

0' 300' 600' 900'



Scale: 1" = 300'

**SYMBOL LEGEND**

- FOUND SURVEY MONUMENT
- ⊙ CALCULATED CORNER
- OE— OVERHEAD ELECTRIC
- X— WIRE FENCE

LINE	BEARING	DISTANCE
L1	S 31°38'34" E	469.03'
L2	N 31°02'45" W	406.65'
L3	N 30°35'07" W	60.00'
L4	N 30°35'07" W	2512.55'
L5	N 31°38'34" W	2512.66'
L6	N 59°13'09" E	2825.39'

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

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEMS:

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)

MARK JANEK AND BRANDY JANEK  
CALLED 32.716 ACRES  
VOL. 1546, PG. 784  
O.P.R.H.C.T.

POB  
SET 1/2" I.R.  
W/TPS CAP  
N:6653305.14  
E:2391903.06

SET 1/2" I.R.  
W/TPS CAP

L3

COUNTY ROAD 2348  
(GRAVEL)

REMAINDER OF HAWTHORNE LAND, LLC  
CALLED 193.222 ACRES  
VOL. 2188, PG. 150  
O.P.R.H.C.T.

REMAINDER OF HAWTHORNE LAND, LLC  
CALLED 193.222 ACRES  
VOL. 2188, PG. 150  
O.P.R.H.C.T.

LANCE LYNDELL SULLINS  
"TRACT B"  
CALLED 169 ACRES  
VOL. 1776, PG. 1  
O.P.R.H.C.T.

**TRACT 10  
15.394 ACRES**

PORTION OF HAWTHORNE LAND, LLC  
CALLED 193.222 ACRES  
VOL. 2188, PG. 150  
O.P.R.H.C.T.

PUSTEJOVSKY LAND, LLC.  
"TRACT III"  
CALLED 32.201 ACRES  
VOL. 2088, PG. 90  
O.P.R.H.C.T.

DENNIS L. GERIK FAMILY TRUST  
CALLED 82.528 ACRES  
VOL. 1642, PG. 764  
O.P.R.H.C.T.

DENNIS L. GERIK FAMILY TRUST  
CALLED 82.528 ACRES  
VOL. 1642, PG. 764  
O.P.R.H.C.T.

JOE L. SINKULE, JR  
H.C.A.D. No. 108830

ATMOS PIPELINE  
(SEE ITEMS 8, 9, & 10)

20' EASEMENT  
(SEE NOTE 8, 9 & 10)

N 59°00'56" E 2844.46'

S 59°00'56" W 1622.04'

S 59°07'30" W 1227.79'

**BOUNDARY SURVEY**

BEING A 15.394 ACRE TRACT OF LAND, SITUATED IN THE LEON COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 517, HILL COUNTY, TEXAS, BEING A PORTION OF THAT SAME CALLED 193.222 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC, RECORDED IN VOLUME 2188, PAGE 150 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 15.394 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.

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 MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

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

PROJECT NUMBER	24018_TR10
DATE	03-30-2022
DRAWN BY	DVB
CHECKED BY	MN
FIELD CREW	RD
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER: . . . . . HAWTHORNE LAND, LLC  
ADDRESS: . . . . . COUNTY ROAD 2348, HILLSBORO, TX 76645  
SURVEY: . . . . . LEON COUNTY SCHOOL LAND, A - 517  
AREA: . . . . . 15.394 ACRES  
COUNTY: . . . . . HILL

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.

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

