

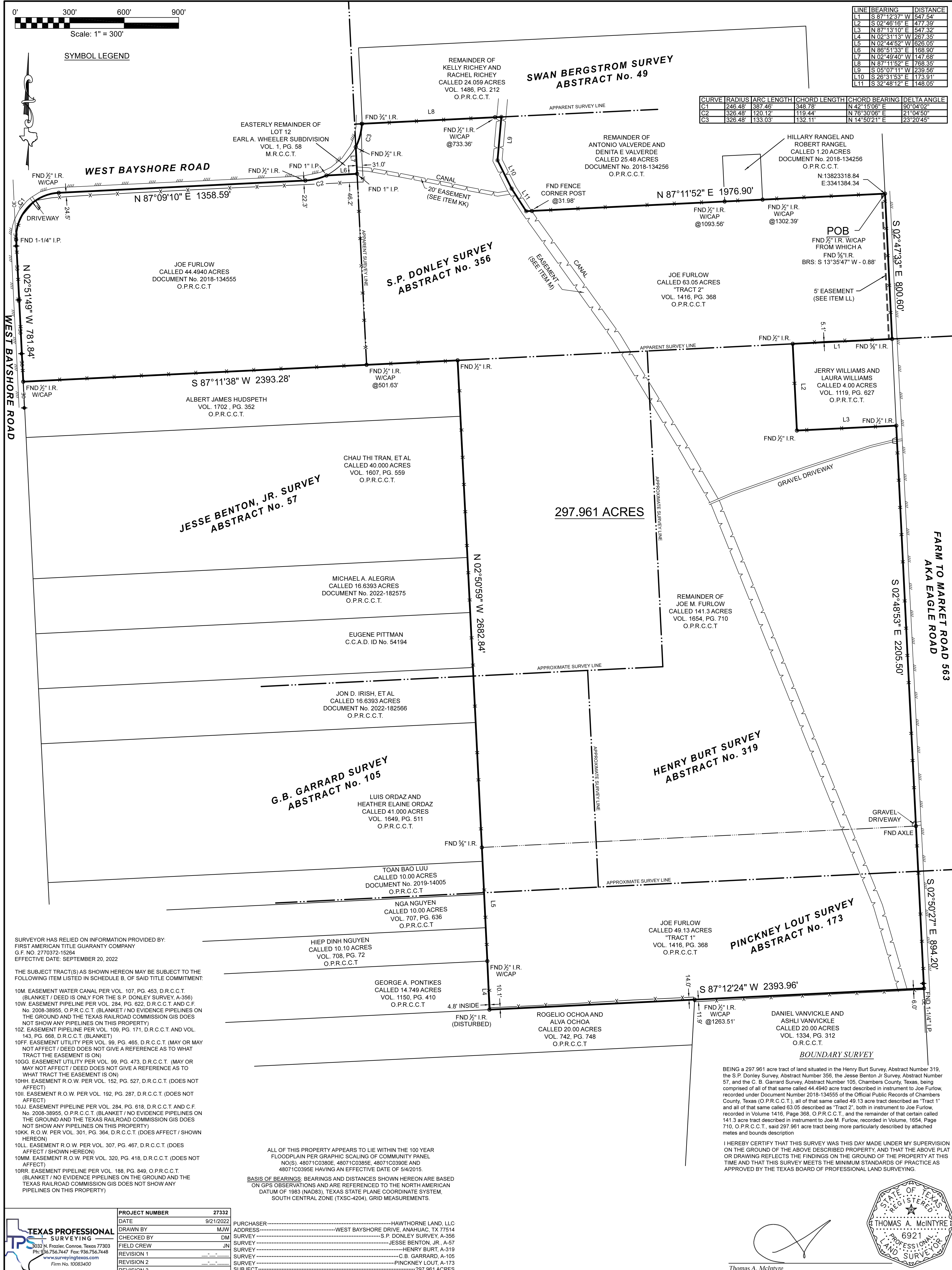
0' 300' 600' 900'

Scale: 1" = 300'

SYMBOL LEGEND

LINE	BEARING	DISTANCE
L1	S 87°12'37" W	547.54'
L2	S 02°46'16" E	477.39'
L3	N 87°13'10" E	547.32'
L4	N 02°31'13" W	267.35'
L5	N 02°44'52" W	626.05'
L6	N 86°51'33" E	168.90'
L7	N 02°49'40" W	147.68'
L8	N 87°11'52" E	1768.35'
L9	S 05°07'11" W	239.56'
L10	S 26°31'53" E	173.91'
L11	S 32°48'12" E	1148.05'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	246.48'	387.46'	348.78'	N 42°15'06" E	90°04'02"
C2	326.48'	120.12'	119.44'	N 76°30'06" E	21°04'50"
C3	326.48'	133.03'	132.11'	N 14°50'21" E	23°20'45"



