



LINE	BEARING	DISTANCE
L1	S 02°44'32" E	303.82'
L2	N 02°48'50" W	303.82'

**MORRIS AND CUMMINGS SECTION 2 SURVEY
ABSTRACT NO. 290**

**JOSEPH SIMONS SURVEY
ABSTRACT NO. 260**

LAT:28°59'08.8396"
LON:96°26'46.0070"

LAT:28°59'09.3150"
LON:96°26'28.5274"

LAT:28°59'06.3078"
LON:96°26'28.4385"

LAT:28°59'05.8326"
LON:96°26'45.9137"

Remainder of
Samuel Phillips McColloch et. al.,
Tract One
called 100 acres
Vol. 585, Pg. 958
O.R.J.C.T.

Portion of
Samuel Phillips McColloch et. al.,
Tract One
called 10.830 Acres
Vol. 585, Pg. 958
O.R.J.C.T.

Remainder of
Samuel Phillips McColloch et. al.,
Tract One
called 100 acres
Vol. 585, Pg. 958
O.R.J.C.T.

edge of gravel
TEXACO ROAD (P.V.T.)

POC
FND 3" I.P.
W/ CAP

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

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

C.R. 227
edge of gravel

BOUNDARY SURVEY

BEING a 10.830 acre tract of land situated in the Morris and Cummings Section 2 Survey, Abstract Number 290, Jackson County, Texas, being a portion of that same called 100 acre tract described as "Tract One" in instrument to Samuel Phillips McColloch, et. al., recorded in Volume 585, Page 958 of the Official Records of Jackson County, Texas (O.R.J.C.T.), said 10.830 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.
- 2) Pipelines shown hereon are based on location of above-ground markers only.

This Property Lies in Zone X(shaded), and AE, and a portion does seem to lie in the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No.

48239C0375D having an effective date 09-17-2014.
Job No.: H489-01 Tract8
Scale: 1"=200'
Date: 5/14/2019
Drawn By: CPP
Field Crew: TC
Revised: 10-25-2019 ESMT

Purchaser: HAWTHORNE VENTURES, LP
Address: C.R. 227, GANADO TEXAS, 77962
Lot: _____, Block: _____, Section: _____
Survey: MORRIS & CUMMINGS SECTION 2, A, 290
Area: 10.830 Acres
Subdivision: _____
Cabinet: _____, Sheet: _____, Records: _____
JACKSON County, Texas

3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

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

SYMBOL LEGEND

—P—	- Overhead Power Line
—G—	- Guy Wire
—//—	- Wood Fence
—XXX—	- Wrought Iron Fence
—XX—	- Chainlink Fence
—X—	- Wire Fence
⊗	- Fire Hydrant
●	- Power Pole
⊠	- Telephone Pedestal
⊞	- Water Valve
⊞	- Water Meter
●	- Set Iron Rod w/TPS Cap
○	- Fnd Iron Rod

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
Carey A. Johnson
Registered Professional Land Surveyor No. 6524

