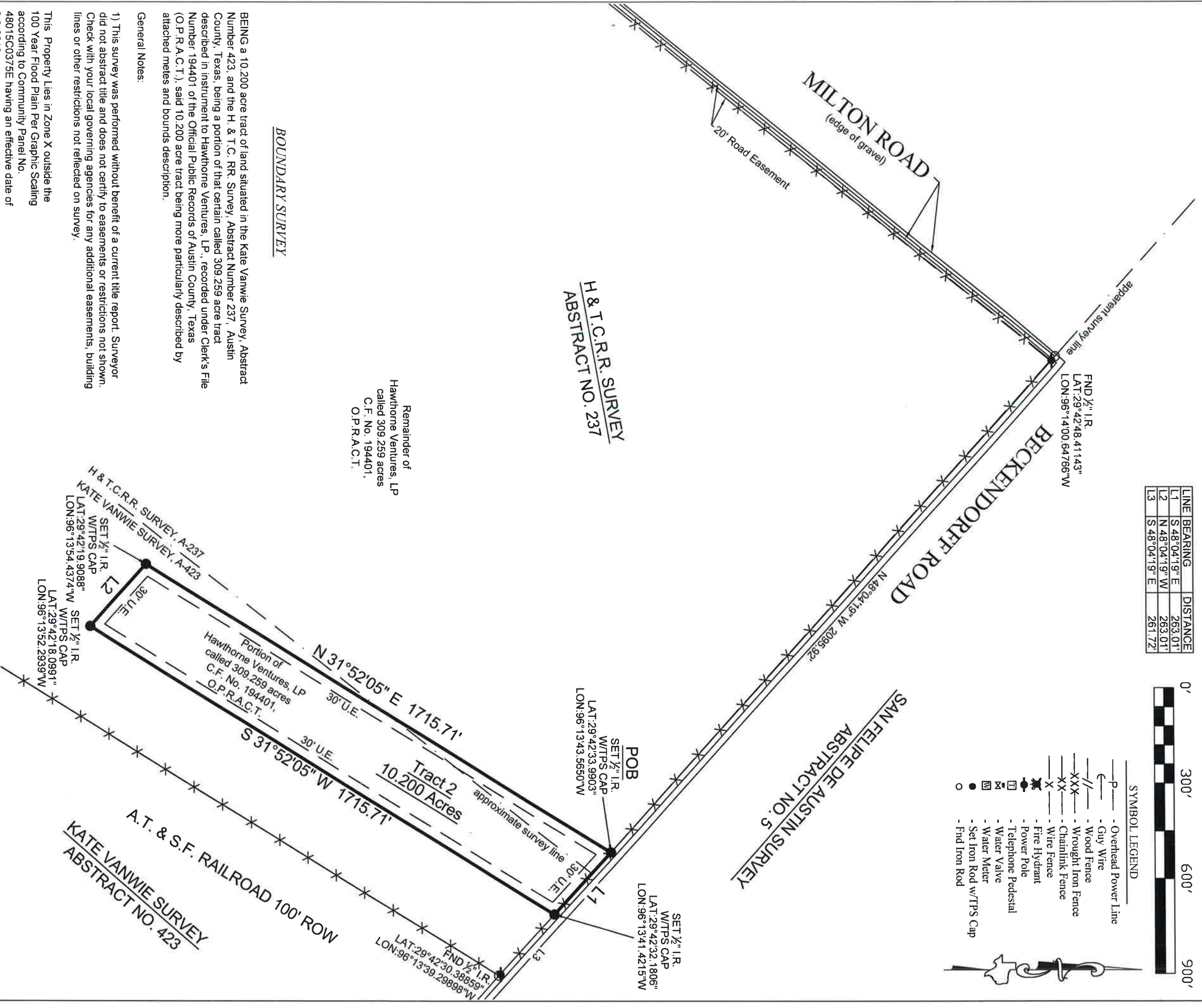


LINE	BEARING	DISTANCE
L1	S 48°04'19" E	263.01'
L2	N 48°04'19" W	263.01'
L3	S 48°04'19" E	261.72'



- SYMBOL LEGEND**
- P - Overhead Power Line
 - - - - - Guy Wire
 - // - Wood Fence
 - XXX - Wrought Iron Fence
 - XXX - Chainlink Fence
 - X - Wire Fence
 - * - Fire Hydrant
 - □ - Power Pole
 - □ - Telephone Pedestal
 - □ - Water Valve
 - □ - Water Meter
 - ● - Set Iron Rod w/TPS Cap
 - ○ - Fnd Iron Rod



Remainder of
Hawthorne Ventures, LP
called 309.259 acres
C.F. No. 194401,
O.P.R.A.C.T.

BOUNDARY SURVEY

BEING a 10.200 acre tract of land situated in the Kate Vanwie Survey, Abstract Number 423, and the H. & T.C. RR. Survey, Abstract Number 237, Austin County, Texas, being a portion of that certain called 309.259 acre tract described in instrument to Hawthorne Ventures, LP., recorded under Clerk's File Number 194401 of the Official Public Records of Austin County, Texas (O.P.R.A.C.T.), said 10.200 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. 48015C0375E having an effective date of 9-3-2010.

Job No.: H289-02 Tract 2
Scale: 1"=300'
Date: 2-12-2020
Drawn By: CPP
Field Crew: TC
Revised:

Purchaser: Hawthorne Ventures, LP
Address: Beckendorff Road, Sealy TX, 77474
Lot: Block Section
Survey: Kate Vanwie A 423
Survey: H&T.C.R.R. A 237
Area: 10.200 Acres
Austin County, Texas

Bearings shown hereon are based on GPS observations and are referenced to Basis of Bearings the NAD83, Texas State Plane Coordinate System, South Central Zone (4204).

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.

Carey A. Johnson
Registered Professional Land Surveyor No. 6524



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