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
 FIRST AMERICAN TITLE GUARANTY COMPANY
 G.F. NO. 2770372-15264
 EFFECTIVE DATE: SEPTEMBER 20, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- 10M. EASEMENT WATER CANAL PER VOL. 107, PG. 453, D.R.C.C.T. (BLANKET / DEED IS ONLY FOR THE S.P. DONLEY SURVEY, A-356)
- 10W. EASEMENT PIPELINE PER VOL. 284, PG. 622, D.R.C.C.T. AND C.F. No. 2008-38955, O.P.R.C.C.T. (BLANKET / NO EVIDENCE PIPELINES ON THE GROUND AND THE TEXAS RAILROAD COMMISSION GIS DOES NOT SHOW ANY PIPELINES ON THIS PROPERTY)
- 10Z. EASEMENT PIPELINE PER VOL. 109, PG. 171, D.R.C.C.T. AND VOL. 143, PG. 668, D.R.C.C.T. (BLANKET)
- 10FF. EASEMENT UTILITY PER VOL. 99, PG. 465, D.R.C.C.T. (MAY OR MAY NOT AFFECT / DEED DOES NOT GIVE A REFERENCE AS TO WHAT TRACT THE EASEMENT IS ON)
- 10GG. EASEMENT UTILITY PER VOL. 99, PG. 473, D.R.C.C.T. (MAY OR MAY NOT AFFECT / DEED DOES NOT GIVE A REFERENCE AS TO WHAT TRACT THE EASEMENT IS ON)
- 10HH. EASEMENT R.O.W. PER VOL. 152, PG. 527, D.R.C.C.T. (DOES NOT AFFECT)
- 10II. EASEMENT R.O.W. PER VOL. 192, PG. 287, D.R.C.C.T. (DOES NOT AFFECT)
- 10JJ. EASEMENT PIPELINE PER VOL. 284, PG. 618, D.R.C.C.T. AND C.F. No. 2008-38955, O.P.R.C.C.T. (BLANKET / NO EVIDENCE PIPELINES ON THE GROUND AND THE TEXAS RAILROAD COMMISSION GIS DOES NOT SHOW ANY PIPELINES ON THIS PROPERTY)
- 10KK. R.O.W. PER VOL. 301, PG. 364, D.R.C.C.T. (DOES AFFECT / SHOWN HEREON)
- 10LL. EASEMENT R.O.W. PER VOL. 307, PG. 487, D.R.C.C.T. (DOES AFFECT / SHOWN HEREON)
- 10MM. EASEMENT R.O.W. PER VOL. 320, PG. 418, D.R.C.C.T. (DOES NOT AFFECT)
- 10RR. EASEMENT PIPELINE PER VOL. 188, PG. 849, O.P.R.C.C.T. (BLANKET / NO EVIDENCE PIPELINES ON THE GROUND AND THE TEXAS RAILROAD COMMISSION GIS DOES NOT SHOW ANY PIPELINES ON THIS PROPERTY)

ALL OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO(S). 48071C0380E, 48071C0385E, 48071C0390E AND 48071C0395E HAVING AN EFFECTIVE DATE OF 5/4/2015.
 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, SOUTH CENTRAL ZONE (TXSC-4204), GRID MEASUREMENTS.

BEING A 297.961 acre tract of land situated in the Henry Burt Survey, Abstract Number 319, the S.P. Donley Survey, Abstract Number 356, the Jesse Benton Jr Survey, Abstract Number 57, and the C. B. Garrard Survey, Abstract Number 105, Chambers County, Texas, being comprised of all of that same called 44.4940 acre tract described in instrument to Joe Furlow, recorded under Document Number 2018-134555 of the Official Public Records of Chambers County, Texas (O.P.R.C.C.T.), all of that same called 49.13 acre tract described as "Tract 1" and all of that same called 63.05 described as "Tract 2", both in instrument to Joe Furlow, recorded in Volume 1416, Page 368, O.P.R.C.C.T., and the remainder of that certain called 141.3 acre tract described in instrument to Joe M. Furlow, recorded in Volume, 1654, Page 710, O.P.R.C.C.T., said 297.961 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 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.



PROJECT NUMBER	27332
DATE	9/21/2022
DRAWN BY	MJV
CHECKED BY	DM
FIELD CREW	JN
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER.....HAWTHORNE LAND, LLC
 ADDRESS.....WEST BAYSHORE DRIVE, ANAHUAC, TX 77514
 SURVEY.....S.P. DONLEY SURVEY, A-356
 SURVEY.....JESSE BENTON, JR., A-57
 SURVEY.....HENRY BURT, A-319
 SURVEY.....C.B. GARRARD, A-105
 SURVEY.....PINKNEY LOU, A-173
 SUBJECT.....297.961 ACRES
 COUNTY.....CHAMBERS

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

