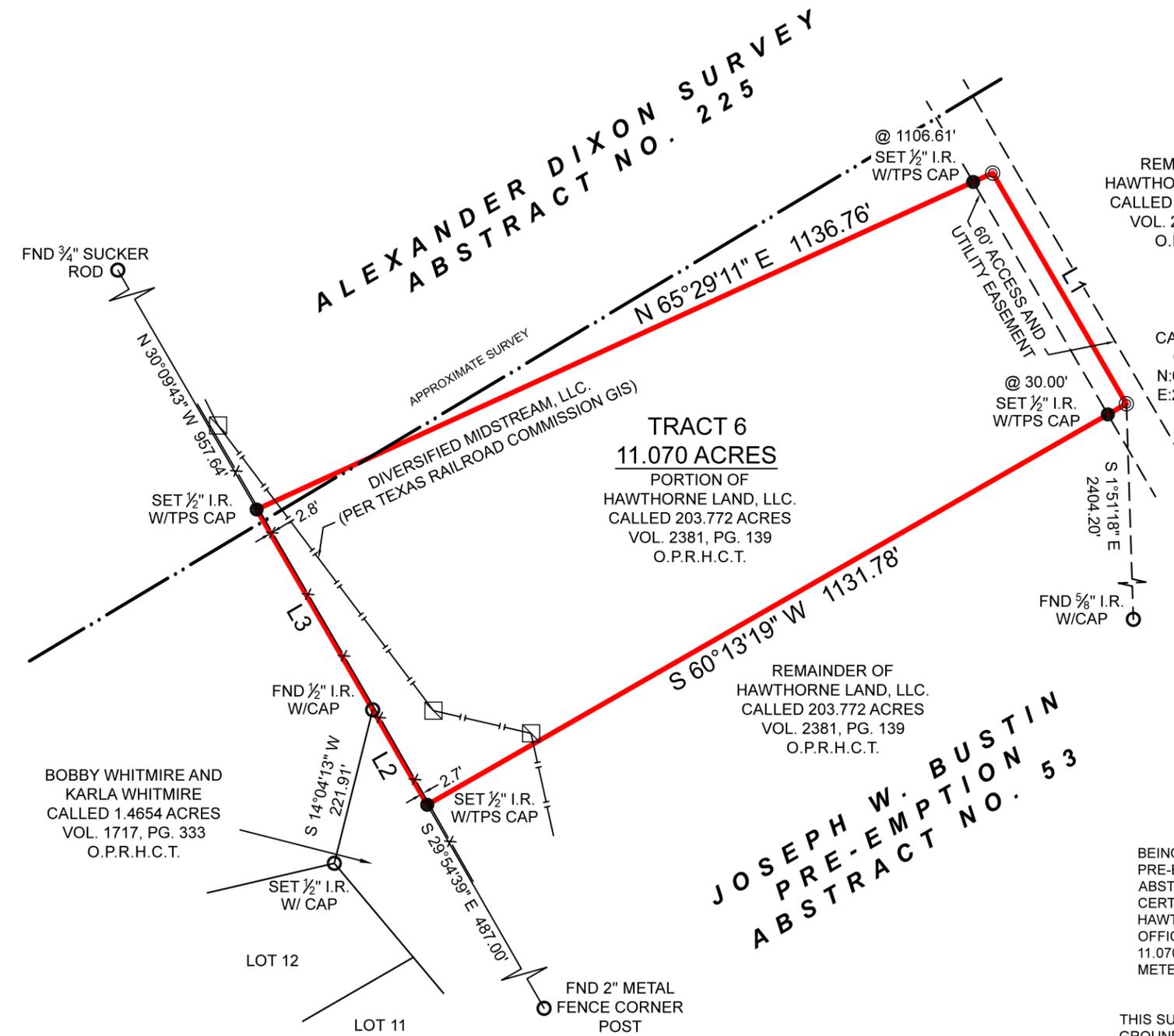


LINE	BEARING	DISTANCE
L1	S 30°08'17" E	374.09'
L2	N 29°54'39" W	153.67'
L3	N 30°09'43" W	324.73'

SYMBOL LEGEND

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



MARTIN KEITH KASSEN AND SHIRLEY JANE KASSEN
CALLED 75.00 ACRES
VOL. 2120, PG. 229
O.P.R.H.C.T.

BOBBY WHITMIRE AND KARLA WHITMIRE
CALLED 1.4654 ACRES
VOL. 1717, PG. 333
O.P.R.H.C.T.

TRACT 6
11.070 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.

POB
CALCULATED
CORNER
N:6768591.53
E:2381252.96

JOSEPH W. BUSTIN
PRE-EMPTION
ABSTRACT NO. 53

BOUNDARY SURVEY

BEING AN 11.070 ACRE TRACT OF LAND SITUATED IN THE JOSEPH W. BUSTIN PRE-EMPTION, ABSTRACT NUMBER 53 AND THE ALEXANDER DIXON SURVEY, ABSTRACT NUMBER 225, 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.

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:

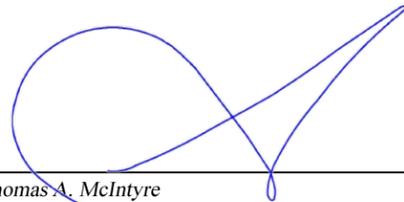
1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

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
SURVEY.....ALEXANDER DIXON, A - 225
PRE-EMPTION.....JOSEPH W. BUSTIN PRE-EMPTION, A - 53
SUBJECT.....11.070 ACRES
COUNTY.....HILL

TEXAS PROFESSIONAL SURVEYING  3032 N. Frazier, Conroe, Texas 77303 Ph: 936.756.7447 Fax: 936.756.7448 www.surveyingtexas.com Firm No. 10083400	PROJECT	39887_TRACT 6
	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

