



LINE	BEARING	DISTANCE
L1	S 42°41'59" W	332.84'
L2	N 42°41'59" E	60.00'



SYMBOL LEGEND

—○—	OVERHEAD ELECTRIC
—+—	PIPELINE
—X—	WIRE FENCE
⊙	CALCULATED CORNER
●	FOUND SURVEY MONUMENT
●	SET SURVEY MONUMENT
⊠	PIPELINE MARKER
⦿	POWER POLE

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.

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

N 47°18'04" W 1439.62'

50' PIPELINE EASEMENT
VOL. 168, PG. 267, D.R.C.C.T.

TRACT 2
11.000 ACRES
PORTION 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

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

@ 25.00'
SET 1/2" I.R.
W/TPS CAP

25' ROAD EASEMENT
VOL. 16, PG. 94, D.R.C.C.T.

CASSADY ROAD
(GRAVEL)

WELLS THOMPSON
SURVEY
SECTION 14
ABSTRACT NO. 704

BOUNDARY SURVEY

BEING A 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 11.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED ATTACHED BY 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.

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.

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.

PROJECT	42155_TRACT 2_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	

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TPS

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Firm No. 10083400

ADDRESS.....CASSADY 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

