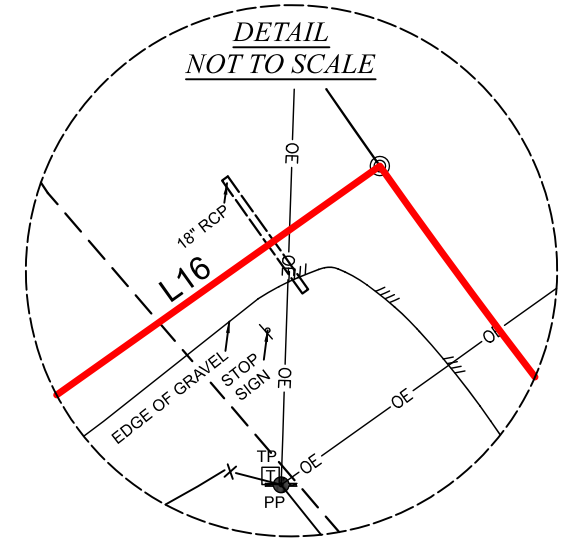


**SYMBOL LEGEND**

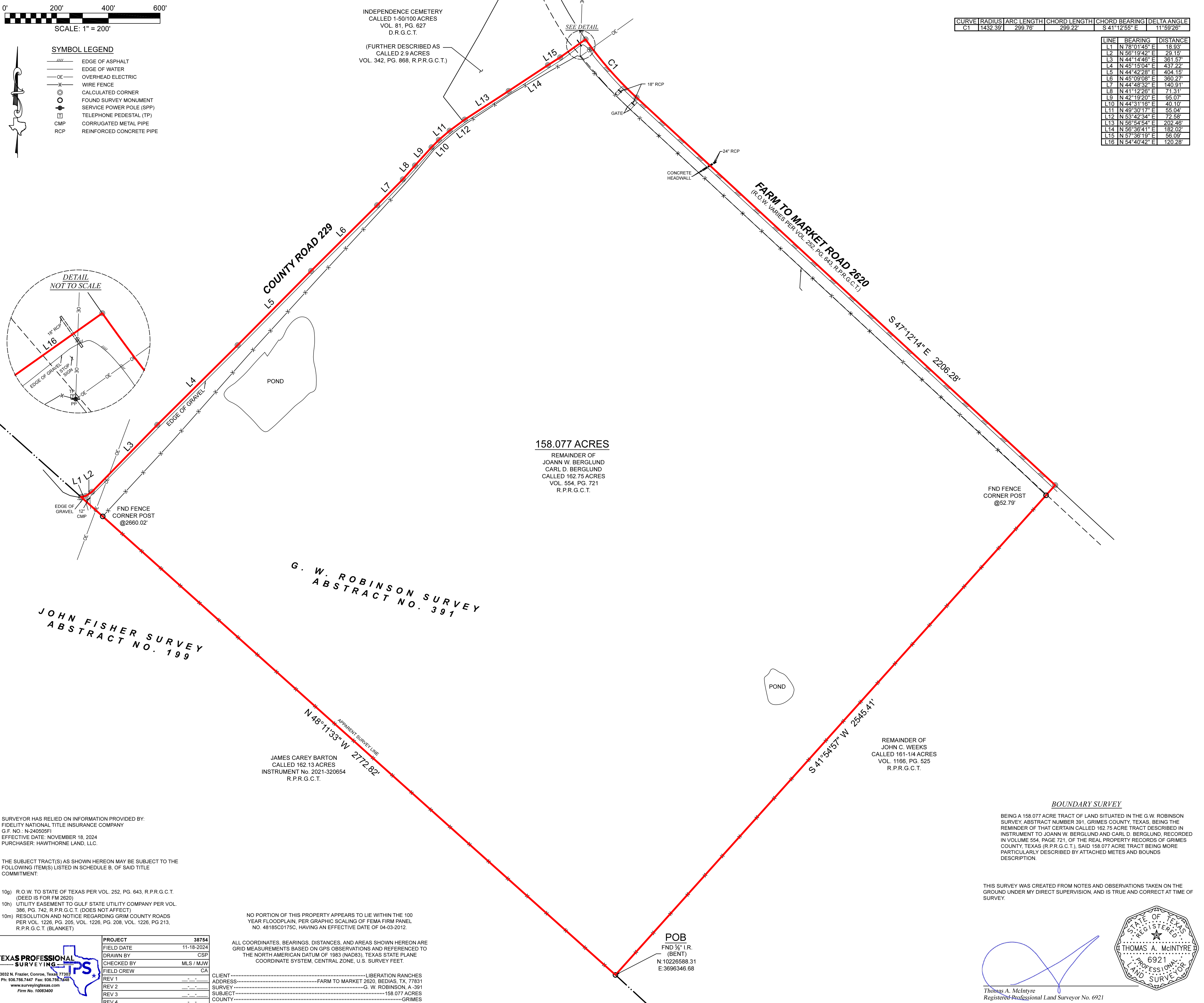
----	EDGE OF ASPHALT
----	EDGE OF WATER
—○—	OVERHEAD ELECTRIC
—x—	WIRE FENCE
○	CALCULATED CORNER
●	FOUND SURVEY MONUMENT
⊙	SERVICE POWER POLE (SPP)
⊕	TELEPHONE PEDESTAL (TP)
▭	CORRUGATED METAL PIPE
—	REINFORCED CONCRETE PIPE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1432.39'	299.76'	299.22'	S 41°12'55" E	11°59'26"

