

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	449.26'	190.79'	189.36'	S 17°51'44" E	24°19'54"

LINE	BEARING	DISTANCE
L1	N 30°08'17" W	435.76'
L2	S 30°08'17" E	82.37'
L3	S 30°01'41" E	168.10'

SYMBOL LEGEND

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

JOSEPH W. BUSTIN
PRE-EMPTION
ABSTRACT NO. 361

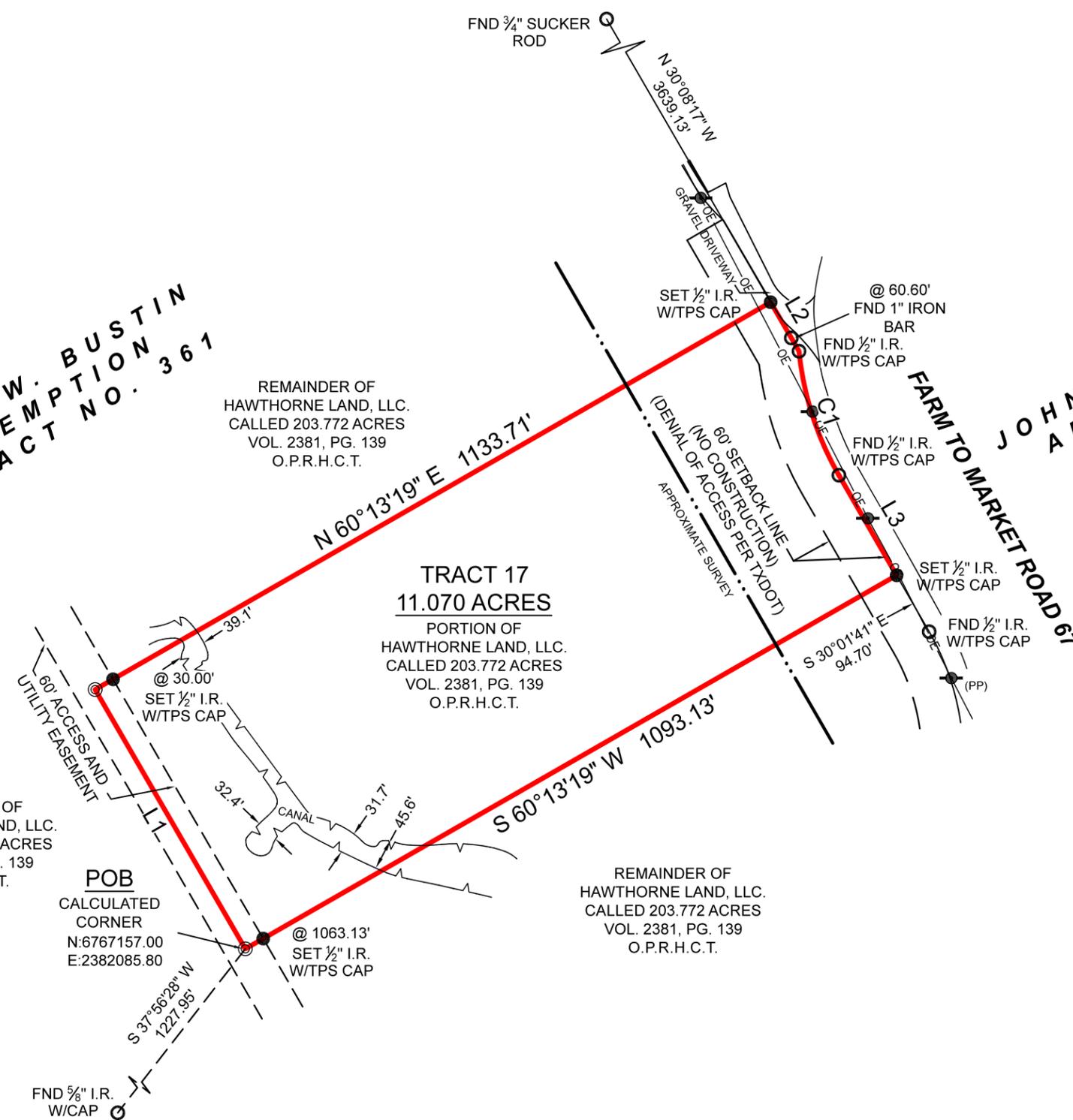
REMAINDER OF
HAWTHORNE LAND, LLC.
CALLED 203.772 ACRES
VOL. 2381, PG. 139
O.P.R.H.C.T.

TRACT 17
11.070 ACRES
PORTION OF
HAWTHORNE LAND, LLC.
CALLED 203.772 ACRES
VOL. 2381, PG. 139
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JOHN HAYS 26 LABORS
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BOUNDARY SURVEY

BEING AN 11.070 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 11.070 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
SUBJECT.....11.070 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 17
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