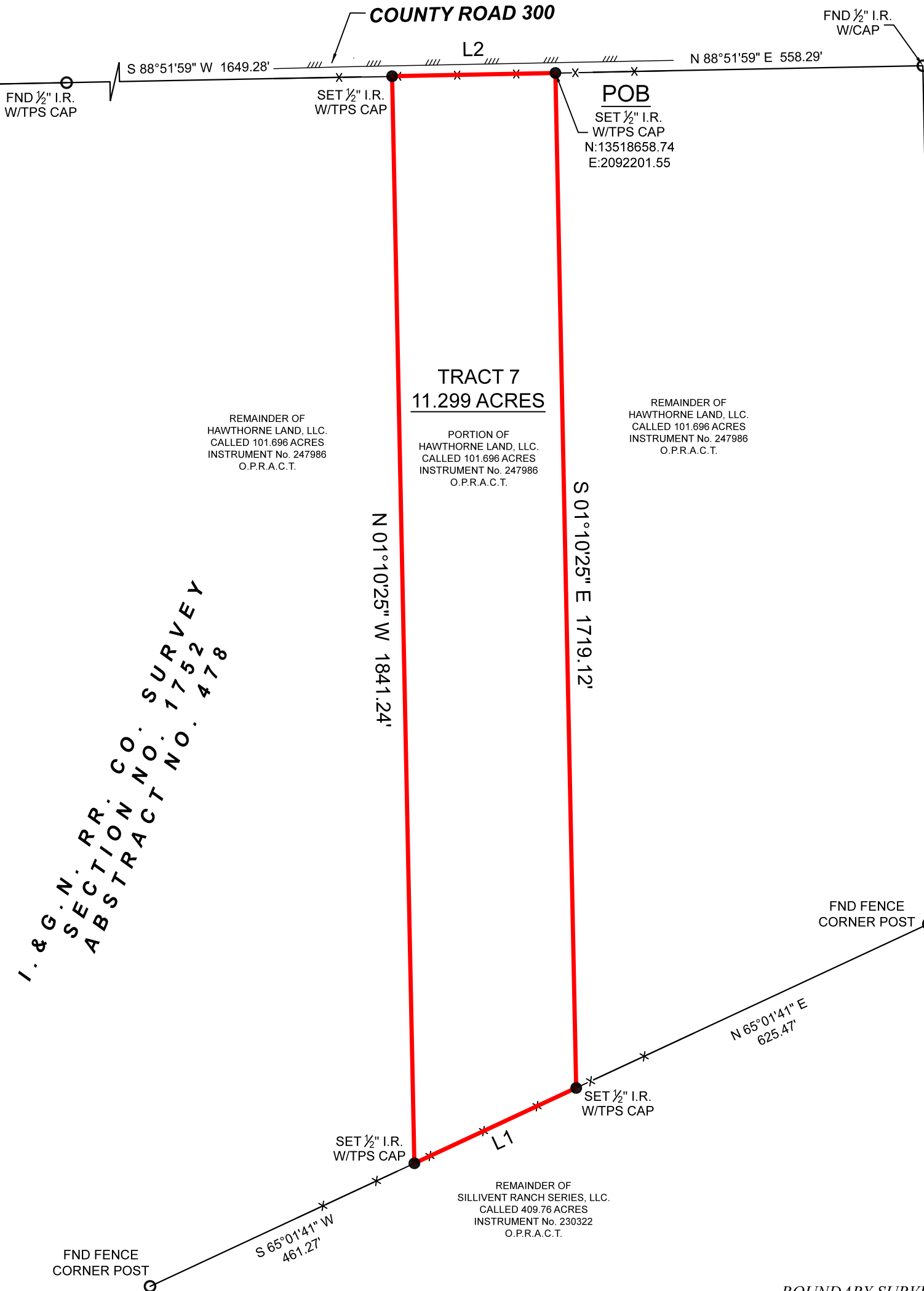


LINE	BEARING	DISTANCE
L1	S 65°01'41" W	302.17'
L2	N 88°51'59" E	276.48'

SYMBOL LEGEND

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

COUNTY ROAD 300



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

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.

BOUNDARY SURVEY

BEING AN 11.299 ACRE TRACT OF LAND SITUATED IN THE I. & G.N. RR. CO. SURVEY, SECTION 1752, ABSTRACT NUMBER 478, ATASCOSA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 101.696 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC., RECORDED UNDER INSTRUMENT NUMBER 247986, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS (O.P.R.A.C.T.), SAID 11.299 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.

PROJECT	38681_TR_7
FIELD DATE	12/09/2024
DRAWN BY	ADV / MLS
CHECKED BY	MJW
FIELD CREW	GG
REV 1	---
REV 2	---
REV 3	---
REV 4	---

TEXAS PROFESSIONAL SURVEYING

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

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48013C0325C, 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.

CLIENT.....LIBERATION RANCHES
 ADDRESS.....COUNTY ROAD 300, JOURDANTON, TX, 78026
 SURVEY.....I. & G.N. RR. CO. SURVEY, SECTION 1752, A - 478
 SUBJECT.....11.299 ACRES
 COUNTY.....ATASCOSA

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

