

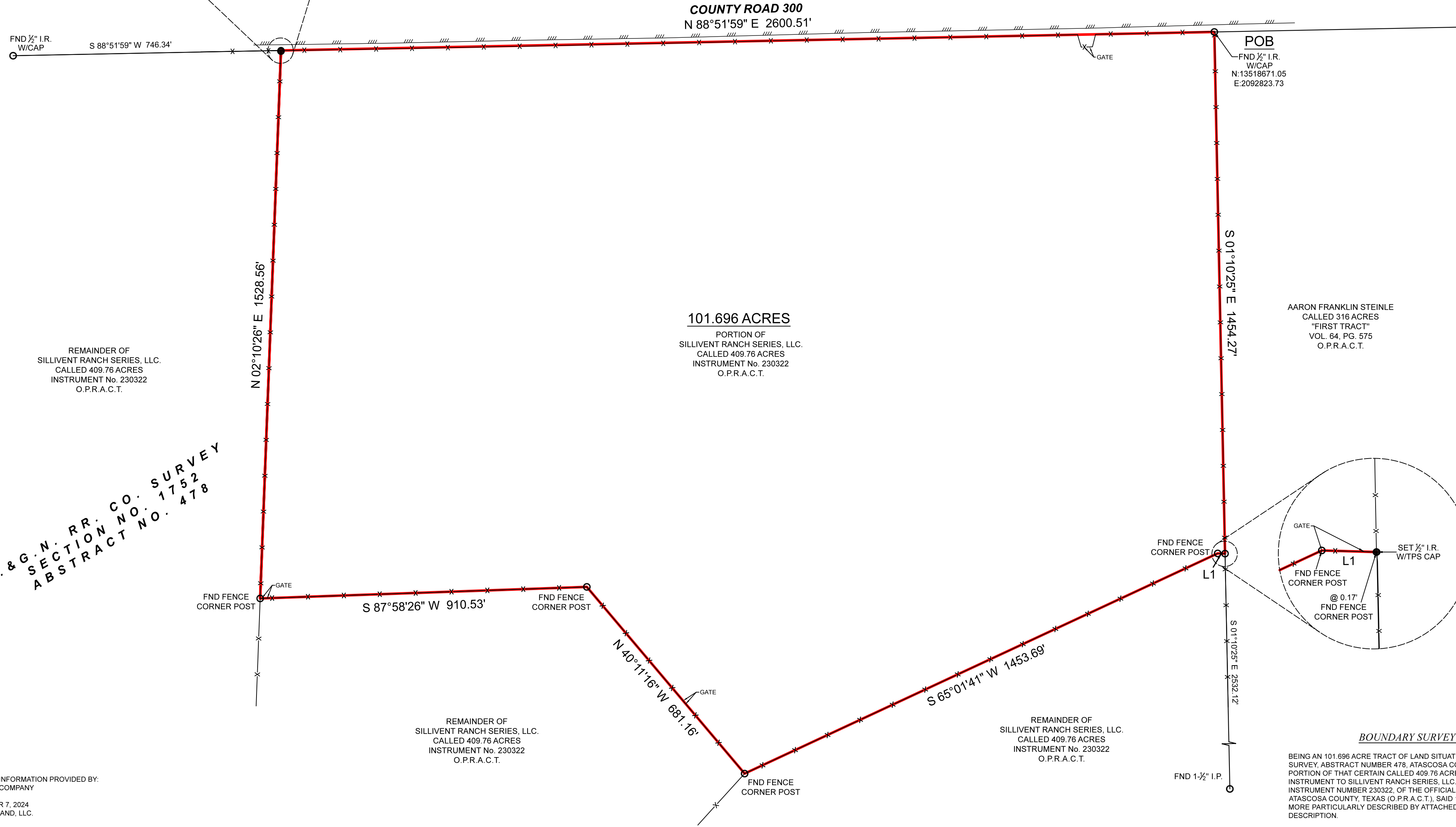
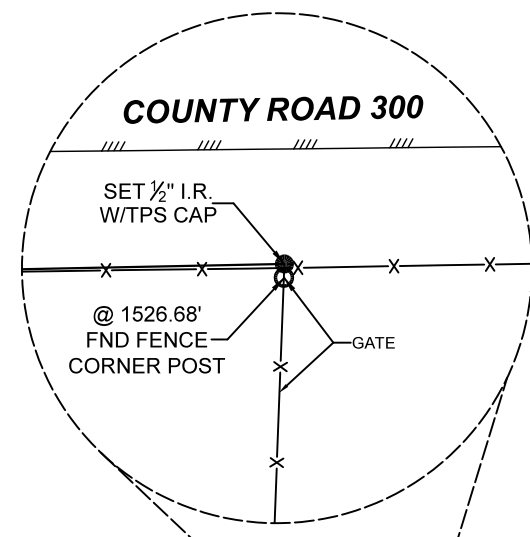
0' 200' 400' 600'

