

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

REMAINDER 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.

S 88°54'10" E
1684.64'

POB
SET 1/2" I.R.
W/TPS CAP
N: 13,784,823.30
E: 2,845,891.94

FND 1/2" I.R.
W/CAP

CASSADY ROAD
(GRAVEL)

WELLS THOMPSON
SURVEY 14
ABSTRACT NO. 704

N 42°41'56" E 1521.49'
TRACT 10
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.

@ 25.00'
SET 1/2" I.R.
W/TPS CAP
VOL. 16, PG. 94, D.R.C.C.T.
25' ROAD EASEMENT
L1
SPALINGER ROAD
(GRAVEL)
GEORGE MCCORMICK
SURVEY 20
ABSTRACT NO. 245
@ 168.48'
SET 1/2" I.R.
W/TPS CAP
APPARENT SURVEY LINE

GENERAL NOTES:

- 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.

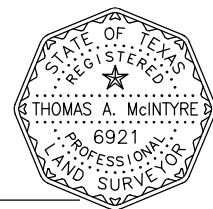
THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL 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.

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



PROJECT 42155 TRACT 10, 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

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