



LINE	BEARING	DISTANCE
L1	N 47°18'04" W	314.93'
L2	S 47°18'04" E	314.93'



**SYMBOL LEGEND**

- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

G. H. & H. R. R. CO.  
SURVEY SECTION 21  
ABSTRACT NO. 248

REMAINDER OF  
HAWTHORNE LAND, LLC  
CALLED 317.534 ACRES  
VOL. 1121, PG. 982  
O.P.R.C.C.T.

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

GEORGE M. MCCORMICK, III AND  
JENNIFER C. MCCORMICK  
CALLED 319.78 ACRES  
VOL. 713, PG. 663  
O.R.C.C.T.

S 77°55'26" E  
2195.83'

POB  
SET 1/2" I.R.  
W/TPS CAP  
N: 13,785,250.44  
E: 2,845,429.04

REMAINDER OF  
HAWTHORNE LAND, LLC  
CALLED 317.534 ACRES  
VOL. 1121, PG. 982  
O.P.R.C.C.T.

PND 3/8" I.R.  
W/CAP

CASSADY ROAD  
(GRAVEL)

WELLS THOMPSON  
SURVEY  
SECTION 14  
ABSTRACT NO. 704

N 42°41'56" E 1521.49'  
TRACT 12  
11.000 ACRES  
PORTION OF  
HAWTHORNE LAND, LLC  
CALLED 317.534 ACRES  
VOL. 1121, PG. 982  
O.P.R.C.C.T.

S 42°41'56" W 1521.49'

REMAINDER OF  
HAWTHORNE LAND, LLC  
CALLED 317.534 ACRES  
VOL. 1121, PG. 982  
O.P.R.C.C.T.

@ 253.00'  
SET 1/2" I.R.  
W/TPS CAP

25' ROAD EASEMENT  
VOL. 116, PG. 94, D.R.C.C.T.

SPALINGER ROAD  
(GRAVEL)

GEORGE MCCORMICK  
SURVEY  
SECTION 20  
ABSTRACT NO. 245

@ 1496.49'  
SET 1/2" I.R.  
W/TPS CAP

APPARENT SURVEY LINE

**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.

**BOUNDARY SURVEY**

BEING AN 11.000 ACRE TRACT OF LAND SITUATED IN THE G. H. & H. R. R. CO. SURVEY, SECTION 21, ABSTRACT NUMBER 248, COLORADO COUNTY, TEXAS, BEING A PORTION OF 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 11.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PROJECT 42155_TRACT 12_11.000 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	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48089C0350D AND NO. 48089C0500D, 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.

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

ADDRESS.....SPALINGER ROAD, EAST BERNARD, TX, 77435  
SURVEY.....G. H. & H. R. R. CO. SECTION 21, A - 248  
SUBJECT.....11.000 ACRES  
COUNTY.....COLORADO

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

