

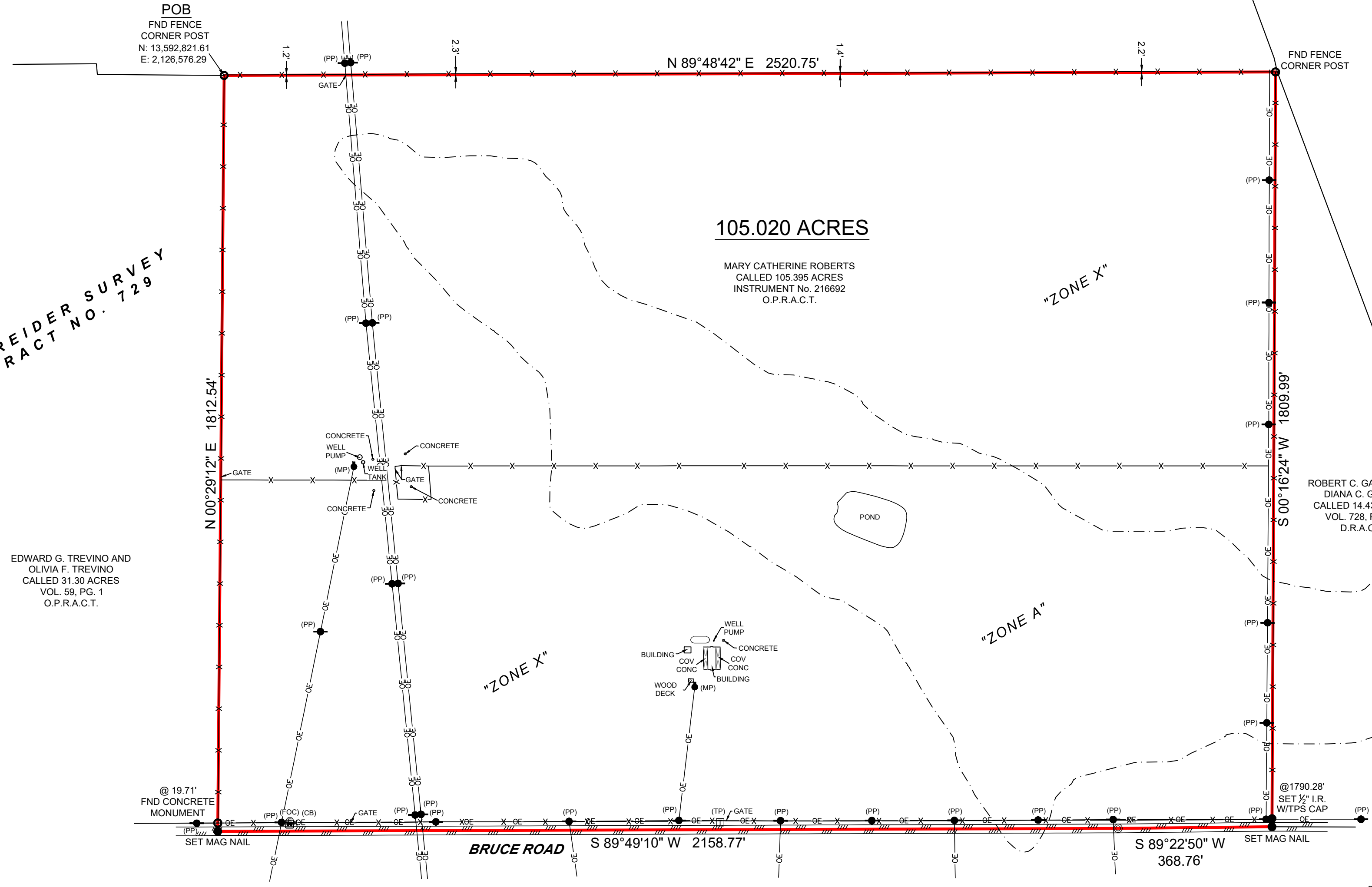


Scale: 1" = 200'

SYMBOL LEGEND

- EDGE OF ASPHALT
- FEMA LIMITS (PER NFHL DATA)
- OVERHEAD ELECTRIC
- WIRE FENCE
- CALCULATED CORNER
- COMMUNICATION BOX (CB)
- FIBER OPTIC CABLE MARKER (FOC)
- FOUND SURVEY MONUMENT
- METER POLE (MP)
- POWER POLE (PP)
- PROPANE TANK
- SET SURVEY MONUMENT
- TELEPHONE PEDESTAL (TP)

CLYBURN RANCHES CVI, LLC.
CALLED 101.00 ACRES
"TRACT 5"
INSTRUMENT No. 167699
O.P.R.A.C.T.



SIMON REIDER SURVEY
ABSTRACT NO. 729

EDWARD G. TREVINO AND
OLIVIA F. TREVINO
CALLED 31.30 ACRES
VOL. 59, PG. 1
O.P.R.A.C.T.

105.020 ACRES

MARY CATHERINE ROBERTS
CALLED 105.395 ACRES
INSTRUMENT No. 216692
O.P.R.A.C.T.

ROBERT C. GARZA AND
DIANA C. GARZA
CALLED 14.43 ACRES
VOL. 728, PG. 19
D.R.A.C.T.

BOUNDARY & IMPROVEMENT SURVEY

BEING A 105.020 ACRE TRACT OF LAND SITUATED IN THE SIMON REIDER SURVEY, ABSTRACT NUMBER 729, ATASCOSA COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 105.395 ACRE TRACT DESCRIBED IN INSTRUMENT TO MARY CATHERINE ROBERTS, RECORDED UNDER INSTRUMENT NUMBER 216692, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS (O.P.R.A.C.T.), SAID 105.020 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:
WESTCOOR LAND TITLE INSURANCE COMPANY
G.F. NO.: 2024-14121-BELL
EFFECTIVE DATE: NOVEMBER 17, 2024
PURCHASER: HAWTHORNE LAND, LLC

<p>3032 N. Frazier, Conroe, Texas 77303 Ph: 936.756.7447 Fax: 936.756.4448 www.surveyingtexas.com Firm No. 10063400</p>	PROJECT	38758
	FIELD DATE	11-13-2024
	DRAWN BY	CSP
	CHECKED BY	CPP
	FIELD CREW	GG
REV 1		
REV 2		
REV 3		
REV 4		

CLIENT
ADDRESS BRUCE ROAD, SAN ANTONIO, TX, 78264
SURVEY SIMON REIDER, A - 729
SUBJECT 105.020 ACRES
COUNTY ATASCOSA

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48013C0200C AND 48013C0225C, 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.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