LINE	BEARING	DISTANCE
L1	N 78°01'45" E	18.93'
L2	N 56°19'42" E	29.15'
L3	N 44°14'46" E	361.57'
L4	N 45°15'04" E	437.22'
L5	N 44°42'28" E	404.15'
L6	N 43°09'08" E	360.27'
L7	N 44°48'32" E	140.91'
L8	N 41°12'26" E	71.31'
L9	N 42°19'20" E	95.07'
L10	N 44°31'16" E	40.10'
L11	N 49°30'17" E	55.04'
L12	N 53°42'34" E	72.58'
L13	N 58°54'54" E	202.48'
L14	N 58°36'41" E	182.02'
L15	N 57°36'19" E	56.09'
L16	N 54°40'42" E	120.28'



**158.077 ACRES**  
 REMAINDER OF  
 JOANN W. BERGLUND  
 CARL D. BERGLUND  
 CALLED 162.75 ACRES  
 VOL. 554, PG. 721  
 R.P.R.G.C.T.

JAMES CAREY BARTON  
 CALLED 162.13 ACRES  
 INSTRUMENT No. 2021-320654  
 R.P.R.G.C.T.

REMAINDER OF  
 JOHN C. WEEKS  
 CALLED 161-1/4 ACRES  
 VOL. 1166, PG. 525  
 R.P.R.G.C.T.

**BOUNDARY SURVEY**

BEING A 158.077 ACRE TRACT OF LAND SITUATED IN THE G.W. ROBINSON SURVEY ABSTRACT NUMBER 391, GRIMES COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN CALLED 162.75 ACRE TRACT DESCRIBED IN INSTRUMENT TO JOANN W. BERGLUND AND CARL D. BERGLUND, RECORDED IN VOLUME 554, PAGE 721, OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (R.P.R.G.C.T.), SAID 158.077 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 G.F. NO.: N-240505F1  
 EFFECTIVE DATE: NOVEMBER 18, 2024  
 PURCHASER: HAWTHORNE LAND, LLC.

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- 10g) R.O.W. TO STATE OF TEXAS PER VOL. 252, PG. 643, R.P.R.G.C.T. (DEED IS FOR FM 2620)
- 10h) UTILITY EASEMENT TO GULF STATE UTILITY COMPANY PER VOL. 396, PG. 742, R.P.R.G.C.T. (DOES NOT AFFECT)
- 10m) RESOLUTION AND NOTICE REGARDING GRIM COUNTY ROADS PER VOL. 1226, PG. 205, VOL. 1226, PG. 208, VOL. 1226, PG. 213, R.P.R.G.C.T. (BLANKET)

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48185C0175C, HAVING AN EFFECTIVE DATE OF 04-03-2012.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

**TEXAS PROFESSIONAL SURVEYING**

3032 N. Frazier, Conroe, Texas 77385  
 Ph: 936.756.7447 Fax: 936.756.7446  
 www.surveyingtexas.com  
 Firm No. 10083400

PROJECT	38754
FIELD DATE	11-18-2024
DRAWN BY	CSP
CHECKED BY	MLS / MJW
FIELD CREW	CA
REV 1	
REV 2	
REV 3	
REV 4	

CLIENT.....LIBERATION RANCHES  
 ADDRESS.....FARM TO MARKET 2620, BEDIAS, TX, 77831  
 SURVEY.....G. W. ROBINSON, A-391  
 SUBJECT.....158.077 ACRES  
 COUNTY.....GRIMES

**POB**  
 FND 5/8" I.R.  
 (BENT)  
 N:10226588.31  
 E:3696346.68

*Thomas A. McIntyre*  
 Registered Professional Land Surveyor No. 6921

