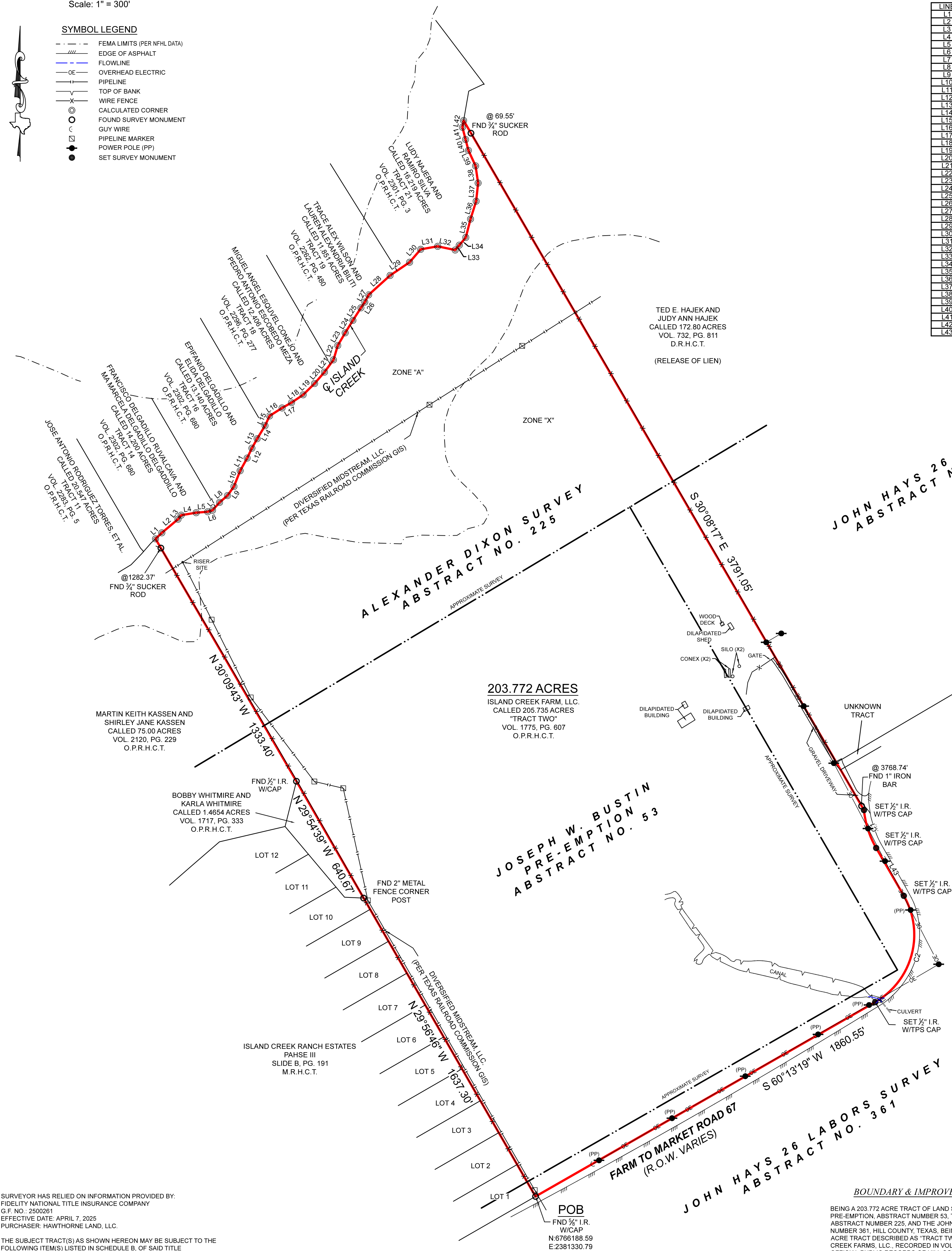


SYMBOL LEGEND

---	FEMA LIMITS (PER NFHL DATA)
----	EDGE OF ASPHALT
----	FLOWLINE
OE	OVERHEAD ELECTRIC
---	PIPELINE
---	TOP OF BANK
X	WIRE FENCE
○	CALCULATED CORNER
○	FOUND SURVEY MONUMENT
○	GUY WIRE
□	PIPELINE MARKER
●	POWER POLE (PP)
●	SET SURVEY MONUMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	449.28'	190.79'	189.36'	S 17°51'44" E	24°19'54"
C2	369.28'	581.64'	523.35'	S 15°05'49" W	90°15'00"

