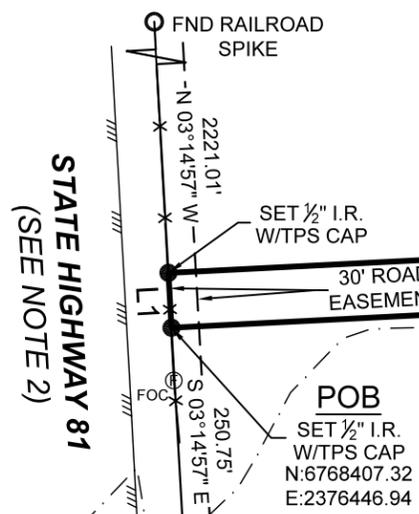


LINE	BEARING	DISTANCE
L1	N 03°14'57" W	60.00'
L2	S 42°08'27" W	42.46'
L3	S 22°06'25" W	37.85'
L4	S 38°00'58" W	59.98'
L5	S 55°12'56" W	41.79'
L6	S 73°39'34" W	41.03'
L7	S 31°09'21" E	43.27'
L8	S 18°05'59" W	299.84'
L9	S 17°30'56" E	278.94'
L10	S 40°34'38" W	170.98'
L11	S 65°31'47" W	365.32'
L12	S 56°02'04" W	79.06'
L13	S 75°56'09" W	75.55'

SYMBOL LEGEND

- //—//— EDGE OF ASPHALT
- - - - - FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- — — — — FLOWLINE
- OE— OVERHEAD ELECTRIC
- X— WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- ⊕ FIBER OPTIC CABLE MARKER (FOC)
- ⦿ POWER POLE (PP)



**W. B. JACKSON SURVEY
ABSTRACT NO. 479**

**J. W. BUSTIN SURVEY
NO. 53**

**A. DIXON SURVEY
NO. 225**

- 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)

BEING A 16.564 ACRE TRACT OF LAND SITUATED IN THE W. B. JACKSON SURVEY, ABSTRACT NUMBER 479, AND IN THE J. W. BUSTIN 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 15.564 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PURCHASER.....
 ADDRESS.....STATE HIGHWAY 81, ITASCA, TX, 76055
 SURVEY.....WILLIAM B. JACKSON, A - 479
 SURVEY.....JOSEPH W. BUSTIN, A - 53
 SURVEY.....ALEXANDER DIXON, A - 225
 SUBJECT.....16.564 ACRES
 COUNTY.....HILL

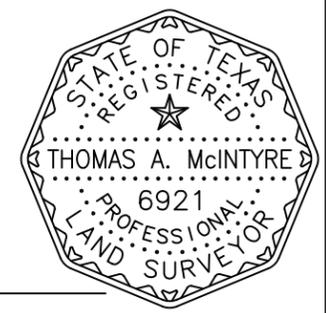
A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48217C0125D HAVING AN EFFECTIVE DATE OF 12/20/2019.

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.

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_TR2
DATE	4/26/2023
DRAWN BY	ADV
CHECKED BY	MC
FIELD CREW	GR
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921