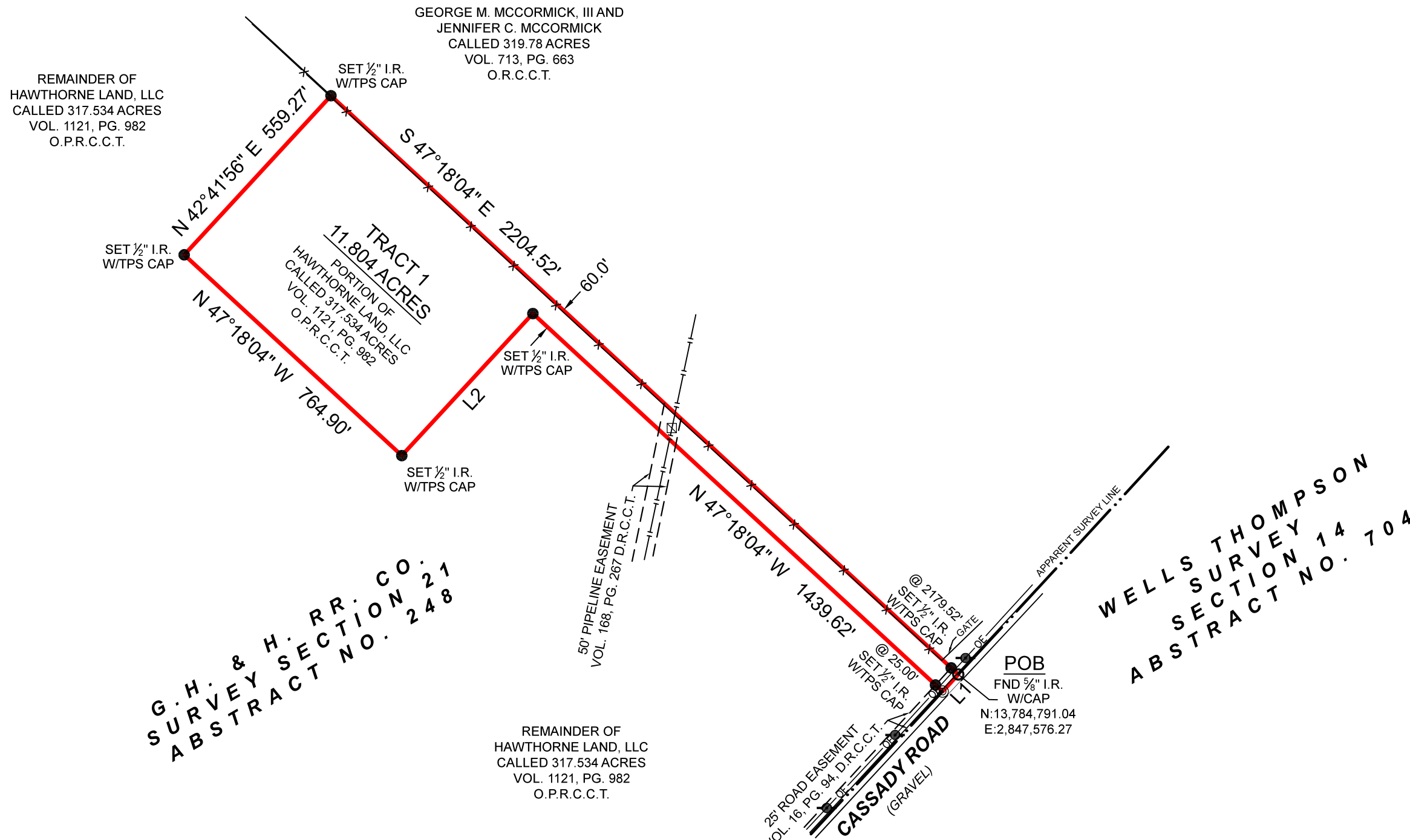


LINE	BEARING	DISTANCE
L1	S 42°41'59" W	60.00'
L2	S 42°41'56" W	499.27'

**SYMBOL LEGEND**

- OE— OVERHEAD ELECTRIC
- |— PIPELINE
- X— WIRE FENCE
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- PIPELINE MARKER
- ⦿ POWER POLE



BOUNDARY SURVEY

BEING A 11.804 ACRE TRACT OF LAND SITUATED IN THE G.H. & H. RR. CO. SURVEY, SECTION 21, ABSTRACT NUMBER 248, COLORADO COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 317.534 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC, RECORDED IN VOLUME 1121, PAGE 982, OF THE OFFICIAL PUBLIC RECORDS OF COLORADO COUNTY, TEXAS (O.P.R.C.C.T.), SAID 11.804 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

ALL OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48089C0350D AND NO. 48089C0500D, BOTH HAVING AN EFFECTIVE DATE OF 02-04-2011.

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.

ADDRESS.....CASSADY ROAD, EAST BERNARD, TX, 77435  
 SURVEY.....G.H. & H. RR. CO. SECTION 21, A - 248  
 SUBJECT.....11.804 ACRES  
 COUNTY.....COLORADO

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.

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

PROJECT	42155_TRACT 1_11.803 ACRES
FIELD DATE	04-28-2026
DRAWN BY	CSP
CHECKED BY	ZEH
FIELD CREW	SMP
REV 1	05-20-2026
REV 2	- - -
REV 3	- - -
REV 4	- - -

Handwritten signature of Thomas A. McIntyre in blue ink.

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921