



SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- PIPELINE
- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- GUY WIRE
- POWER POLE (PP)
- SET SURVEY MONUMENT

**JOSEPH W. BUSTIN PRE-EMPTION
ABSTRACT NO. 53**

REMAINDER OF
HAWTHORNE LAND, LLC.
CALLED 203.772 ACRES
VOL. 2381, PG. 139
O.P.R.H.C.T.

REMAINDER OF
HAWTHORNE LAND, LLC.
CALLED 203.772 ACRES
VOL. 2381, PG. 139
O.P.R.H.C.T.

**TRACT 1
11.010 ACRES**
PORTION OF
HAWTHORNE LAND, LLC.
CALLED 203.772 ACRES
VOL. 2381, PG. 139
O.P.R.H.C.T.

**FARM TO MARKET ROAD 67
(R.O.W. VARIES)
JOHN HAYS 26 LABORS
ABSTRACT NO. 361**

ISLAND CREEK RANCH ESTATES
PAHSE III
SLIDE B, PG. 191
M.R.H.C.T.

FND 2" METAL
FENCE CORNER
POST

DIVERSIFIED MIDSTREAM, LLC.
(PER TEXAS RAILROAD COMMISSION GIS)

@ 1107.78'
SET 1/2" I.R.
W/TPS CAP

CALCULATED
CORNER
S 30° 08' 17" E
421.27'
60' ACCESS AND
UTILITY EASEMENT

FND 1/2" I.R.
W/TPS CAP

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

SET 1/2" I.R.
W/TPS CAP

LOT 3

LOT 2

LOT 1

@ 350.06'
FND 1/2" I.R.
W/CAP

250' SETBACK LINE
(NO CONSTRUCTION)

@ 175.06'
FND 1/2" I.R.
W/CAP

POB
FND 5/8" I.R.
W/CAP
N: 6,766,188.59
E: 2,381,330.79

NO 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.

ADDRESS.....FARM TO MARKET ROAD 67, ITASCA, TX, 76055
PRE-EMPTION.....JOSEPH W. BUSTIN PRE-EMPTION, A - 53
LABORS.....JOHN HAYS 26 LABORS, A - 361
SUBJECT.....11.010 ACRES
COUNTY.....HILL

BOUNDARY SURVEY

BEING AN 11.010 ACRE TRACT OF LAND SITUATED IN THE JOSEPH W. BUSTIN
PRE-EMPTION, ABSTRACT NUMBER 53 AND THE JOHN HAYS 26 LABORS,
ABSTRACT NUMBER 361, HILL COUNTY, TEXAS, BEING A PORTION OF THAT
CERTAIN CALLED 203.772 ACRE TRACT DESCRIBED IN INSTRUMENT TO
HAWTHORNE LAND, LLC., RECORDED IN VOLUME 2381, PAGE 139, OF THE
OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID
11.010 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.

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.

<p>3032 N. Frazier, Conroe, Texas 77303 Ph: 936.756.7447 Fax: 936.756.7448 www.surveyingtexas.com Firm No. 10083400</p>	PROJECT	39887_TRACT 1
	FIELD DATE	7/24/2025
	DRAWN BY	CSP
	CHECKED BY	MJW
	FIELD CREW	GG
	REV 1	8/14/2025
	REV 2	
REV 3		
REV 4		

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

