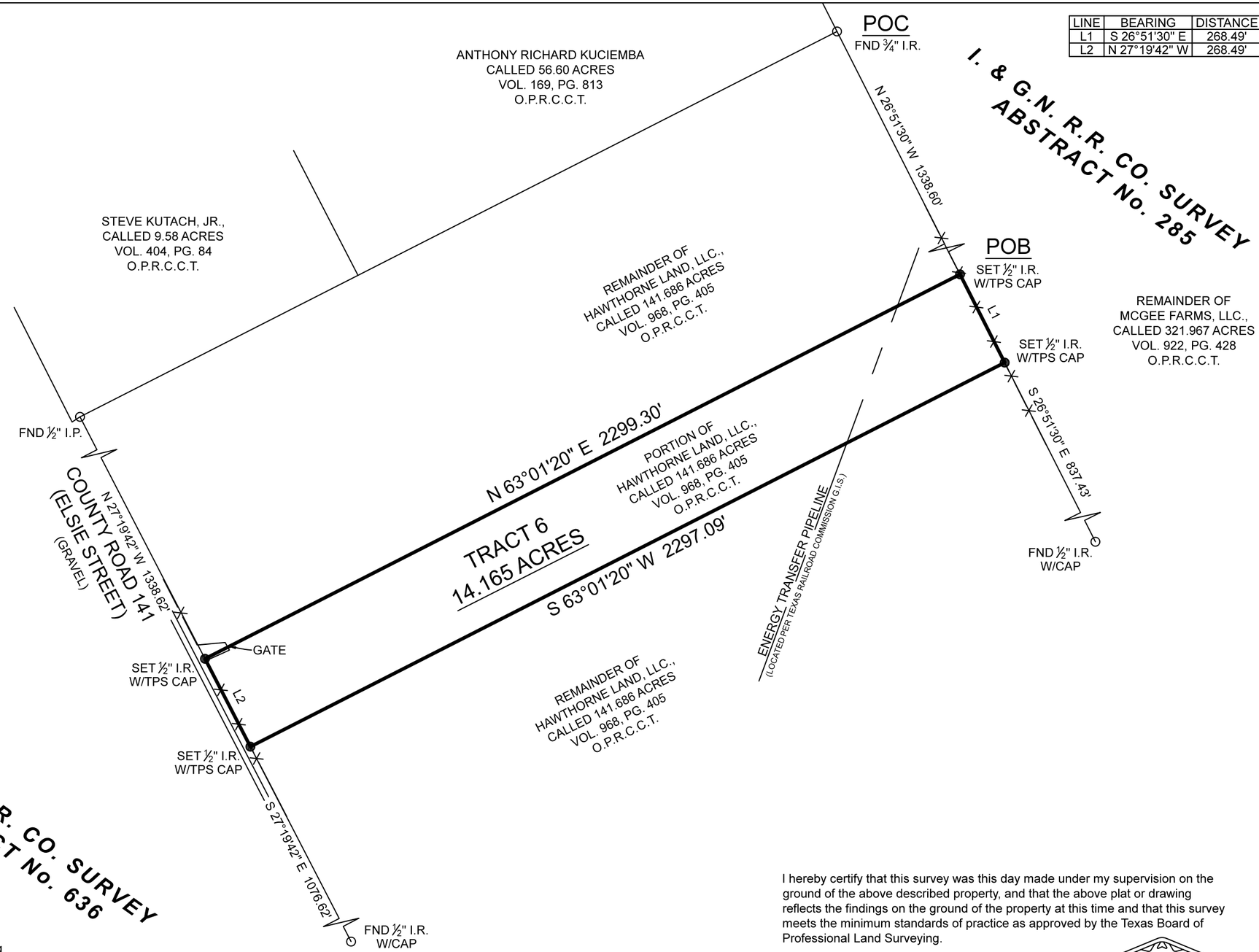
0' 300' 600' 900'

SYMBOL LEGEND

- Overhead Power Line
- Guy Wire
- Wood Fence
- Wrought Iron Fence
- Chainlink Fence
- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod

LINE	BEARING	DISTANCE
L1	S 26°51'30" E	268.49'
L2	N 27°19'42" W	268.49'



BOUNDARY SURVEY

BEING a 14.165 acre tract situated in the I.&G.N. RR. Co. Survey, Abstract Number 285, Colorado County, Texas, being a portion of that certain called 141.686 acre tract described in instrument to Hawthorne Land, LLC., recorded under Volume 968, Page 405 of the Official Public Records of Colorado County, Texas (O.P.R.C.C.T.), said 14.165 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 Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48089C0425D having an effective date of 2/4/2011.

Job No.: H605-04_TR6
Scale: 1" = 300'
Date: 05/28/2021
Drawn By: DVB
Field Crew: JM
Revised:

Purchaser Hawthorne Capital
Address CR 141, Rock Island, Tx 77442
Lot _____, Block _____, Section _____
Survey I. & G.N. R.R. CO., A 285
Area 14.165 Acres
Subdivision _____
Cabinet _____, Sheet _____, _____ Records
Colorado County, Texas

Basis of Bearings: Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

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
CAREY A. JOHNSON
6524
PROFESSIONAL
LAND SURVEYOR

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

TEXAS PROFESSIONAL SURVEYING, LLC
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