

LINE	BEARING	DISTANCE
L1	N 30°17'39" W	284.11'
L2	S 03°09'10" E	324.36'

SYMBOL LEGEND

- EDGE OF ASPHALT
- FLOWLINE
- OVERHEAD ELECTRIC
- TOP OF BANK
- WIRE FENCE
- FOUND SURVEY MONUMENT
- POWER POLE
- SET SURVEY MONUMENT

**MARY SMITH SURVEY
ABSTRACT NO. 446**

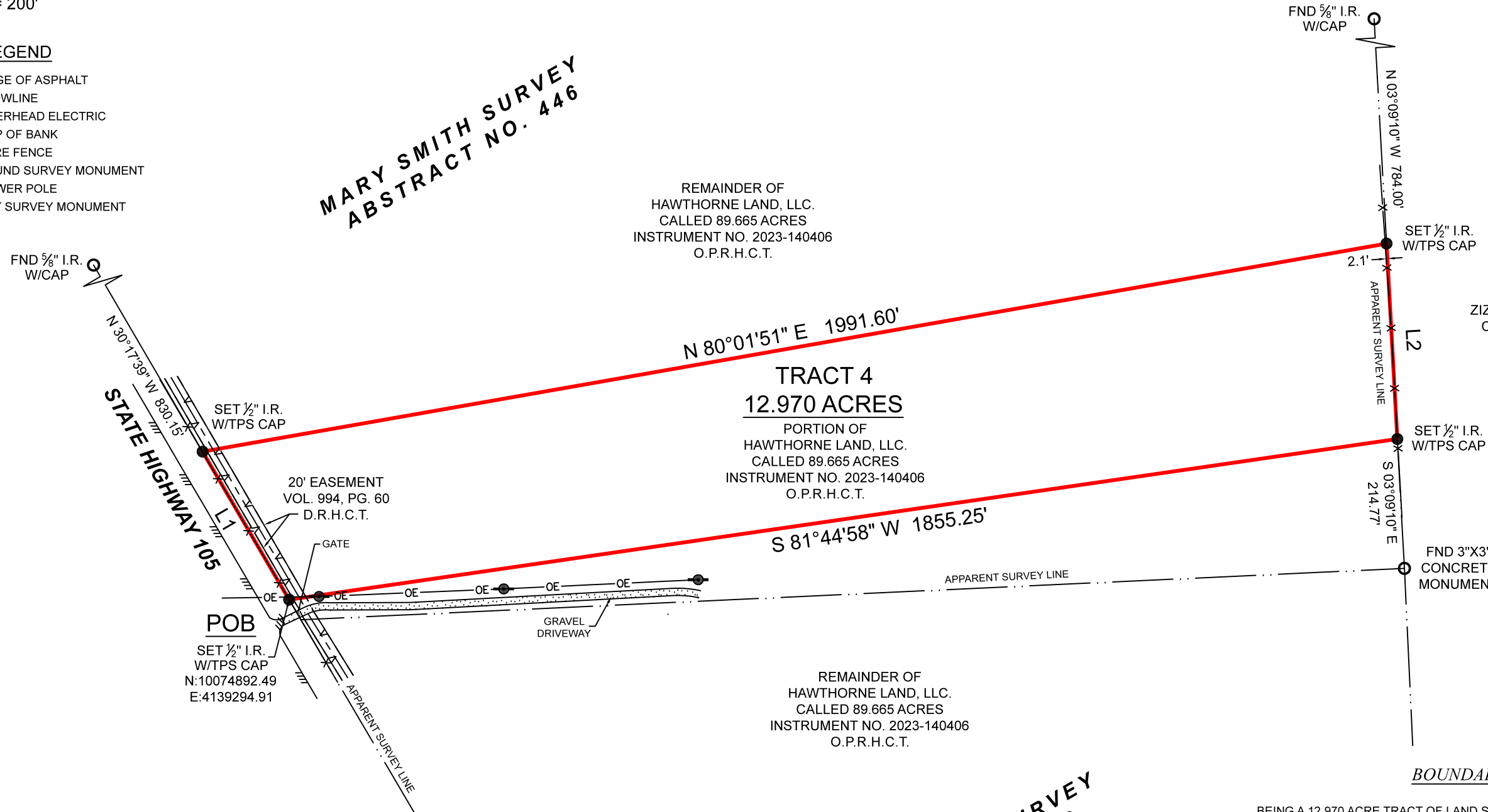
REMAINDER OF
HAWTHORNE LAND, LLC.
CALLED 89.665 ACRES
INSTRUMENT NO. 2023-140406
O.P.R.H.C.T.

**TRACT 4
12.970 ACRES**

PORTION OF
HAWTHORNE LAND, LLC.
CALLED 89.665 ACRES
INSTRUMENT NO. 2023-140406
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**



BOUNDARY SURVEY

BEING A 12.970 ACRE TRACT OF LAND SITUATED IN THE MARY SMITH SURVEY, ABSTRACT NUMBER 446, HARDIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 89.665 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, L.L.C., RECORDED UNDER INSTRUMENT NUMBER 2023-140406, OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS (O.P.R.H.C.T.), SAID 12.970 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.

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.

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

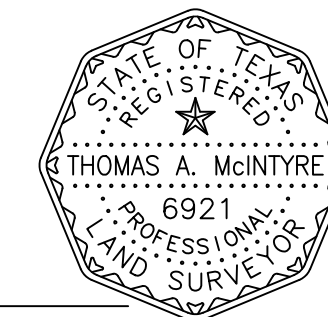
ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

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

PURCHASER.....LIBERATION RANCHES
ADDRESS.....STATE HIGHWAY 105, SOUR LAKE, TX. 77659
SURVEY.....MARY SMITH, A - 446
SUBJECT.....12.970 ACRES
COUNTY.....HARDIN

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	34764_TR 4
DATE	12/20/2023
DRAWN BY	TNK
CHECKED BY	MJW
FIELD CREW	GG
REVISION 1	1/29/2024
REVISION 2	
REVISION 3	
REVISION 4	



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921