

0' 300' 600' 900'



Scale: 1" = 300'

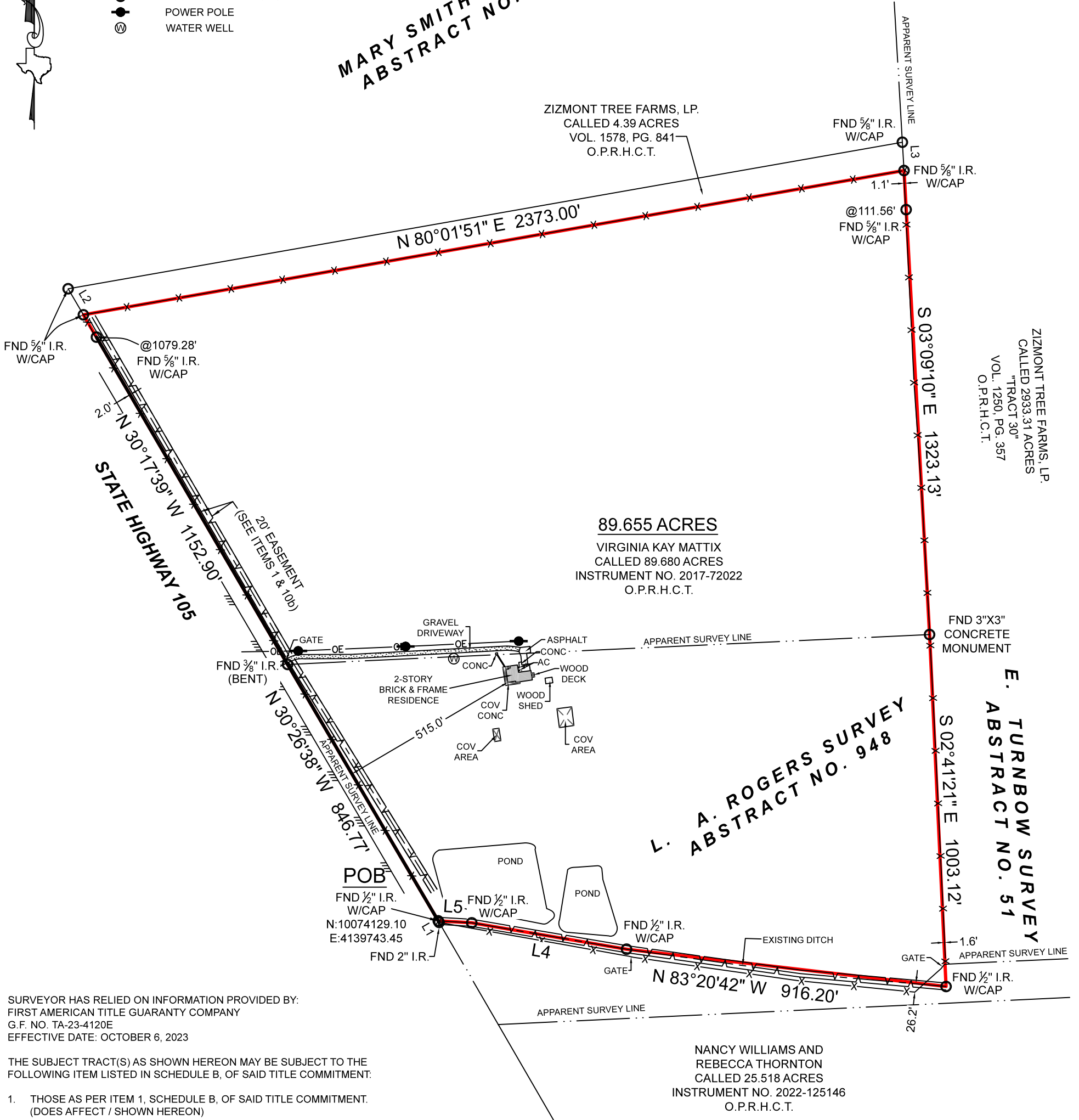
SYMBOL LEGEND

- EDGE OF ASPHALT
- FLOWLINE
- OVERHEAD ELECTRIC
- WIRE FENCE
- FOUND SURVEY MONUMENT
- POWER POLE
- WATER WELL



**MARY SMITH SURVEY
ABSTRACT NO. 446**

LINE	BEARING	DISTANCE
L1	S 29°47'54" E	5.06'
L2	N 30°24'12" W	86.01'
L2	S 29°47'54" E	5.06'
L3	N 03°19'42" W	80.70'
L4	N 80°19'55" W	447.25'
L5	N 86°40'00" W	95.62'



