

**FRANCIS MILLOM SURVEY
ABSTRACT No. 82**

McMANUS LAND AND
TIMBER COMPANY, LIMITED
PARCEL ONE
CALLED 384.139 ACRES
VOL. 1647, PG. 128
O.P.R.L.C.T.

POC
FND 3/4" I.R.

POB
SET 1/2" I.R.
W/T/PS CAP

S 73°58'43" E 1788.44'

REMAINDER OF
HAWTHORNE LAND LLC
CALLED 223.038 ACRES
C.F. No. 2022016713
O.P.R.L.C.T.

**TRACT 2
11.962 ACRES**
PORTION OF
HAWTHORNE LAND LLC
CALLED 223.038 ACRES
C.F. No. 2022016713
O.P.R.L.C.T.

UNITED STATES OF AMERICA
CONSERVATION EASEMENT
CALLED 1240 ACRES
VOL. 1689, PG. 822
O.P.R.L.C.T.

**H. & T. C. RR. SURVEY
ABSTRACT No. 269**

JUSTIN MARK CASILLAS AND
CHRISTIE LEE CASILLAS
CALLED 196.2441 ACRES
C.F. No. 2016017534
O.P.R.L.C.T.

LINE	BEARING	DISTANCE
L1	N 84°26'17" E	185.73'
L2	S 51°29'37" W	352.12'
L3	N 06°40'01" W	364.37'
L4	S 88°37'07" W	231.31'

S 18°41'00" E 1526.51'

N 05°31'12" W 1296.98'

FM 834
(ASPHALT)

L1

L3

L4

REMAINDER OF
HAWTHORNE LAND LLC
CALLED 223.038 ACRES
C.F. No. 2022016713
O.P.R.L.C.T.

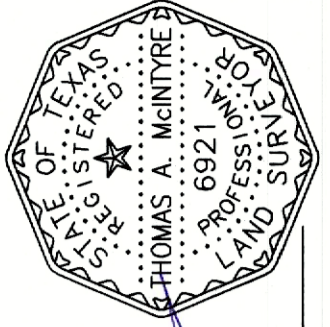
S 04°00'08" E 3629.82'

FND 1" I.P.

BOUNDARY SURVEY

BEING a 11.962 acre tract situated in the Francis Milom Survey, Abstract Number 82, Liberty County, Texas, being a portion of that certain called 223.038 acre tract described in instrument to Hawthorne Land, LLC, recorded in Clerk's File Number 2022016713, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 11.962 acre tract being more particularly described by attached metes and bounds description.

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 REPRESENTS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORDS AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

GENERAL NOTES:
1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO THE ACCURACY OF THE TITLE. THIS SURVEY IS NOT TO BE USED FOR ANY PURPOSES GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 482391C03500 HAVING AN EFFECTIVE DATE OF 01/19/2018.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PROJECT NUMBER	23373 - Tract 2
DATE	03/09/2022
DRAWN BY	LG
CHECKED BY	SS
FIELD CREW	SS
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS
PROFESSIONAL
SURVEYING, LLC

3032 N. FRAZIER STREET - CONROE, TX 77383
PH (281) 261-7800 FAX (281) 261-7448
FIRM REGISTRATION NO. 100834-00

PURCHASER: HAWTHORNE CAPITAL
ADDRESS: 2673 FARM TO MARKET ROAD 834, LIBERTY, TX, 77575
SURVEY: FRANCIS MILLOM, A-82
SUBJECT: 11.962 ACRES
COUNTY: LIBERTY