



	EDGE OF GRAVEL
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC
	WIRE FENCE
	FOUND SURVEY MONUMENT
	POWER POLE
	SET SURVEY MONUMENT
	GATE POST

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

N 85°55'06" E 3915.90'

POB
FND 3/8" I.R.

N 85°55'06" E 1664.05'

SET 1/2" I.R.
W/TPS CAP

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. 2016017534
O.P.R.L.C.T.

TRACT 1
121.243 ACRES

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

S 05°31'12" E 1911.87

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

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

SET 1/2" I.R.
W/TPS CAP

11

SET 1/2" I.R.
W/TPS CAP

5

SET 1/2" I.R.
W/TPS CAP

SET 1/2" I.R.
W/TPS CAP
@283.73'

S 51°29'37" W 2289.43' III
FARM TO MARKET ROAD 834
(ASPHALT)

LINE	BEARING	DISTANCE
L1	N 88°37'07" E	231.31'
L2	S 06°40'01" E	364.37'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENG
C1	1807.27'	90.70'	2°52'32"	S 52°55'52" W	90.69'

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.

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.

BOUNDARY SURVEY

BEING a 121.243 acre tract situated in the Francis Millom Survey, Abstract Number 82, Liberty County, Texas, being comprised of a portion of that certain called 1240 acre tract described as "Conservation Easement" to United States of America, recorded in Volume 1699, Page 822 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), and a portion of that certain called 223.038 acre tract described in instrument to Hawthorne Land, LLC, recorded in Clerk's File Number 2022016713, O.P.R.L.C.T., said 121.243 acre tract being more particularly described by attached metes and bounds description.

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.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



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