



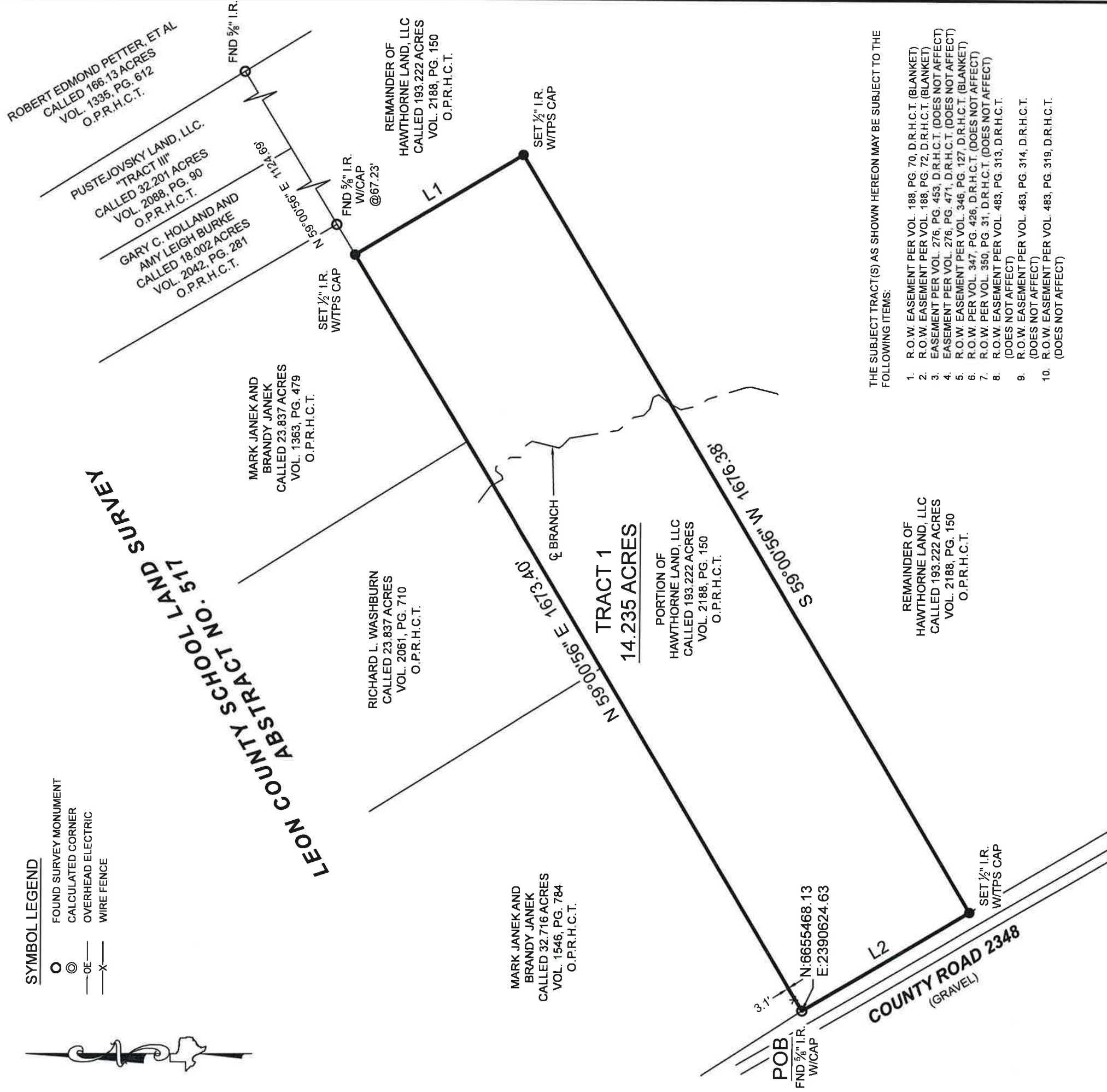
**SYMBOL LEGEND**

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



LINE	BEARING	DISTANCE
L1	S 31°02'45" E	370.23'
L2	N 30°35'07" W	370.24'

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



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

RICHARD L. WASHBURN  
CALLED 23.837 ACRES  
VOL. 2061, PG. 710  
O.P.R.H.C.T.

MARK JANEK AND  
BRANDY JANEK  
CALLED 23.837 ACRES  
VOL. 1363, PG. 479  
O.P.R.H.C.T.

**TRACT 1**  
14.235 ACRES  
PORTION 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.

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

**COUNTY ROAD 2348**  
(GRAVEL)

**POB**  
FND 5/8" I.R.  
W/CAP  
N:6655468.13  
E:2390624.63

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

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

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

FND 5/8" I.R.

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. 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 NOT AFFECT)
9. R.O.W. EASEMENT PER VOL. 483, PG. 314, D.R.H.C.T. (DOES NOT AFFECT)
10. R.O.W. EASEMENT PER VOL. 483, PG. 319, D.R.H.C.T. (DOES NOT AFFECT)

**BOUNDARY SURVEY**

BEING A 14.235 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 14.235 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 MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

**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.

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.

PROJECT NUMBER	24018_TR1
DATE	03-30-2022
DRAWN BY	DVB
CHECKED BY	MIN
FIELD CREW	RD
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**TPS TEXAS PROFESSIONAL SURVEYING**  
3032 N. Frazier, Conroe, Texas 77303  
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www.surveyingtexas.com  
Firm No. 10083400

PURCHASER: ..... HAWTHORNE LAND, LLC  
ADDRESS: ..... COUNTY ROAD 2348, HILLSBORO, TX 76845  
SURVEY: ..... LEON COUNTY SCHOOL LAND, A - 517  
AREA: ..... 14.235 ACRES  
COUNTY: ..... HILL

*Thomas A. McIntyre*  
Registered Professional Land Surveyor No. 6921

