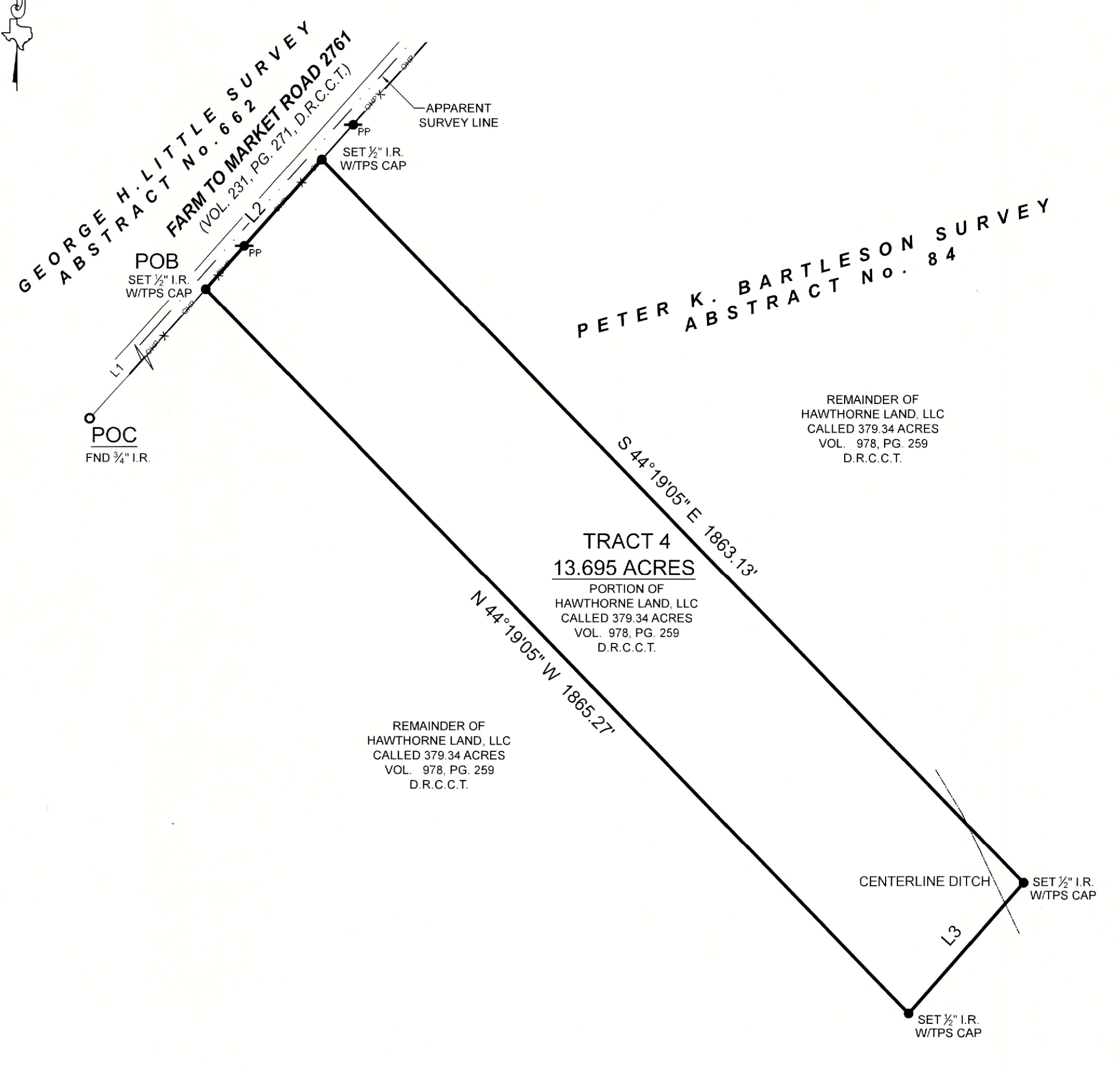


LINE	BEARING	DISTANCE
L1	N 42°18'58" E	3200.54'
L2	N 41°50'56" E	320.72'
L3	S 41°28'03" W	320.87'

Scale: 1" = 200' MAP LEGEND

- Set Iron Rod w/ TPS Cap
- Found Survey Monument
- Calculated Corner
- ⊙ Found Fence Corner Post
- OHP — Overhead Power Line
- PP Power Pole
- Telephone Pedestal
- Edge of Road - Asphalt/Gravel
- x — Wire Fence
- ⊕ Pipeline Marker



BOUNDARY SURVEY

BEING a 13.695 acre tract situated in the Peter K. Bartleson Survey, Abstract Number 84, Colorado County, Texas, being a portion of that certain called 379.34 acre tract described in instrument to Hawthorne Land, LLC, recorded in Volume 978, Page 259 of the Deed Records of Colorado County, Texas (D.R.C.C.T.), said 13.695 acre tract being more particularly described by attached metes and bounds description.

Purchaser Spencer Grogan
 Survey Peter K. Bartleson Survey, A -84
 Area 13.695 Acres
 Colorado County, Texas

Job No.: K213-02_Tract 4-NEW
 Scale: 1" = 200'
 Date: 11/04/2021
 Drawn By: LEG/DED
 Field Crew: TC
 Checked By:
 Revised:

No portion of this property appears to lie within the 100 Year Floodplain per graphic scaling of Community Panel No.s 48089C0300D & 48089C0325D having an effective date of 02/04/2011.

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.

Basis of Bearings:

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

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.

TEXAS
 PROFESSIONAL SURVEYING, LLC

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

Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

STATE OF TEXAS
 REGISTERED
 CAREY A. JOHNSON
 6524
 PROFESSIONAL
 LAND SURVEYOR