRACT NUMBER 282, ATASCOSA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 243.717 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC., RECORDED UNDER INSTRUMENT NUMBER 247387, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS (O.P.R.A.C.T.), SAID 25.513 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.

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.

<p> TEXAS PROFESSIONAL SURVEYING 3032 N. Frazier, Conroe, Texas 77303 Ph: 936.756.7447 Fax: 936.756.7448 www.surveyingtexas.com Firm No. 10083400 </p>	PROJECT	38365_TRACT 14
	FIELD DATE	7/23/2025
	DRAWN BY	CSP
	CHECKED BY	MJW
	FIELD CREW	GG
	REV 1	
	REV 2	
	REV 3	
	REV 4	
	ADDRESS..... COUNTY ROAD 321, JOURDANTON, TX, 78026 SURVEY..... JAMES P. GORMAN, A - 282 SURVEY..... I. G. N. R. R. CO. SURVEY SECTION NO. 1753, A - 482 SUBJECT..... 25.513 ACRES COUNTY..... ATASCOSA	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48013C0325C, 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, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921