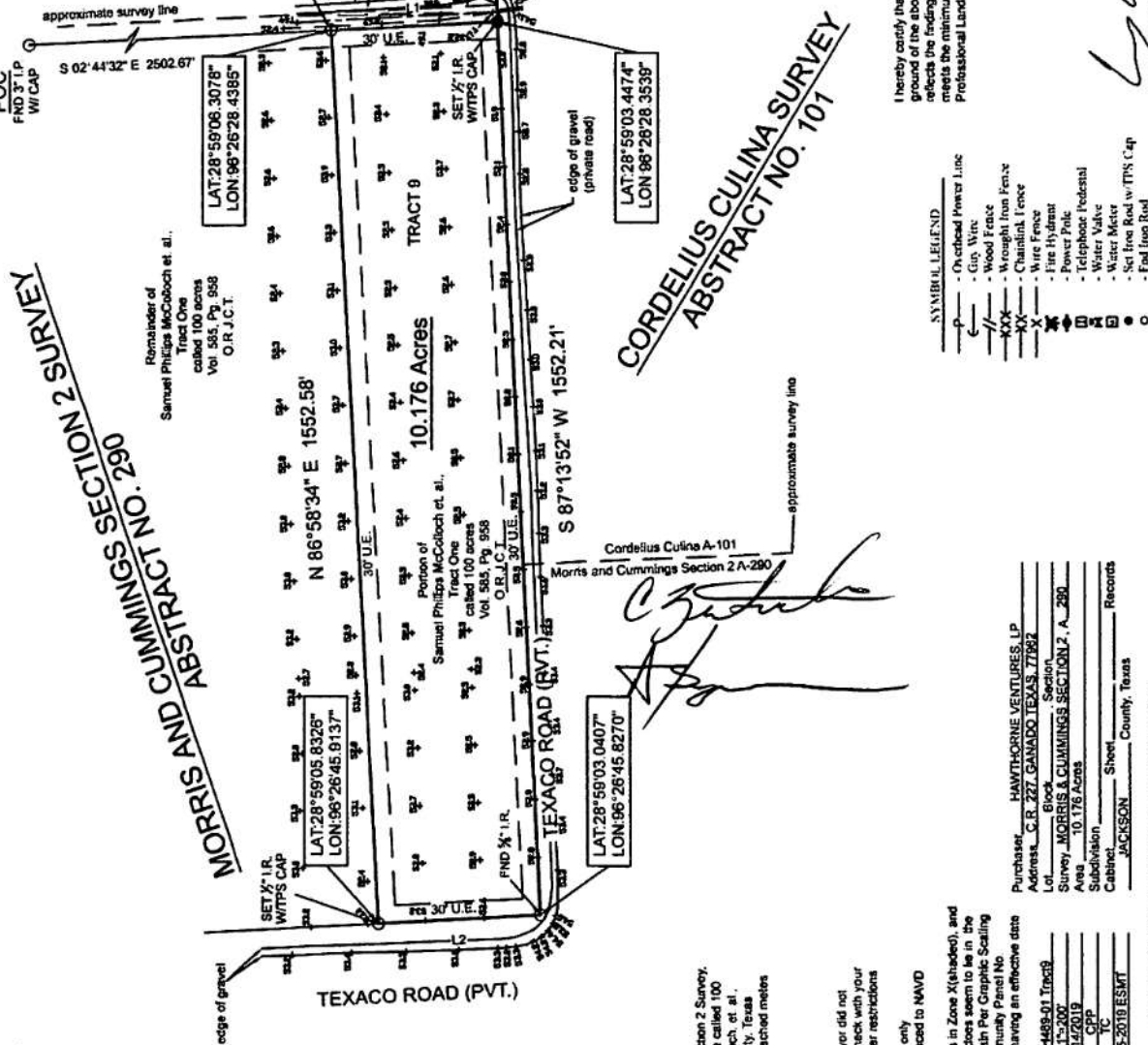


LINE	BEARING	DISTANCE
1	S 02° 44' 32" E	2502.67'
2	N 02° 48' 30" W	282.08'

