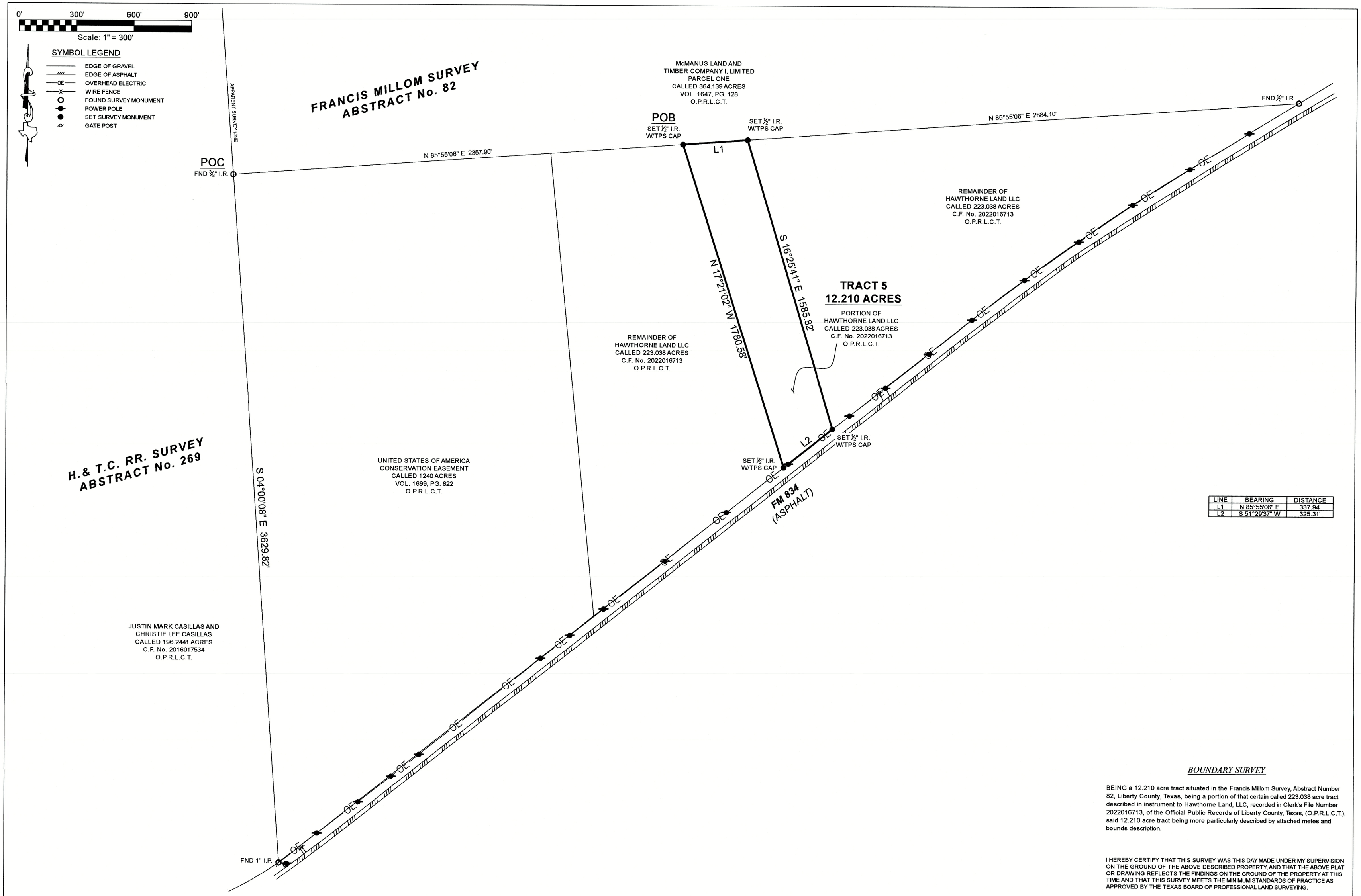

LINE	BEARING	DISTANCE
L1	N 85°55'06" E	337.94'
L2	S 51°29'37" W	325.31'

BOUNDARY SURVEY

BEING a 12.210 acre tract situated in the Francis Millom 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 12.210 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 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.

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

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

TEXAS PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION NO. 100834-00

PROJECT NUMBER	23373 - Tract 5
DATE	03/03/2022
DRAWN BY	LG
CHECKED BY	MN
FIELD CREW	SS
REVISION 1	__-__-____
REVISION 2	__-__-____
REVISION 3	__-__-____
REVISION 4	__-__-____

PURCHASER ..... HAWTHORNE CAPITAL
ADDRESS ..... 2673 FARM TO MARKET ROAD 834, LIBERTY, TX, 77575
SURVEY ..... FRANCIS MILLOM, A-82
SUBJECT ..... 12.210 ACRES
COUNTY ..... LIBERTY

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.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48291C0350D 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.