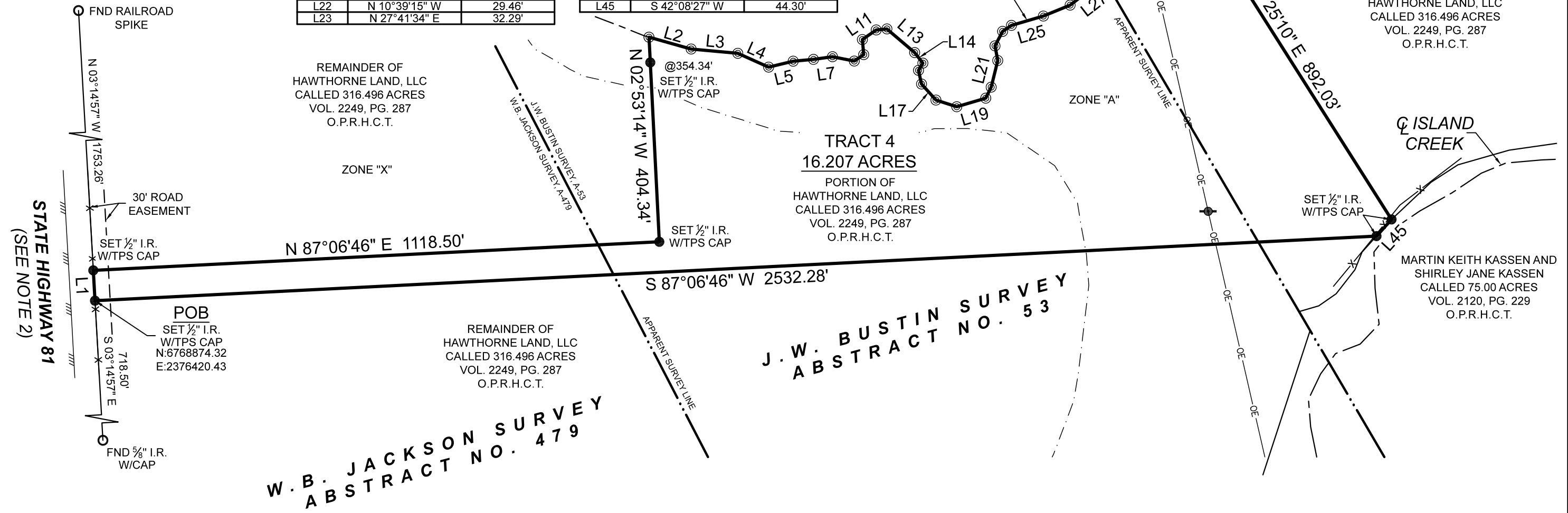


**SYMBOL LEGEND**

- EDGE OF ASPHALT
- - - - FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- FLOWLINE
- OE— OVERHEAD ELECTRIC
- X- WIRE FENCE
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- ⊕ POWER POLE

LINE	BEARING	DISTANCE
L1	N 03°14'57" W	60.00'
L2	S 74°18'09" E	86.44'
L3	S 84°44'37" E	92.41'
L4	S 65°53'16" E	66.64'
L5	N 76°25'43" E	49.92'
L6	N 84°56'12" E	40.24'
L7	N 82°00'09" E	37.81'
L8	S 78°45'14" E	43.90'
L9	N 55°34'33" E	22.51'
L10	N 05°02'20" W	29.83'
L11	N 55°16'27" E	33.23'
L12	N 84°34'50" E	21.20'
L13	S 49°34'05" E	71.92'
L14	S 37°54'09" E	26.43'
L15	S 31°16'30" W	16.60'
L16	S 12°26'28" E	27.65'
L17	S 41°55'04" E	42.57'
L18	S 72°12'03" E	43.15'
L19	N 73°30'28" E	59.65'
L20	N 26°19'01" E	24.26'
L21	N 13°53'21" E	54.09'
L22	N 10°39'15" W	29.46'
L23	N 27°41'34" E	32.29'

LINE	BEARING	DISTANCE
L24	N 55°49'20" E	21.08'
L25	N 73°44'16" E	65.66'
L26	N 67°44'23" E	57.06'
L27	N 52°14'08" E	71.81'
L28	N 86°16'22" E	10.52'
L29	S 72°49'12" E	16.60'
L30	N 47°35'10" E	29.73'
L31	N 30°36'39" E	36.48'
L32	N 26°28'53" W	30.89'
L33	N 49°30'22" W	39.42'
L34	N 71°14'19" W	37.45'
L35	S 55°35'40" W	34.41'
L36	N 58°26'35" W	43.81'
L37	N 06°59'29" W	27.54'
L38	N 36°34'24" E	31.27'
L39	N 51°12'50" E	33.34'
L40	S 78°30'02" E	41.42'
L41	S 68°15'52" E	49.08'
L42	N 06°14'33" E	46.27'
L43	N 08°28'28" W	33.91'
L44	N 48°50'13" E	66.28'
L45	S 42°08'27" W	44.30'



**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.) RIGHT-OF-WAY DEED GRANTED TO THE STATE OF TEXAS PER VOL. 345, PG. 23, D.R.H.C.T. (DEED IS FOR U.S. HWY. 81, PROVIDES ACCESS TO SUBJECT PROPERTY)

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48217C0125D HAVING AN EFFECTIVE DATE OF 12/20/2019.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE (TXNC-4202), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

**J. W. BUSTAIN SURVEY  
ABSTRACT NO. 53**

**BOUNDARY SURVEY**

BEING A 16.207 ACRE TRACT OF LAND SITUATED IN THE W. B. JACKSON SURVEY, ABSTRACT NUMBER 479, J. W. BUSTAIN SURVEY, ABSTRACT NUMBER 53, AND A. DIXON SURVEY, ABSTRACT NUMBER 225, HILL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 316.496 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC, RECORDED IN VOLUME 2249, PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 16.207 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.

**TEXAS PROFESSIONAL SURVEYING**

3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400

PROJECT NUMBER	30898_TR4
DATE	04/26/2023
DRAWN BY	ADV
CHECKED BY	MC
FIELD CREW	GR
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

PURCHASER.....  
ADDRESS..... STATE HIGHWAY 81, ITASCA, TX, 76055  
SURVEY..... WILLIAM B. JACKSON, A - 479  
SURVEY..... JOSEPH W. BUSTIN, A - 53  
SURVEY..... ALEXANDER DIXON, A - 225  
SUBJECT..... 16.207 ACRES  
COUNTY..... HILL

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921