Scale: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 88°22'20" W	20.47'

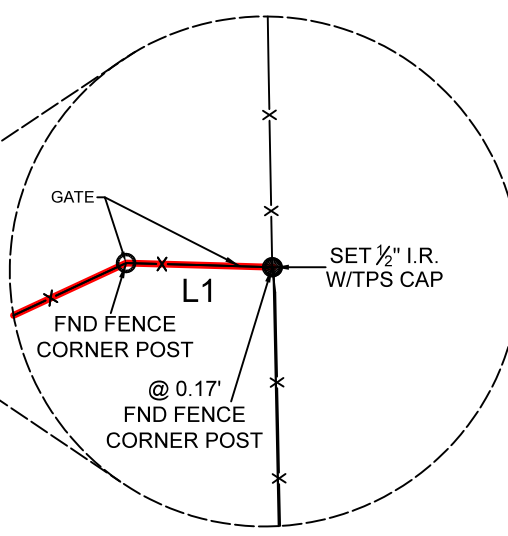
SYMBOL LEGEND

- EDGE OF ASPHALT
- - - WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



AARON FRANKLIN STEINLE
CALLED 316 ACRES
"FIRST TRACT"
VOL. 64, PG. 575
O.P.R.A.C.T.

I. & G. N. RR. CO. SURVEY
SECTION NO. 1752
ABSTRACT NO. 478



BOUNDARY SURVEY

BEING AN 101.696 ACRE TRACT OF LAND SITUATED IN THE I. & G. N. RR. CO. SURVEY, ABSTRACT NUMBER 478, ATASCOSA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 409.76 ACRE TRACT DESCRIBED IN INSTRUMENT NUMBER 230322, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS (O.P.R.A.C.T.), SAID 101.696 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
STEWART TITLE GUARANTY COMPANY
G.F. NO.: 191-MAC
EFFECTIVE DATE: NOVEMBER 7, 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:

- 10j) EASEMENT TO SOUTH TEXAS INSTRUMENTS, INC. PER VOL. 589, PG. 153, D.R.A.C.T. (BLANKET / TEXAS RAILROAD COMMISSION GIS DOES NOT SHOW ANY ACTIVE WELLS ON PROPERTY)
- 10k) UNIT AGREEMENT PER BOOK 73, PG. 168, O.P.R.A.C.T. (DOES NOT AFFECT)
- 10l) R.O.W. EASEMENT PER C.F. No. 91484, O.P.R.A.C.T. (BLANKET)

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48013C0300C, HAVING AN EFFECTIVE DATE OF 11-04-2010.

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, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

TEXAS PROFESSIONAL SURVEYING

3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10063400

PROJECT	38681
FIELD DATE	11/12/2024
DRAWN BY	ADV
CHECKED BY	MLS / M/JW
FIELD CREW	GG
REV 1	11/25/2024_TITLE
REV 2	
REV 3	
REV 4	

CLIENT.....LIBERATION RANCHES
ADDRESS.....COUNTY ROAD 300, JOURDANTON, TX, 78026
SURVEY.....I. & G. N. RR. CO. SURVEY, SECTION 1752, A - 478
SUBJECT.....101.696 ACRES
COUNTY.....ATASCOSA

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.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