JOSEPH SIMONS SURVEY
ABSTRACT NO. 260

MORRIS AND CUMMINGS SECTION 2 SURVEY
ABSTRACT NO. 290

CORDELIUS CULINA SURVEY
ABSTRACT NO. 107



BOUNDARY IMPROVEMENT & TOPOGRAPHIC SURVEY

BEING a 10.176 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 Philips McCulloch, et al., recorded in Volume 585, Page 958 of the Official Records of Jackson County, Texas (O.R.C.T.), said 10.176 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 recorded plat.
- 2) Poplars shown hereon are based on location of above-ground markers only.
- 3) Elevations shown hereon are based on GPS observation and are referenced to NAVD 1988.

This Property Lies in Zone 14 (shaded), and AE and a portion does seem to be in the 100 Year Flood Plain Per Grapels Scaling according to Community Panel No. 48280037SD having an effective date 09-17-2014.

Job No. H489-01 Tract 9
Scale: 1"=200'
Drawn By: GPP
Field Crew: TC
Revised: 10-25-2018 ESMT

Purchaser: HAWTHORNE VENTURES, LP
Address: C.R. 227, GANADO, TEXAS, 77862
of: Cordelius Culina Survey
Survey: MORRIS & CUMMINGS SECTION 2, A. 290
view: 10.176 Acres
Subdivision: _____
Cadastral: JACKSON County, Texas

Records: _____
Sheet: _____
Basis of Bearings: _____
Texas State Plane Coordinate System, South Central Zone (4304)

TEXAS
PROFESSIONAL SURVEYOR
111 N. FRAZIER STREET - CONROE, TX 77384
PH (936) 756-7447 - FAX (936) 756-7448
www.surveyingcentral.com
FORM REGISTRATION No. 10834-00

SYMBOL LEGEND

—	On critical Power Line
—	City Wire
—	Wood Fence
—	Wrought Iron Fence
—	Chainlink Fence
—	Wire Fence
—	Fire Hydrant
—	Power Pole
—	Telephone Pedestal
—	Water Valve
—	Water Meter
—	Set Iron Rod w/ITS Cap
—	Find 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 the 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. 6624

LINE	BEARING	DISTANCE
1	S 02° 44' 32" E	2502.67'
2	N 10° 43' 50" W	772.02'

**JOSEPH SIMONS SURVEY
ABSTRACT NO. 260**

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

**CORDELIUS CULINA SURVEY
ABSTRACT NO. 101**

POC
FRD 3" P.P.
W/ CAP
S 02° 44' 32" E 2502.67'

LAT: 28° 58' 06.3078"
LON: 96° 26' 28.4395"

POB
SET 2" X 1/4"
W/ TFS CAP

C.R. 227
edge of gravel
end of county
maintained road

TRACT 9

10.176 Acres

N 86° 58' 34" E 1552.58'

LAT: 28° 59' 05.6326"
LON: 96° 26' 45.9713"

Portion of
Samuel Philips McCulloch et. al.,
Tract One
called 100 acres
Vol. 585, Pg. 959
O.R.J.C.T.

Cordeilus Culina A-101
Morris and Cummings Section 2 A-290

S 87° 13' 52" W 1552.21'

LAT: 28° 59' 03.0407"
LON: 96° 26' 45.8270"

TEXACO ROAD (PVT.)



**BOUNDARY IMPROVEMENT &
TOPOGRAPHIC
SURVEY**

BEING a 10.176 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 McCulloch et. al., recorded in Volume 535, Page 959 of the Official Records of Jackson County, Texas (O.R.J.C.T.), said 10.176 acre tract being more particularly described by attached metes and bounds description.

