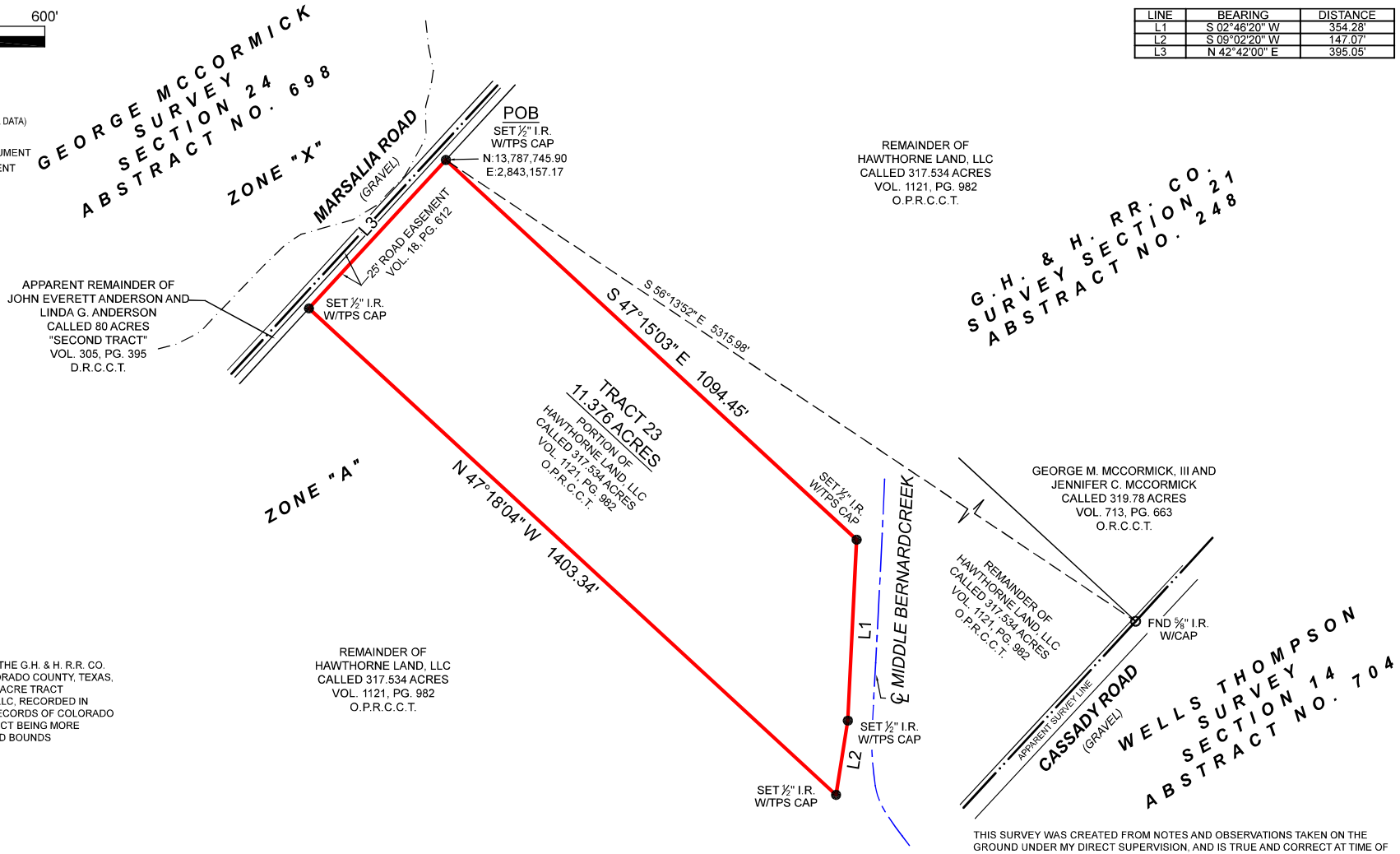
0' 200' 400' 600'

Scale: 1" = 200'

LINE	BEARING	DISTANCE
L1	S 02°46'20" W	354.28'
L2	S 09°02'20" W	147.07'
L3	N 42°42'00" E	395.05'

SYMBOL LEGEND

- FEMA LIMITS (PER NFHL DATA)
- FLOWLINE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



BOUNDARY SURVEY

BEING AN 11.376 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 11.376 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.

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
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PROJECT 42155_TRACT 23_11.376 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	__-__-____

ADDRESS ..... MARSALIA ROAD, EAST BERNARD, TX, 77435
SURVEY ..... G.H. & H. RR. CO. SECTION 21, A - 248
SUBJECT ..... 11.376 ACRES
COUNTY ..... COLORADO

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

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

STATE OF TEXAS REGISTERED THOMAS A. McINTYRE 6921 PROFESSIONAL LAND SURVEYOR