

0' 300' 600' 900'



SYMBOL LEGEND

- P - Overhead Power Line
- E - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- * - Fire Hydrant
- □ - Power Pole
- □ - Telephone Pedestal
- □ - Water Valve
- □ - Water Meter
- ● - Set Iron Rod w/TPS Cap
- ○ - Find Iron Rod

BOUNDARY SURVEY

BEING a 12.700 acre tract of land situated in the G.H.&H.R.R. Co. Survey, Abstract Number 166, Wharton County, Texas, being a portion of that certain called 852.157 acre tract in instrument to Hawthorne Ventures, L.P., recorded in Volume 1120, Page 868 of the Official Records of Wharton County, Texas (O.R.W.C.T.), said 12.700 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 Property Lies in Zone X and Zone A, and a portion does appear to lie within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48481C0075F having an effective date of 12-21-2017.

Job No.: B543-04 TR8A
Scale: 1"=300'
Date: 8-6-2020
Drawn By: CPP
Field Crew: TC
Revised:

Purchaser: Blue Indie Realty
Address: County Road 264, East Bernard Tx, 77435
Lot: Block Section
Survey: G.H. & H.R.R. Co., A 166
Area: 12.700 Acres
Subdivision
Cabinet: Sheet Records
Wharton County, Texas

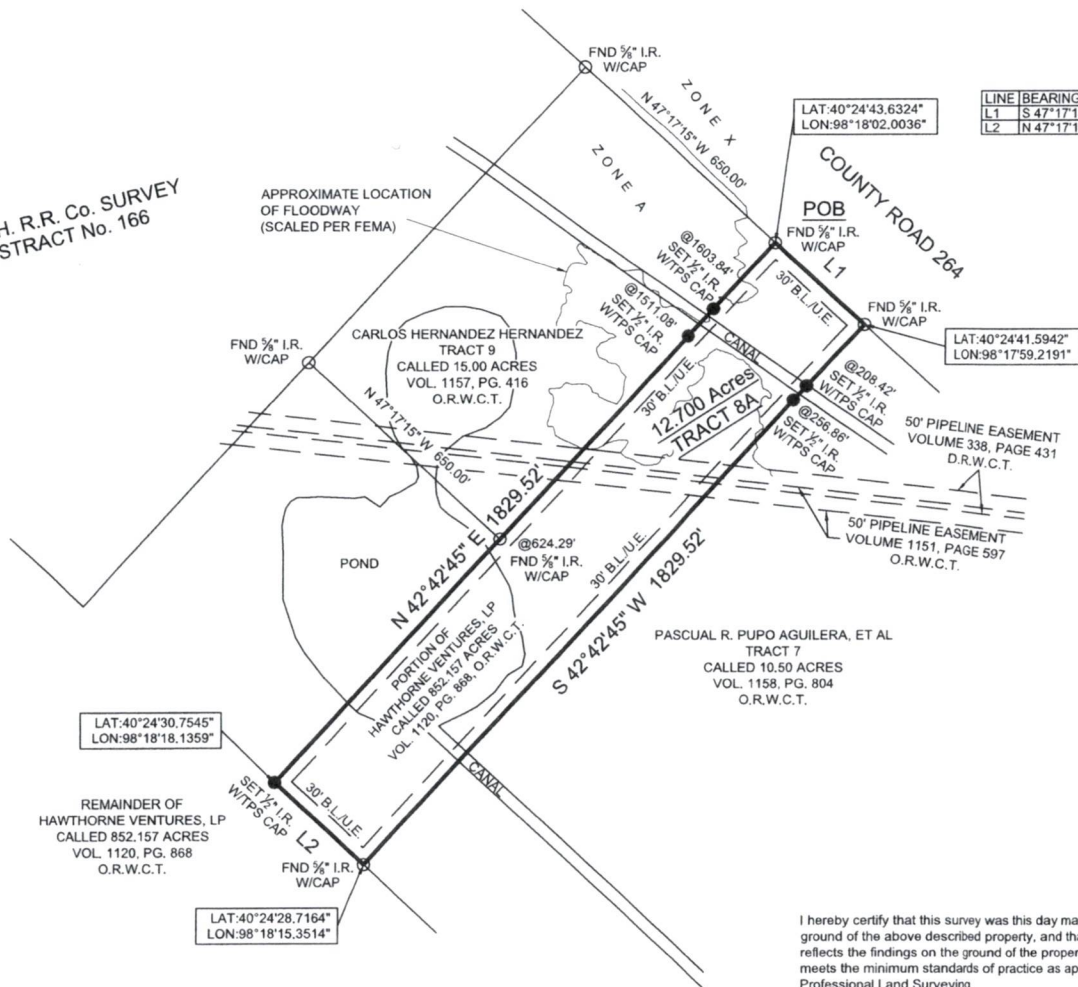
Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204).



3032 N. FRAZIER STREET - CONROE, TX 77303
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FIRM REGISTRATION No. 100834-00

G.H. & H.R.R. Co. SURVEY
ABSTRACT No. 166

APPROXIMATE LOCATION
OF FLOODWAY
(SCALED PER FEMA)



LINE	BEARING	DISTANCE
L1	S 47°17'15" E	302.38'
L2	N 47°17'15" W	302.38'

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

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