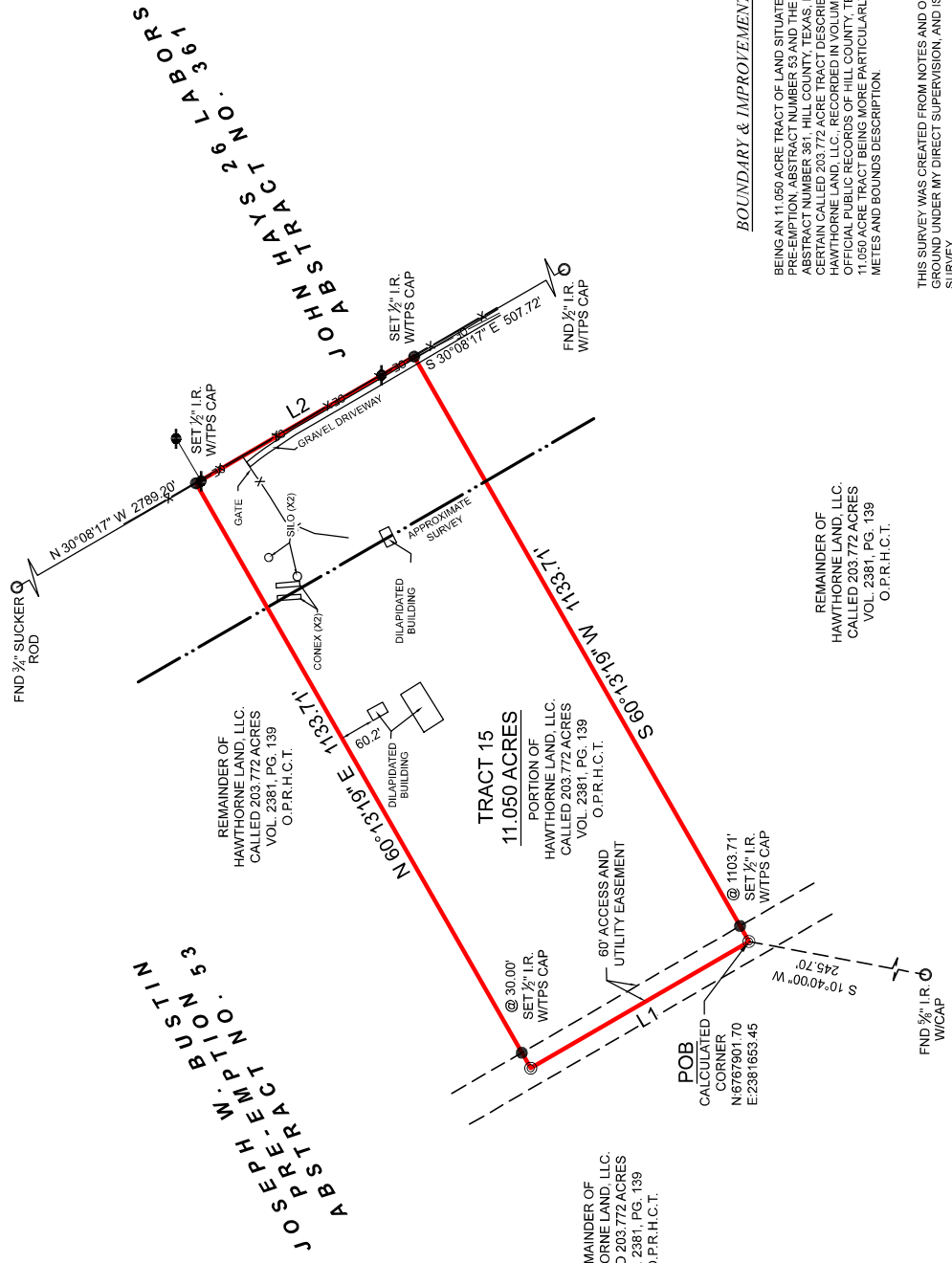


LINE	BEARINGS	DISTANCE
L1	N 30°08'17" W	424.88
L2	S 30°08'17" E	424.38



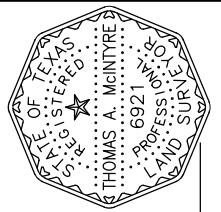
- SYMBOL LEGEND**
- EDGE OF ASPHALT
  - OVERHEAD ELECTRIC
  - WIRE FENCE
  - CALCULATED CORNER
  - FOUND SURVEY MONUMENT
  - POWER POLE (PP)
  - SET SURVEY MONUMENT



**BOUNDARY & IMPROVEMENT SURVEY**

BEING AN 11.050 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 11.050 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

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

TRACT 15  
11.050 ACRES  
PORTION OF  
HAWTHORNE LAND, LLC.  
CALLED 203.772 ACRES  
VOL. 2381, PG. 139  
O.P.R.H.C.T.

REMAINDER OF  
HAWTHORNE LAND, LLC.  
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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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48217C0235D, 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, 76065  
 DESCRIPTION.....JOSEPH W. BUSTIN PRE-EMPTION, ABSTRACT NUMBER 53 AND THE JOHN HAYS 26 LABORS, ABSTRACT NUMBER 361, HILL COUNTY, TEXAS  
 SUBJECT.....TRACT 15, 11.050 ACRES  
 COUNTY.....HILL

**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 GOVERNMENT AGENCIES FOR ANY TITLE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT 38887 - TRACT 15	
FIELD DATE	7/24/2025
DRAWN BY	CSP
CHECKED BY	MJM
FIELD CREW	GG
REV 1	-
REV 2	-
REV 3	-
REV 4	-

**TEXAS PROFESSIONAL SURVEYING & TIPS**

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