0' 200' 400' 600'

Scale: 1" = 200'

LINE	BEARING	DISTANCE
L1	S 09°02'20" W	229.38'
L2	S 37°01'12" W	140.84'
L3	N 42°42'00" E	331.08'

SYMBOL LEGEND

- FEMA LIMITS (PER NFHL DATA)
- FLOWLINE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

APPARENT REMAINDER OF
JOHN EVERETT ANDERSON AND
LINDA G. ANDERSON
CALLED 80 ACRES
"SECOND TRACT"
VOL. 305, PG. 395
D.R.C.C.T.

ZONE "X"

MARSALIA ROAD
(GRAVEL)

POB
SET ½" I.R.
W/TPS CAP
N:13,787,455.57
E:2,842,889.26

L3

25' ROAD EASEMENT
VOL. 18, PG. 612, D.R.C.C.T.

SET ½" I.R.
W/TPS CAP

GEORGE MCCORMICK
SURVEY
SECTION 24
ABSTRACT NO. 698

APPARENT SURVEY LINE

G. H. & H. RR. CO.
SURVEY SECTION 21
ABSTRACT NO. 248

S 60°22'56" E 5391.46'

S 47°18'04" E 1403.34'

TRACT 22
11.376 ACRES

PORTION OF
HAWTHORNE LAND, LLC
CALLED 317.534 ACRES
VOL. 1121, PG. 982
O.P.R.C.C.T.

N 47°18'04" W 1544.42'

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 317.534 ACRES
VOL. 1121, PG. 982
O.P.R.C.C.T.

ZONE "A"

SET ½" I.R.
W/TPS CAP

L1

SET ½" I.R.
W/TPS CAP

L2

SET ½" I.R.
W/TPS CAP

℄ MIDDLE BERNARD CREEK

GEORGE M. MCCORMICK, III AND
JENNIFER C. MCCORMICK
CALLED 319.78 ACRES
VOL. 713, PG. 663
O.R.C.C.T.

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 317.534 ACRES
VOL. 1121, PG. 982
O.P.R.C.C.T.

FND ⅝" I.R.
W/CAP

APPARENT SURVEY LINE

CASSADY ROAD
(GRAVEL)

WELLS THOMPSON
SURVEY
SECTION 14
ABSTRACT NO. 704

BOUNDARY SURVEY

BEING AN 11.376 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 11.376 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

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.

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

PROJECT 42155_TRACT 22_11.376 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	__-__-____

ADDRESS ..... MARSALIA ROAD, EAST BERNARD, TX, 77435
SURVEY ..... G.H. & H. RR. CO. SECTION 21, A - 248
SUBJECT ..... 11.376 ACRES
COUNTY ..... COLORADO

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48089C0350D, 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.

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

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921