

**FRANCIS MILLOM SURVEY
ABSTRACT No. 82**

McMANUS LAND AND
TIMBER COMPANY I, LIMITED
PARCEL ONE
CALLED 364.139 ACRES
VOL. 1647, PG. 128
O.P.R.L.C.T.

POB
SET 1/2" I.R.
WITPS CAP

L1
SET 1/2" I.R.
WITPS CAP

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

**TRACT 6
12.234 ACRES**
PORTION OF
HAWTHORNE LAND LLC
CALLED 223.038 ACRES
C.F. No. 2022016713
O.P.R.L.C.T.

REMAINDER 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.

JUSTIN MARK CASILLAS AND
CHRISTIE LEE CASILLAS
CALLED 196.244 ACRES
C.F. No. 2016017534
O.P.R.L.C.T.

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

FM 824
(ASPHALT)

N 16°25'41" W 1585.82'

S 11°28'01" E 1376.64'

S 04°00'08" E 3629.82'

FND 1/2" I.R.

N 85°55'06" E 2453.62'

N 85°55'06" E 2695.85'

POC
FND 3/8" I.R.

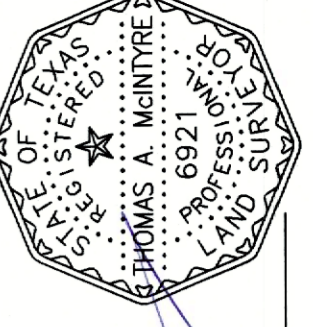
FND 1" I.P.

LINE	BEARING	DISTANCE
L1	N 85°55'06" E	2453.62
L2	S 11°28'01" E	1376.64

BOUNDARY SURVEY

BEING a 12.234 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 12.234 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 SURVEYING INSTRUMENTS AND THIS DRAWING MEET THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD HAZARD ZONING COMMUNITY PANEL NO. 48291C03650D 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.

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE INSURANCE POLICY. THE SURVEYOR 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.

PURCHASER: HAWTHORNE CAPITAL
ADDRESS: 2673 FARM TO MARKET ROAD 834, LIBERTY, TX, 77575
SURVEY: FRANCIS MILLOM, A-82
SUBJECT: 12.234 ACRES
COUNTY: LIBERTY

PROJECT NUMBER	2373 - Tract 6
DATE	03/03/2022
DRAWN BY	LG
CHECKED BY	SS
FIELD CREW	
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	



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