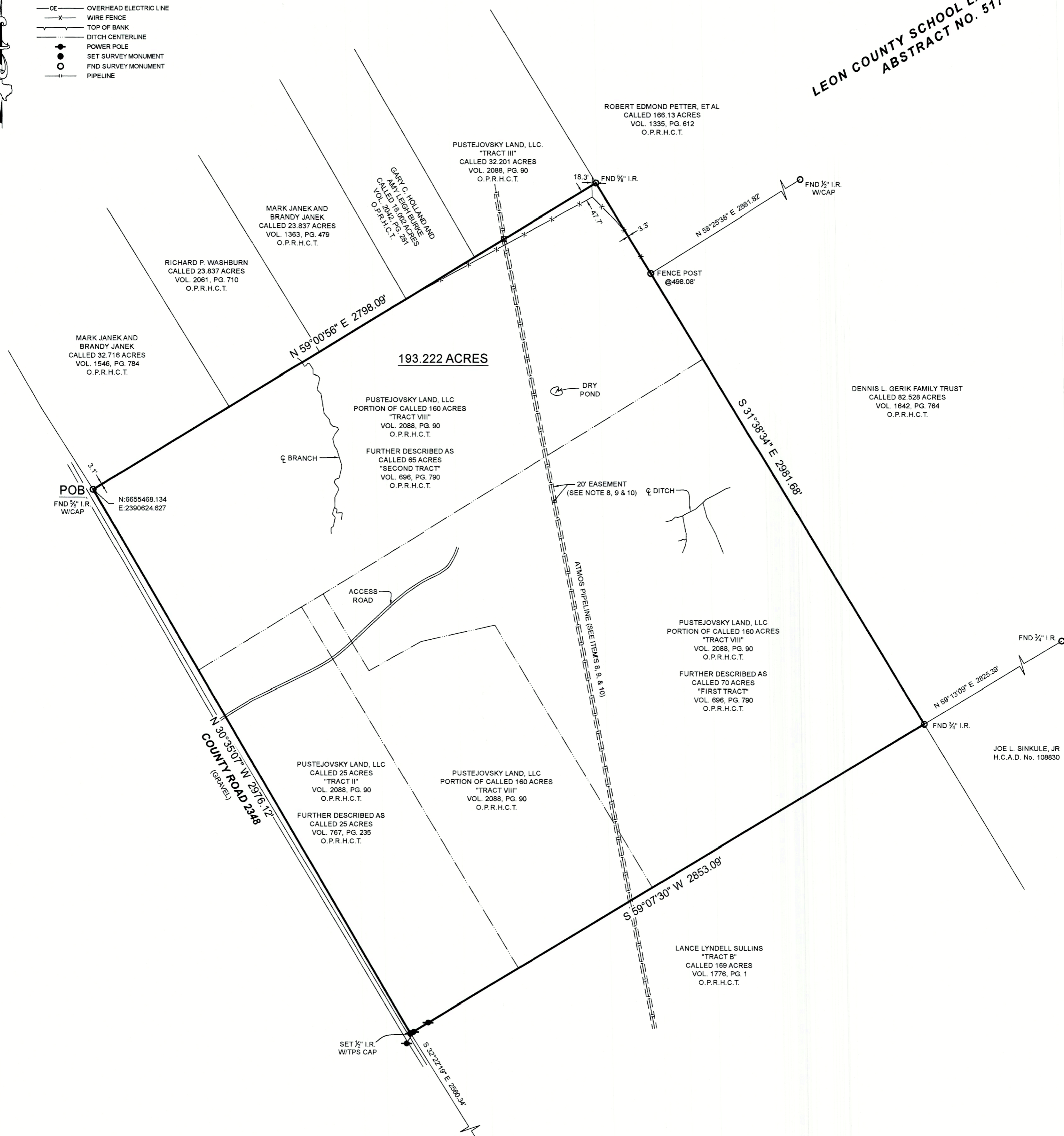


**LEON COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 517**

SYMBOL LEGEND

- OE— OVERHEAD ELECTRIC LINE
- X— WIRE FENCE
- TOP OF BANK
- DITCH CENTERLINE
- POWER POLE
- SET SURVEY MONUMENT
- FND SURVEY MONUMENT
- PIPELINE



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
G.F. NO. 2408104T
EFFECTIVE DATE: MARCH 07, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

1. R.O.W. EASEMENT PER VOL. 188, PG. 70, D.R.H.C.T. (BLANKET)
2. R.O.W. EASEMENT PER VOL. 188, PG. 72, D.R.H.C.T. (BLANKET)
3. EASEMENT PER VOL. 276, PG. 453, D.R.H.C.T. (DOES NOT AFFECT)
4. EASEMENT PER VOL. 276, PG. 471, D.R.H.C.T. (DOES NOT AFFECT)
5. R.O.W. EASEMENT PER VOL. 346, PG. 127, D.R.H.C.T. (BLANKET)
6. R.O.W. PER VOL. 347, PG. 426, D.R.H.C.T. (DOES NOT AFFECT)
7. R.O.W. PER VOL. 350, PG. 31, D.R.H.C.T. (DOES NOT AFFECT)
8. R.O.W. EASEMENT PER VOL. 483, PG. 313, D.R.H.C.T. (DOES AFFECT / SHOWN HEREON)
9. R.O.W. EASEMENT PER VOL. 483, PG. 314, D.R.H.C.T. (DOES AFFECT / SHOWN HEREON)
10. R.O.W. EASEMENT PER VOL. 483, PG. 319, D.R.H.C.T. (DOES AFFECT / SHOWN HEREON)

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48217C0400D HAVING AN EFFECTIVE DATE OF 12/20/2019.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (TXNC-4202), GRID MEASUREMENTS.

PURCHASER: HAWTHORNE LAND, LLC
ADDRESS: COUNTY ROAD 2348, HILLSBORO, TX 76645
SURVEY: LEON COUNTY SCHOOL LAND, A-517
AREA: 193.222 ACRES
COUNTY: HILL

BOUNDARY SURVEY

BEING a 193.222 acre tract of land, situated in the Leon County School Land Survey, Abstract Number 517, Hill County, Texas, being comprised of all that same called 160 acre tract described as "Tract VII" and all that same called 25 acre tract described as "Tract II" in instrument to Pustejevsky Land, LLC, recorded in Volume 2088, Page 90 of the Official Public Records of Hill County, Texas (Pustejevsky tract) said 193.222 acre tract being more particularly described by attached metes and bounds description.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

TEXAS
PROFESSIONAL SURVEYING, LLC

3032 N. FRAZIER STREET - CONROE, TX
77303 PH (936)756-7447 - FAX (936)756-7448
WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION NO. 100834-00

PROJECT NUMBER	24018_PARENT
DATE	03/30/2022
DRAWN BY	TK
CHECKED BY	DVB / MJW
FIELD CREW	RD
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