LINE	BEARING	DISTANCE
L1	N 46°39'35" E	41.25'
L2	N 49°54'53" E	100.61'
L3	N 38°12'08" E	24.68'
L4	N 80°40'15" E	72.11'
L5	N 85°26'34" E	55.14'
L6	N 72°45'38" E	23.85'
L7	N 41°40'19" E	50.32'
L8	N 49°27'12" E	49.69'
L9	N 35°14'00" E	52.90'
L10	N 21°32'42" E	80.59'
L11	N 28°54'41" E	68.85'
L12	N 25°46'33" E	52.12'
L13	N 28°50'51" E	51.43'
L14	N 31°19'44" E	72.29'
L15	N 24°34'17" E	51.01'
L16	N 57°30'20" E	70.95'
L17	N 60°34'50" E	51.39'
L18	N 56°00'04" E	66.62'
L19	N 45°26'33" E	76.51'
L20	N 40°54'00" E	71.33'
L21	N 36°22'59" E	72.68'
L22	N 16°34'47" E	71.36'
L23	N 30°29'03" E	69.70'
L24	N 31°39'38" E	69.61'
L25	N 32°30'14" E	70.78'
L26	N 34°05'44" E	32.92'
L27	N 28°09'01" E	39.10'
L28	N 47°52'50" E	137.35'
L29	N 55°52'34" E	112.10'
L30	N 40°41'03" E	80.88'
L31	N 79°58'55" E	82.11'
L32	S 78°10'41" E	84.96'
L33	N 40°13'14" E	30.00'
L34	N 40°13'16" E	48.12'
L35	N 14°26'59" E	90.36'
L36	N 17°26'39" E	89.02'
L37	N 06°12'22" E	86.80'
L38	N 08°23'26" W	82.50'
L39	N 24°57'44" W	80.88'
L40	N 14°26'07" W	53.85'
L41	N 14°26'06" W	60.00'
L42	N 09°55'14" E	32.51'
L43	S 30°01'41" E	262.80'



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
G.F. NO.: 2500261
EFFECTIVE DATE: APRIL 7, 2025
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:

- 10c) TERMS, CONDITIONS AND STIPULATION PERTAINING TO AN EASEMENT PER VOL. 279, PG. 447, D.R.H.C.T. (MAY OR MAY NOT AFFECT / DOCUMENT DOES NOT HAVE AN EXHIBIT SHOWING THE EASEMENT)
- 10d) TERMS, CONDITIONS AND STIPULATION PERTAINING TO AN EASEMENT PER VOL. 873, PG. 724, O.P.R.H.C.T. (BLANKET / EASEMENT IS 15 FEET IN WIDTH CENTERED ON THE PIPELINE)
- 10e) TERMS, CONDITIONS AND STIPULATION PERTAINING TO AN EASEMENT PER VOL. 1664, PG. 740, O.P.R.H.C.T. (BLANKET / EASEMENT IS 20 FEET IN WIDTH CENTERED ON THE PIPELINE)

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

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

CLIENT.....LIBERATION RANCHES
ADDRESS.....FARM TO MARKET ROAD 67, ITASCA, TX, 76055
SURVEY.....ALEXANDER DIXON, A - 225
PRE-EMPTION.....JOSEPH W. BUSTIN PRE-EMPTION, A - 53
LABOR.....JOHN HAYS 26 LABORS, A - 361
SUBJECT.....203.772 ACRES
COUNTY.....HILL

TEXAS PROFESSIONAL SURVEYING 3032 N. Frazier, Conroe, Texas 77303 Ph: 936.756.7447 Fax: 936.756.6448 www.surveyingtexas.com Firm No. 10085409	PROJECT	39887
	FIELD DATE	5/13/2025
	DRAWN BY	CSP
	CHECKED BY	MJW
	FIELD CREW	SMP / CA
REV 1	---	---
REV 2	---	---
REV 3	---	---
REV 4	---	---

BOUNDARY & IMPROVEMENT SURVEY

BEING A 203.772 ACRE TRACT OF LAND SITUATED IN THE JOSEPH W. BUSTIN PRE-EMPTION, ABSTRACT NUMBER 53, THE ALEXANDER DIXON SURVEY, ABSTRACT NUMBER 225, AND THE JOHN HAYS 26 LABORS, ABSTRACT NUMBER 361, HILL COUNTY, TEXAS, BEING ALL THAT SAME CALLED 205.735 ACRE TRACT DESCRIBED AS "TRACT TWO" IN INSTRUMENT TO ISLAND CREEK FARMS, LLC, RECORDED IN VOLUME 1775, PAGE 607 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 203.772 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.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

