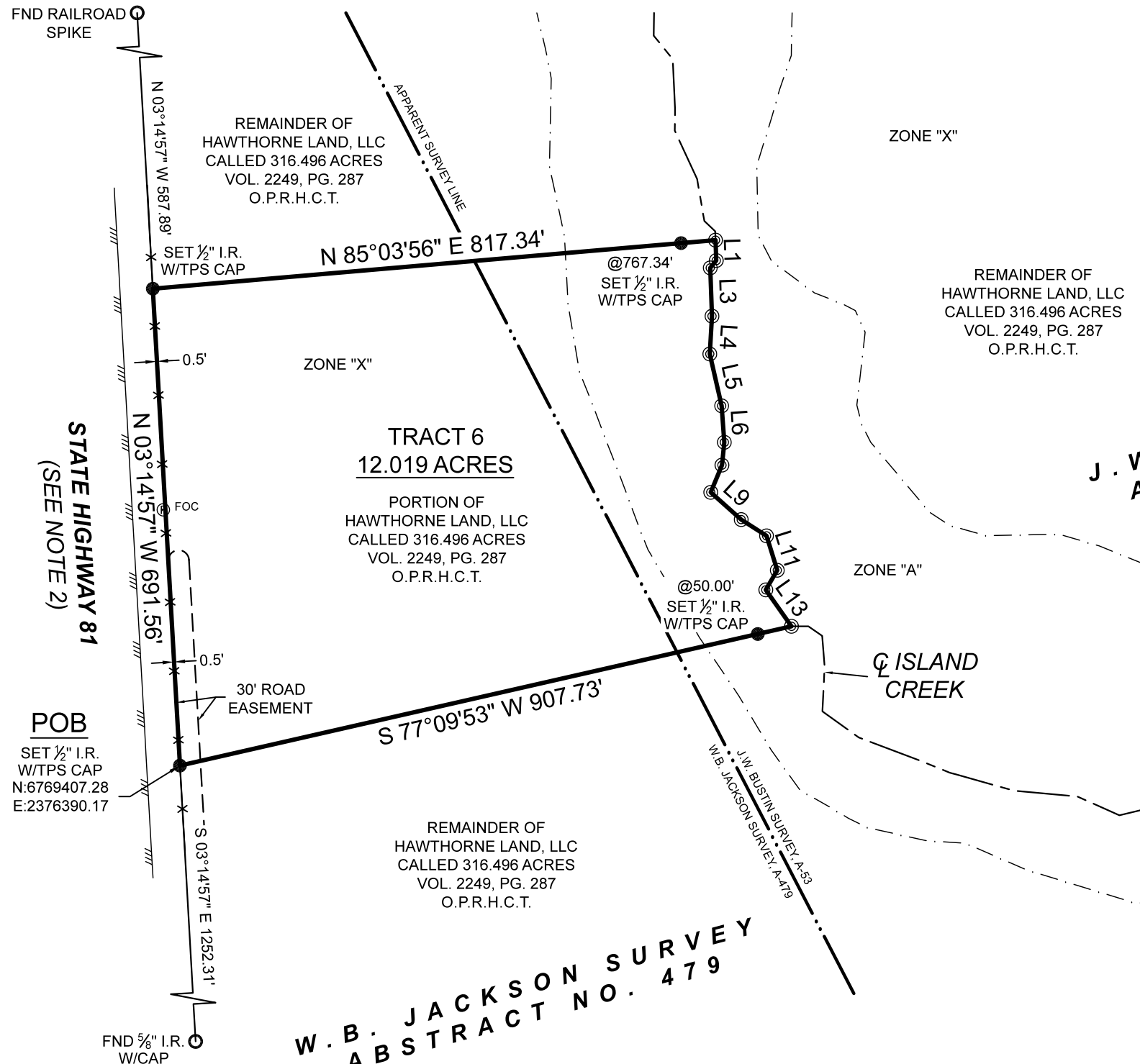


SYMBOL LEGEND

- EDGE OF ASPHALT
- FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- FLOWLINE
- WIRE FENCE
- CALCULATED CORNER
- FIBER OPTIC CABLE MARKER (FOC)
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 02°09'55" E | 29.50' |
| L2 | S 39°10'15" W | 13.81' |
| L3 | S 02°04'07" E | 69.89' |
| L4 | S 03°19'07" W | 54.90' |
| L5 | S 12°52'13" E | 76.99' |
| L6 | S 04°12'16" E | 52.96' |
| L7 | S 05°57'24" W | 33.19' |
| L8 | S 22°25'06" W | 42.62' |
| L9 | S 48°11'25" E | 59.17' |
| L10 | S 57°16'48" E | 43.60' |
| L11 | S 17°19'08" E | 52.19' |
| L12 | S 30°19'25" W | 32.89' |
| L13 | S 35°09'33" E | 64.52' |



J. W. BUSTIN SURVEY
ABSTRACT NO. 53

W. B. JACKSON SURVEY
ABSTRACT NO. 479

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.

BOUNDARY SURVEY
BEING A 12.019 ACRE TRACT OF LAND SITUATED IN THE W. B. JACKSON SURVEY, ABSTRACT NUMBER 479, J. W. BUSTAIN SURVEY, ABSTRACT NUMBER 53, 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 12.019 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_TR6 |
| 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
SUBJECT 12.019 ACRES
COUNTY HILL

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921