

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	369.26'	581.64'	523.35'	S 15°05'49" W	90°15'00"

LINE	BEARING	DISTANCE
L1	S 30°01'41" E	94.70'

**SYMBOL LEGEND**

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

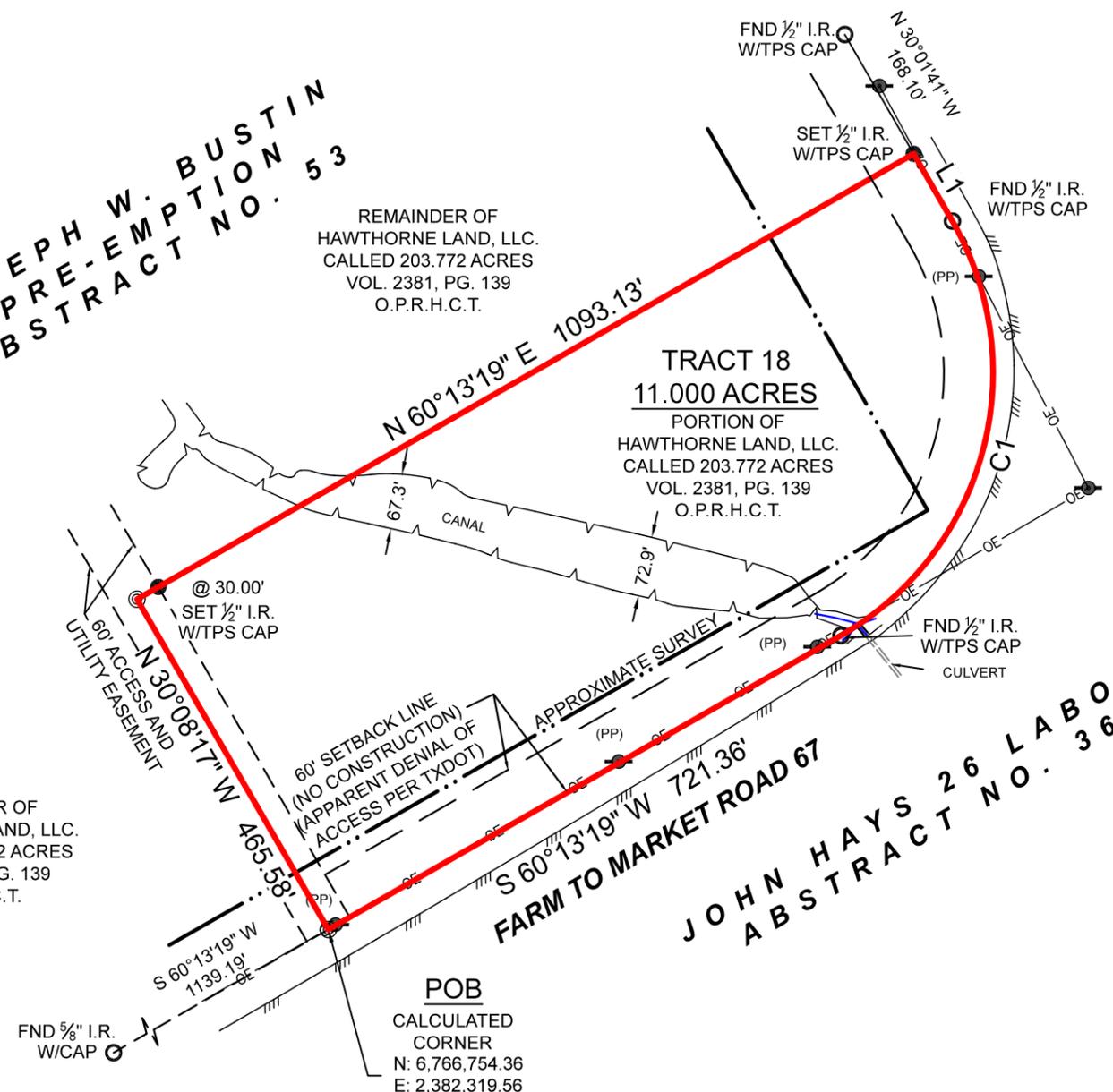
**JOSEPH W. BUSTIN  
PRE-EMPTION  
ABSTRACT NO. 53**

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

**TRACT 18  
11.000 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.  
CALLED 203.772 ACRES  
VOL. 2381, PG. 139  
O.P.R.H.C.T.

**JOHN HAYS 26 LABORS  
ABSTRACT NO. 361**



**POB**  
CALCULATED  
CORNER  
N: 6,766,754.36  
E: 2,382,319.56

BOUNDARY SURVEY

BEING AN 11.000 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 11.000 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.

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.....11.000 ACRES  
COUNTY.....HILL

<b>TEXAS PROFESSIONAL SURVEYING</b>  3032 N. Frazier, Conroe, Texas 77303 Ph: 936.756.7447 Fax: 936.756.7448 www.surveyingtexas.com Firm No. 10083400	<b>PROJECT</b>	<b>39887_TRACT 18</b>
	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

