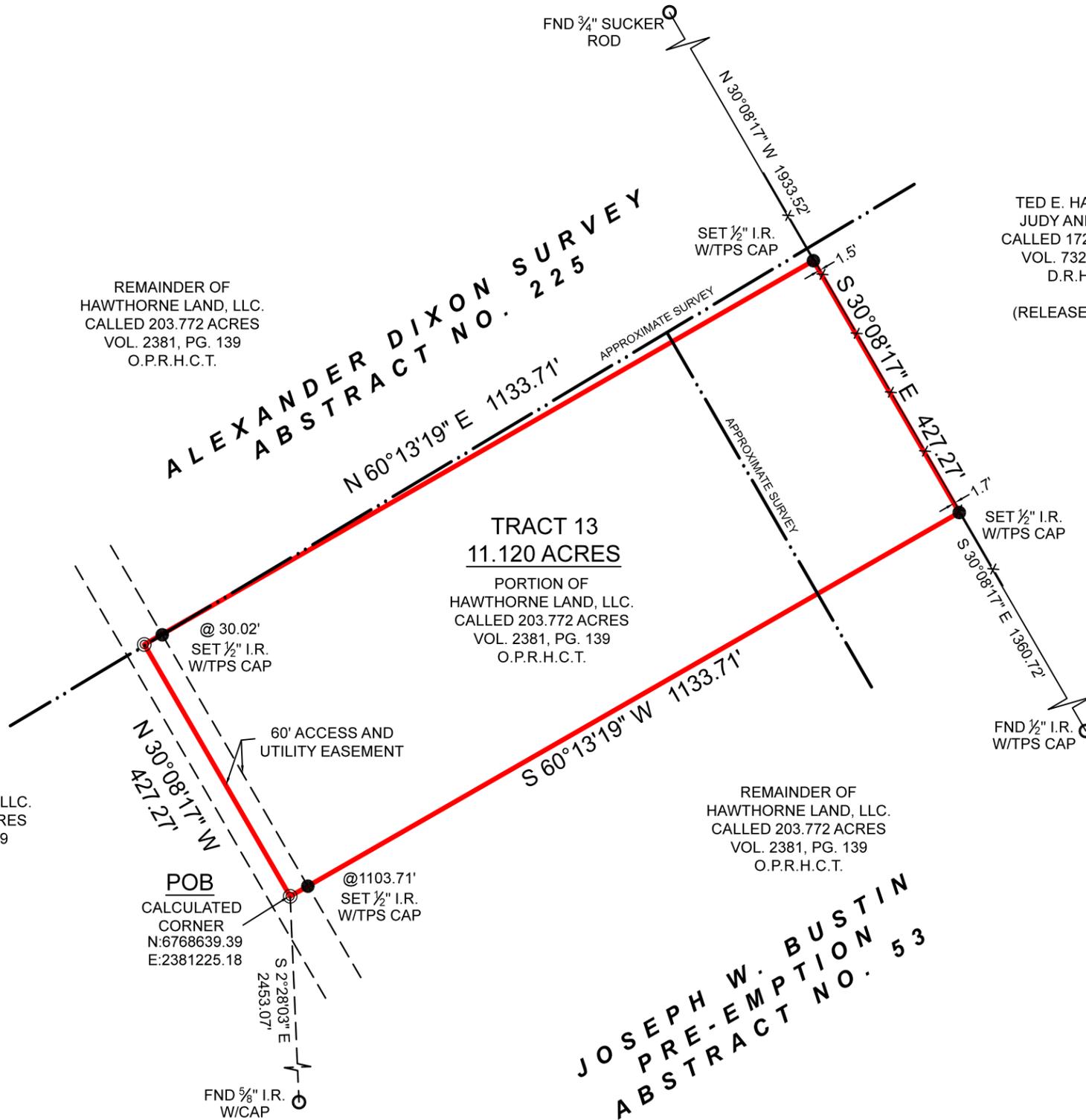


**SYMBOL LEGEND**

- X— WIRE FENCE
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



TED E. HAJEK AND  
JUDY ANN HAJEK  
CALLED 172.80 ACRES  
VOL. 732, PG. 811  
D.R.H.C.T.  
  
(RELEASE OF LIEN)

JOHN HAYS 26 LABORS  
ABSTRACT NO. 361

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

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

**TRACT 13**  
**11.120 ACRES**  
PORTION OF  
HAWTHORNE LAND, LLC.  
CALLED 203.772 ACRES  
VOL. 2381, PG. 139  
O.P.R.H.C.T.

JOSEPH W. BUSTIN  
PRE-EMPTION  
ABSTRACT NO. 53

BOUNDARY SURVEY

BEING AN 11.120 ACRE TRACT OF LAND SITUATED IN THE ALEXANDER DIXON SURVEY, ABSTRACT NUMBER 225, 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 11.120 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

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  
SURVEY.....ALEXANDER DIXON, A - 225  
SUBJECT.....11.120 ACRES  
COUNTY.....HILL

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**  
**TPS**

3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400

PROJECT	39887_TRACT 13
FIELD DATE	7/24/2025
DRAWN BY	CSP
CHECKED BY	MJW
FIELD CREW	GG
REV 1	---
REV 2	---
REV 3	---
REV 4	---

*Thomas A. McIntyre*  
Registered Professional Land Surveyor No. 6921