General Notice:

- 1) © 2019, Texas Professional Surveying, LLC. All Rights Reserved.
- 2) 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.
- 3) This survey was performed without benefit of a current title report. Surveyor did not do a title and does not carry to assessments or restrictions not shown. Check with your local governing agencies for any additional easements, building limits or other restrictions not referred on received plat.
- 4) Fences are shown.
- 5) Set attached stakes and boards.
- 6) Elevation reads with one numeral, after the decimal point, (to 5/12) indicates Natural Ground Elevations.
- 7) Elevation points with two numerals after the decimal point (to 97.52) indicates Concrete or Asphalt Elevation.
- 8) This Boundary Survey is based on 102 foot Grid.
- 9) Elevations shown herein are based on GPS observations and are referenced to the NAVD83, GEOID 2011.
- 10) Horizontal shown herein are based on location of above-ground markers only.

This Property List in Zone (X, Y, Z), and AE, and a portion does seem to be in the 100 Year Flood Plain (FEMA Stalling according to Community Panel No. 49239007800 having an effective date 09-17-2014.

Job No. H489401 Tract 9
Scale 1"=200'
Date 8/14/2019
Drawn By CRP
Field Crew TC
Revised

TEXAS PROFESSIONAL SURVEYING, LLC
901 N. TRAVLER STREET - CONROE, TX 77383
PH (281) 586-5447 - FAX (281) 576-7448
WWW.SURVEYINGINTEXAS.COM
FIRM REGISTRATION NO. 10030400

based on GPS observations and are referenced to the NAD83 Texas State Plane Coordinate System - South Central Zone (4294).

SYMBOL LEGEND

—	Overhead Power Line
—	Gas Wire
—	Wood Fence
—	Wrought Iron Fence
—	Galvanized Fence
—	Wire Fence
—	Iron Pipe
—	Iron Pipe
—	Iron Pipe
—	Iron Pipe
—	Water Meter
—	Set Iron Rod w/ TFS Cap
—	Iron 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.



