

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	12127.17'	1014.82'	1014.52'	S 56°58'54" W	4°47'40.52"

LINE	BEARING	DISTANCE
L1	S 56°12'32" W	495.10'

**FRANCIS MILLOM SURVEY
ABSTRACT NO. 82**

**TRACT 9
11.968 ACRES**

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

McMANUS LAND AND
TIMBER COMPANY, LIMITED
PARCEL ONE
CALLED 364.139 ACRES
VOL. 1647, PG. 128
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. 1699, PG. 822
O.P.R.L.C.T.

JUSTIN MARK CASILLAS AND
CHRISTIE LEE CASILLAS
CALLED 196.2441 ACRES
C.F. No. 201607534
O.P.R.L.C.T.

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

N 85°55'06" E 1569.18'

N 29°29'31" W 751.98'

S 85°55'06" W 4010.78'

FND 3/8" I.R.

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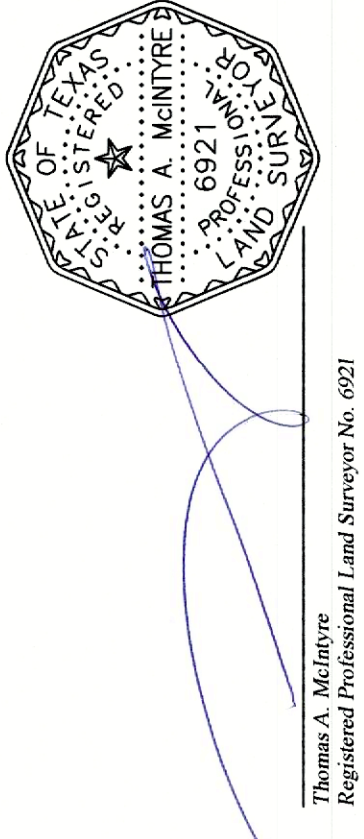
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BOUNDARY SURVEY

BEING a 11.968 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 11.968 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 IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



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. 48291G0350D 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.

PURCHASER: HAWTHORNE CAPITAL
ADDRESS: 2673 FARM TO MARKET ROAD 834, LIBERTY, TX 77575
SURVEY: FRANCIS MILLOM, A-82
SUBJECT: 11.968 ACRES
COUNTY: LIBERTY

PROJECT NUMBER	23373 - Tract 9
DATE	03/03/2022
DRAWN BY	LG
CHECKED BY	MM
FIELD CREW	SS
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING, LLC

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FIRM REGISTRATION NO. 10883440