

0' 200' 400' 600'



Scale: 1" = 200'

LINE	BEARING	DISTANCE
L1	N 89°48'42" E	288.38'
L2	S 89°49'10" W	288.38'

SYMBOL LEGEND

- EDGE OF ASPHALT
- FEMA LIMITS (PER NFHL DATA)
- OVERHEAD ELECTRIC
- WIRE FENCE
- FOUND SURVEY MONUMENT
- POWER POLE
- SET SURVEY MONUMENT



CLYBURN RANCHES CVI, LLC.
CALLED 101.00 ACRES
"TRACT 5"
INSTRUMENT No. 167699
O.P.R.A.C.T.

FND FENCE
CORNER POST

POB
SET 1/2" I.R.
W/TPS CAP
N:13592826.18
E:2127967.30

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

FND FENCE
CORNER POST

S 89°48'42" W
1391.02'

N 89°48'42" E
841.36'

200C 225C

FEMA PANEL

"ZONE X"

**TRACT 6
12.000 ACRES**

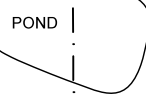
REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 105.020 ACRES
INSTRUMENT No. 248636
O.P.R.A.C.T.

PORTION OF
HAWTHORNE LAND, LLC
CALLED 105.020 ACRES
INSTRUMENT No. 248636
O.P.R.A.C.T.

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 105.020 ACRES
INSTRUMENT No. 248636
O.P.R.A.C.T.

N 00°16'24" E 1812.66'

S 00°16'24" W 1812.70'



**SIMON RIEDER SURVEY
ABSTRACT NO. 729**

"ZONE X"

"ZONE A"

FND MAG NAIL

S 89°49'10" W
1397.77'

@30.00'
SET 1/2" I.R.
W/TPS CAP

@1782.70'
SET 1/2" I.R.
W/TPS CAP

SET MAG NAIL

SET MAG NAIL

BRUCE ROAD

BOUNDARY 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.

BEING A 12.000 ACRE TRACT OF LAND SITUATED IN THE SIMON RIEDER SURVEY, ABSTRACT NUMBER 729, ATASCOSA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 105.020 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC, RECORDED UNDER INSTRUMENT NUMBER 248636, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS (O.P.R.A.C.T.), SAID 12.000 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.

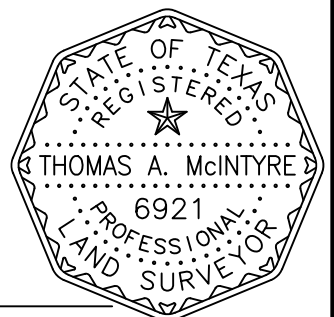
PROJECT	38758_TRACT 6
FIELD DATE	11-13-2024
DRAWN BY	ADV
CHECKED BY	MLS / MJW
FIELD CREW	GG
REV 1	
REV 2	
REV 3	
REV 4	

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO(S). 48013C0200C AND 48013C0225C, BOTH HAVING AN EFFECTIVE DATE OF 11-04-2010.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

CLIENT.....LIBERATION RANCHES
ADDRESS.....BRUCE ROAD, POTEET, TX, 78065
SURVEY.....SIMON RIEDER, A - 729
SUBJECT.....12.000 ACRES
COUNTY.....ATASCOSA

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



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