



LINE	BEARING	DISTANCE
L1	N 89°48'42" E	280.66'
L2	S 89°22'50" W	280.68'

SYMBOL LEGEND

- EDGE OF ASPHALT
- FEMA LIMITS (PER NFHL DATA)
- OVERHEAD ELECTRIC
- WIRE FENCE
- FOUND SURVEY MONUMENT
- POWER POLE (PP)
- SET SURVEY MONUMENT

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

POB

SET 1/2" I.R.
W/TPS CAP
N:13592828.98
E:2128816.38

FND FENCE
CORNER POST

FND FENCE
CORNER POST

SIMON REIDER SURVEY
ABSTRACT NO. 729

"ZONE X"

N 00°16'24" E 1812.10'

TRACT 9
11.668 ACRES

PORTION OF
HAWTHORNE LAND, LLC
CALLED 105.020 ACRES
INSTRUMENT No. 248636
O.P.R.A.C.T.

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 105.020 ACRES
INSTRUMENT No. 248636
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

S 00°16'24" W 1809.99'

"ZONE A"

"ZONE X"

@30.00'
SET 1/2" I.R.
W/TPS CAP

@1790.28'
FND 1/2" I.R.
W/TPS CAP

SET MAG NAIL

FND 1/2" I.R.

BRUCE ROAD

BOUNDARY SURVEY

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.

BEING A 11.668 ACRE TRACT OF LAND SITUATED IN THE SIMON RIEDER SURVEY, ABSTRACT NUMBER 729, ATASCOSA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 105.020 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 248636, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS (O.P.R.A.C.T.), SAID 11.668 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	38758_TRACT 9
FIELD DATE	11-13-2024
DRAWN BY	ADV
CHECKED BY	MLS / MJW
FIELD CREW	GG
REV 1	
REV 2	
REV 3	
REV 4	

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

CLIENT.....LIBERATION RANCHES
ADDRESS.....BRUCE ROAD, POTEET, TX, 78065
SURVEY.....SIMON RIEDER, A - 729
SUBJECT.....11.666 ACRES
COUNTY.....ATASCOSA

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Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

