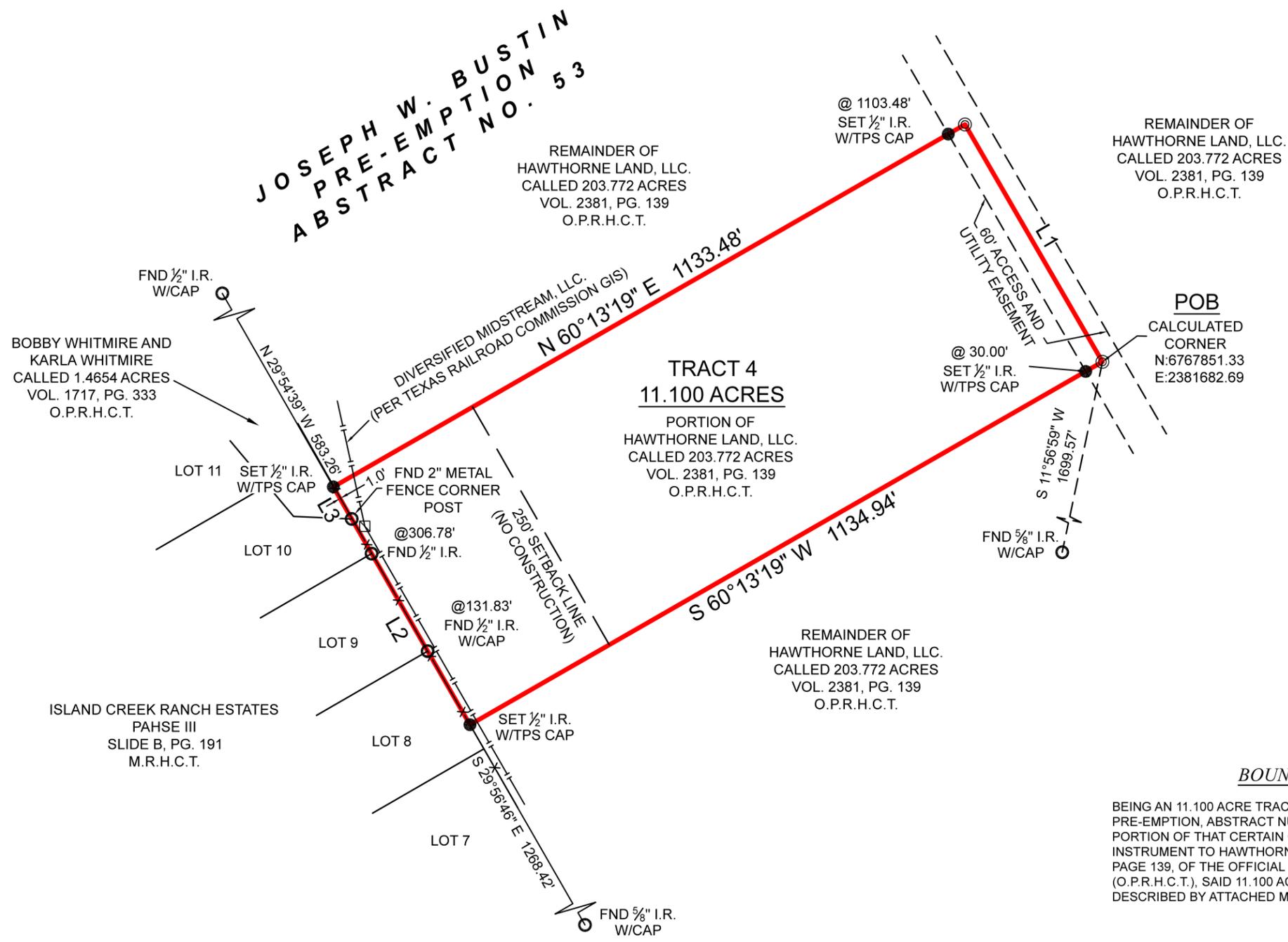


LINE	BEARING	DISTANCE
L1	S 30°08'17" E	426.30'
L2	N 29°56'46" W	368.88'
L3	N 29°54'39" W	57.41'

**SYMBOL LEGEND**

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



**BOUNDARY SURVEY**

BEING AN 11.100 ACRE TRACT OF LAND SITUATED IN THE JOSEPH W. BUSTIN PRE-EMPTION, ABSTRACT NUMBER 53, 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 11.100 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  
 SUBJECT.....11.100 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.

<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 4</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