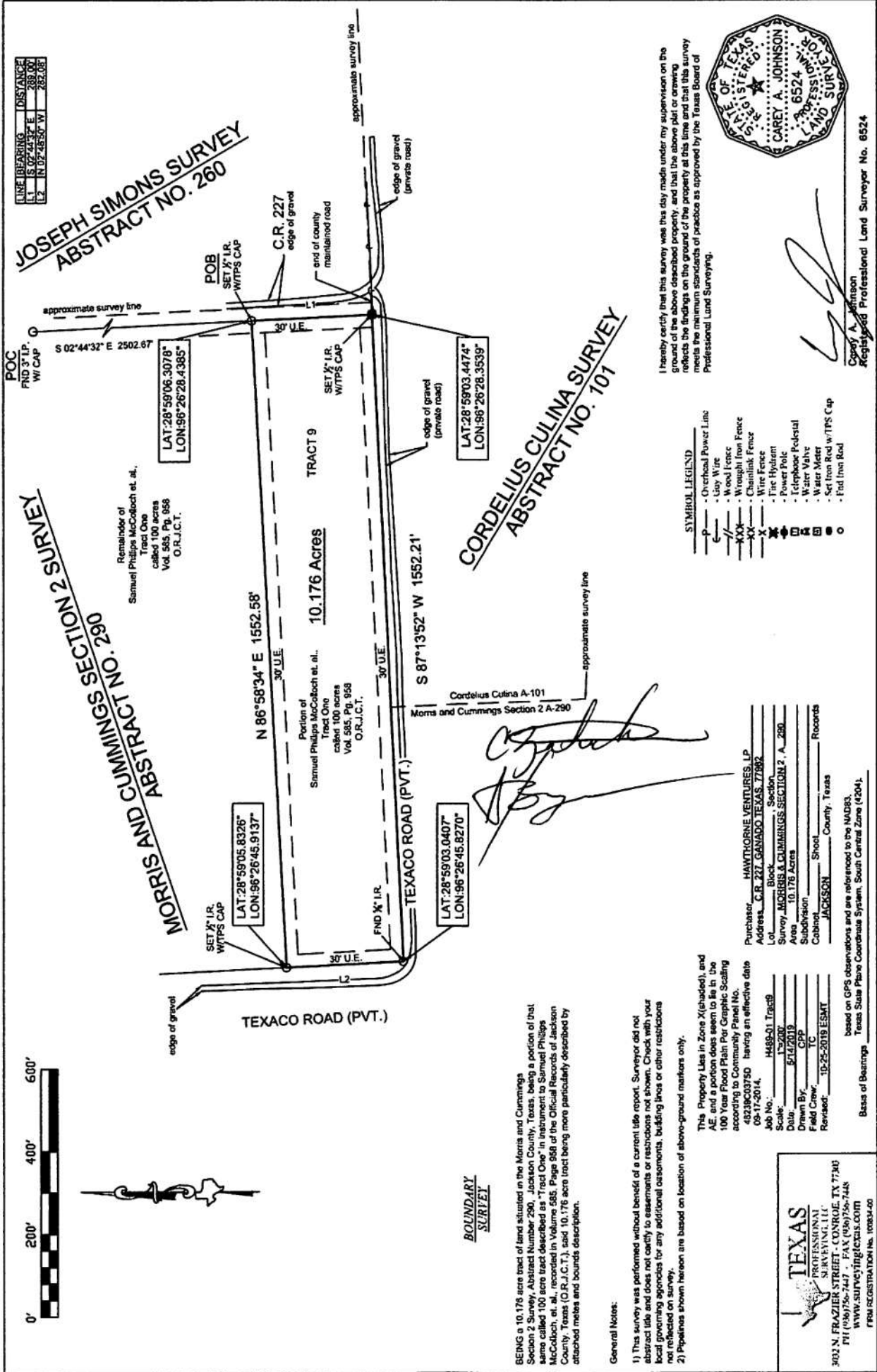
Carey A. Johnson
Registered Professional Land Surveyor No. 6524

LINE BEARING	DISTANCE
S 02°44'32" E	2502.67
N 02°45'30" W	282.00
N 02°45'30" W	282.00

**JOSEPH SIMONS SURVEY
ABSTRACT NO. 260**

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

**CORDELIUS CULINA SURVEY
ABSTRACT NO. 101**



- SYMBOL LEGEND**
- Overhead Power Line
 - Chainlink Fence
 - Wire Fence
 - Fire Hydrant
 - Power Pole
 - Telephone Pole
 - Water Valve
 - Water Meter
 - Set Iron Rod w/TIPS 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.

Carey A. Johnson
Carey A. Johnson
Registered Professional Land Surveyor No. 6524

BEING a 10.176 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 "Tract One" in instrument to Samuel Phillips McCulloch, et al., recorded in Volume 585, Page 968 of the Official Records of Jackson County, Texas (O.R.J.C.T.), said 10.176 acre tract being more particularly described by attached metes and bounds description.

BOUNDARY SURVEY

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 For Graphic Scaling according to Community Panel No. 48339C0375D having an effective date 08-17-2014.

Purchaser: **HAWTHORNE VENTURES, LP**
Address: **C.R. 227 GANADO TEXAS, 77882**
Lol: _____ Block: _____ Section: _____
Area: **10.176 Acres**
Subdivision: **MORRIS & CUMMINGS SECTION 2 - A - 290**
Cabinet: _____ Shoot: _____ Records: _____
County: **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

TEXAS
PROFESSIONAL SURVEYING, LLC
3002 N. FRAZIER STREET - CONROE, TX 77380
TEL (281) 567-4417 - FAX (281) 567-4428
WWW.SURVEYINGTEXAS.COM
PRL REGISTRATION NO. 10884-00