

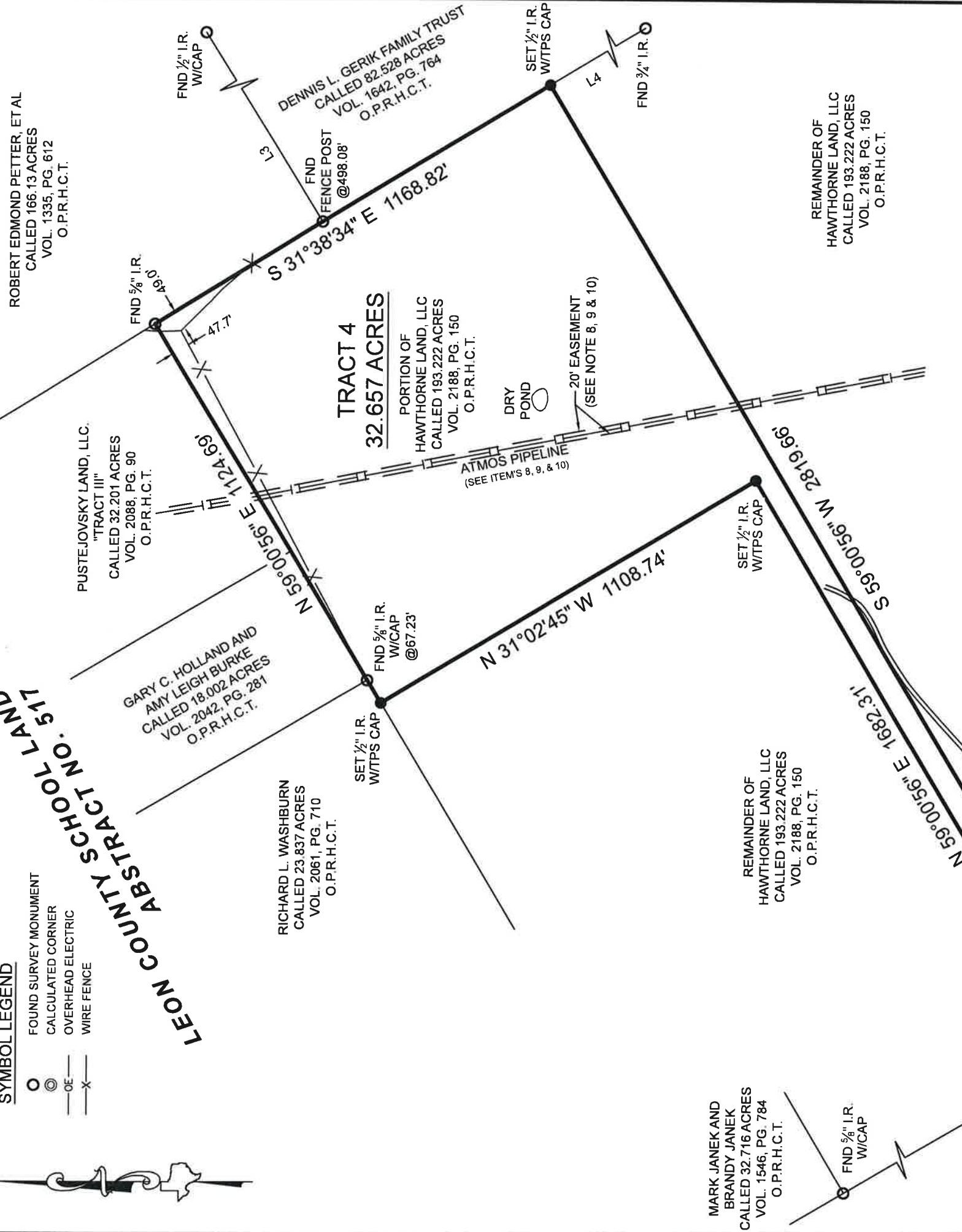
SYMBOL LEGEND

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



LINE	BEARING	DISTANCE
L1	N 30°35'07" W	60.00'
L2	N 30°35'07" W	1108.77'
L3	N 58°25'36" E	2881.82'
L4	S 31°38'34" E	1812.87'

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



ROBERT EDMOND PETTER, ET AL
CALLED 166.13 ACRES
VOL. 1335, PG. 612
O.P.R.H.C.T.

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

GARY C. HOLLAND AND
AMY LEIGH BURKE
CALLED 18.002 ACRES
VOL. 2042, PG. 281
O.P.R.H.C.T.

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

TRACT 4
32.657 ACRES
PORTION OF
HAWTHORNE LAND, LLC
CALLED 193.222 ACRES
VOL. 2188, PG. 150
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.

MARK JANEK AND
BRANDY JANEK
CALLED 32.716 ACRES
VOL. 1546, PG. 784
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)**

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)

BOUNDARY SURVEY

BEING A 32.657 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 32.657 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.

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.

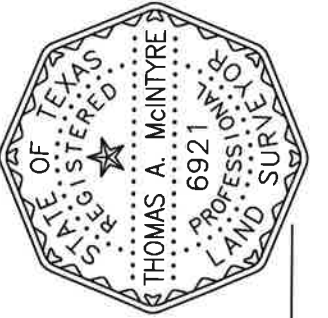
BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (TXNC-4202), GRID MEASUREMENTS.

PROJECT NUMBER	24018_TR4
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
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www.surveyingtexas.com
Firm No. 10083400

PURCHASER: HAWTHORNE LAND, LLC
ADDRESS: COUNTY ROAD 2348, HILLSBORO, TX 76645
SURVEY: LEON COUNTY SCHOOL LAND, A-517
AREA: 32.657 ACRES
COUNTY: HILL

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.



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