

0' 300' 600' 900'

Scale: 1" = 300'

SYMBOL LEGEND

- FEMA LIMITS (PER NFHL DATA)
 ○ CALCULATED CORNER
 ○ FOUND SURVEY MONUMENT
 ● SET SURVEY MONUMENT



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

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

☐ MIDDLE BERNARD CREEK

TRACT 16
13.821 ACRES
PORTION OF
HAWTHORNE LAND, LLC
CALLED 317.534 ACRES
VOL. 1121, PG. 982
O.P.R.C.C.T.

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

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

ZONE "A"

ZONE "X"

POB
SET 1/2" I.R.
W/TPS CAP
N: 13,785,767.86
E: 2,844,868.30

CASSADY ROAD
(GRAVEL)
WELLS THOMPSON
SURVEY
SECTION 14
ABSTRACT NO. 704

SPALINGER ROAD
(GRAVEL)
25' ROAD EASEMENT
VOL. 16, PG. 94, D.R.C.C.T.

GEORGE MCCORMICK
SURVEY
SECTION 20
ABSTRACT NO. 245

BOUNDARY SURVEY

BEING A 13.821 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 13.821 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.

LINE	BEARING	DISTANCE
L1	N 47°18'04" W	247.52'
L2	N 47°18'04" W	60.00'
L3	N 55°37'17" E	8.82'
L4	N 85°49'34" E	20.20'
L5	N 85°22'17" E	29.20'
L6	N 54°08'41" E	32.08'
L7	N 26°15'18" E	34.45'
L8	N 23°59'58" E	41.17'
L9	N 28°33'45" E	41.47'
L10	N 50°18'37" E	13.88'
L11	N 74°00'06" E	34.46'
L12	S 68°45'03" E	15.53'
L13	S 53°31'46" E	22.70'
L14	S 45°36'25" E	42.39'
L15	S 38°06'22" E	25.93'
L16	S 60°46'02" E	18.93'
L17	S 72°42'20" E	22.13'
L18	S 77°32'04" E	8.88'
L19	N 81°51'57" E	21.67'
L20	S 72°50'55" E	42.18'
L21	S 61°50'06" E	67.36'
L22	S 56°12'00" E	38.77'
L23	S 53°51'49" E	17.90'
L24	N 87°49'34" E	14.18'
L25	N 42°40'56" E	46.18'
L26	N 68°49'04" E	20.09'
L27	N 49°00'36" E	47.64'
L28	N 26°24'31" E	16.88'
L29	N 11°12'54" E	34.44'
L30	N 32°05'39" E	35.19'
L31	N 46°57'01" E	70.58'
L32	N 48°34'12" E	21.87'
L33	N 31°41'14" E	14.44'
L34	N 08°57'31" E	44.75'
L35	N 42°21'07" E	18.15'
L36	N 69°25'44" E	61.73'
L37	N 75°33'00" E	47.18'
L38	N 77°23'42" E	27.94'
L39	S 77°20'28" E	30.93'
L40	S 55°14'12" E	86.29'
L41	S 14°56'55" E	16.59'
L42	S 57°49'29" E	14.98'
L43	S 76°43'06" E	32.22'
L44	N 82°02'36" E	18.07'
L45	N 62°46'21" E	43.20'
L46	N 72°51'48" E	16.01'
L47	N 28°10'58" E	22.34'
L48	N 69°29'29" E	47.26'
L49	N 87°01'31" E	24.40'
L50	N 89°49'41" E	53.68'
L51	S 69°58'18" E	50.02'
L52	S 61°40'15" E	39.67'
L53	S 54°33'14" E	28.33'
L54	S 78°07'29" E	28.30'
L55	S 80°55'59" E	23.66'

PROJECT 42155 TRACT 16 13.821 ACRES

FIELD DATE 04-28-2026

DRAWN BY CSP

CHECKED BY ZEH

FIELD CREW SMP

REV 1 05-20-2026

REV 2

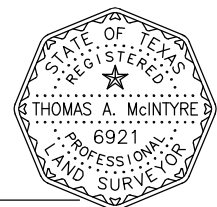
REV 3

REV 4

A PORTION 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.

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.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

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-----13.821 ACRES
COUNTY-----COLORADO