



**BOUNDARY, IMPROVEMENT, & TOPOGRAPHY SURVEY**

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

LINE	BEARING	DISTANCE
L1	S 02°44'32" E	298.96'
L2	N 02°48'50" W	298.96'

BEING a 10.670 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 McCollough, et. al., recorded in Volume 585, Page 958 of the Official Records of Jackson County, Texas (O.R.J.C.T.), said 10.670 acre tract being more particularly described by attached metes and bounds description.

Larry W. Ledwig, et al.  
called 330.009  
Vol. 14, Pg. 361  
O.R.J.C.T.

LAT:28°59'23.8389"  
LON:96°26'46.4724"

N 86°58'34" E 1554.86'  
**10.670 Acres**

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

S 86°58'34" W 1554.49'

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

LAT:28°59'24.3149"  
LON:96°26'28.9707"

LAT:28°59'21.3557"  
LON:96°26'28.8833"

LAT:28°59'20.8799"  
LON:96°26'46.3806"

**General Notes:**

- © 2019, Texas Professional Surveying, LLC. All Rights Reserved.
- Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- 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 recorded plat.
- Fences as shown
- See attached metes and bounds.
- Elevation shots with one numeral after the decimal point (ie 91.2) indicates Natural Ground Elevation.
- Elevation shots with two numerals after the decimal point (ie 91.52) indicates Concrete and/or Asphalt Elevation.
- This Topographic Survey is based on 100 foot Grid.
- Elevations shown hereon are based on GPS observations and are referenced to the NAVD88, GEOID 2009.
- 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 Tract3  
Scale: 1"=200'  
Date: 5/14/2019  
Drawn By: CPP  
Field Crew: TC  
Revised:

Purchaser HAWTHORNE VENTURES, LP  
Address C.R. 227, GANADO TEXAS, 77962  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_  
Survey MORRIS & CUMMINGS SECTION 2, A 290  
Area 10.670 Acres  
Subdivision \_\_\_\_\_  
Cabinet \_\_\_\_\_, Sheet \_\_\_\_\_, Records \_\_\_\_\_  
JACKSON County, Texas

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

**SYMBOL LEGEND**

—P—	- Overhead Power Line
—C—	- 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
○	- End 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.

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*Carey A. Johnson*  
Carey A. Johnson  
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