89.655 ACRES

VIRGINIA KAY MATTIX
CALLED 89.680 ACRES
INSTRUMENT NO. 2017-72022
O.P.R.H.C.T.

ZIZMONT TREE FARMS, LP.
CALLED 2933.31 ACRES
"TRACT 30"
VOL. 1250, PG. 357
O.P.R.H.C.T.

**E. TURNBOW SURVEY
ABSTRACT NO. 51**

**L. A. ROGERS SURVEY
ABSTRACT NO. 948**

NANCY WILLIAMS AND
REBECCA THORNTON
CALLED 25.518 ACRES
INSTRUMENT NO. 2022-125146
O.P.R.H.C.T.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO. TA-23-4120E
EFFECTIVE DATE: OCTOBER 6, 2023

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

1. THOSE AS PER ITEM 1, SCHEDULE B, OF SAID TITLE COMMITMENT. (DOES AFFECT / SHOWN HEREON)
- 10b). EASEMENT TO VIRGINIA K. HILL PER VOL. 994, PG. 60, D.R.H.C.T. (DOES AFFECT / SHOWN HEREON)
- 10c). MUTUAL ROAD EASEMENT PER VOL. 806, PG. 744, D.R.H.C.T. (MAY OR MAY NOT AFFECT / SURVEYOR RECOMMENDS HAVE AN ATTORNEY REVIEW THE RIGHTS AND TERMS OF THIS AGREEMENT)
- 10d). ROAD EASEMENT TO KIRBY FOREST INDUSTRIES, INC. PER VOL. 879, PG. 798, D.R.H.C.T. (DOES NOT AFFECT)
- 10e). MUTUAL ROAD EASEMENT PER VOL. 934, PG. 714, D.R.H.C.T. (MAY OR MAY NOT AFFECT / SURVEYOR RECOMMENDS HAVE AN ATTORNEY REVIEW THE RIGHTS AND TERMS OF THIS AGREEMENT)

**BOUNDARY & IMPROVEMENT
SURVEY**

BEING a 89.655 acre tract of land situated in the Mary Smith Survey, Abstract Number 446, and in the L. A. Rogers Survey, Abstract Number 948 (erroneously previously mentioned as L.A. Casey Survey, Abstract Number 927), Hardin County, Texas, being all of that same called 89.680 acre tract described in instrument to Virginia Kay Mattix, recorded under Instrument Number 2017-72022, of the Official Public Records of Hardin County, Texas (O.P.R.H.C.T.), said 89.655 acre tract being more particularly described by attached metes and bounds description.

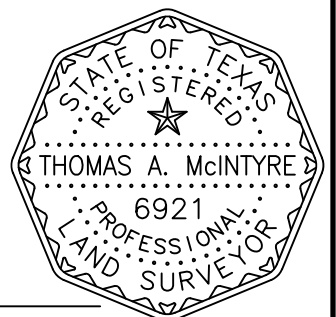
THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NOS. 48199C0475F & 48199C0500F, BOTH HAVING AN EFFECTIVE DATE OF 10/6/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....HAWTHORNE LAND, LLC.
ADDRESS.....29486 SH 105, SOUR LAKE, TX 77659
SURVEY.....MARY SMITH, A - 446
SURVEY.....L.A. ROGERS, A - 948
SUBJECT.....89.655 ACRES
COUNTY.....HARDIN

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



PROJECT NUMBER	34764
DATE	10/11/2023
DRAWN BY	GVV
CHECKED BY	TNK / MJW
FIELD CREW	JW
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

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