

FIELD SERVICES: GW

DRAWN BY: JRW

ORDERED BY: John Hawthorne

Job Number: 25-10-0599

Sketch showing 5.091 acres of land out of the A. Steele Survey, Abstract Number 489, in Limestone County, Texas, being that called 5.59 acre tract described in a deed to John Hawthorne, recorded under Document Number 2025-0000905 of the Official Public Records of Limestone County, Texas, further described in Volume 1013, Page 35 of the Official Public Records of Limestone County, Texas.

Bearings are based on the State Plane Coordinate System, Texas Central Zone, NAD 83.

This surveyor did not abstract the subject tract. There may be easements, restrictions or encumbrances which may affect the subject tract that are not shown hereon.

Blackland Surveying LLC. does not make or warrant any flood zone designation.

D.R.— Deed Records of Limestone County, Texas.
O.P.R.— Official Public Records of Limestone County, Texas.

LINE	BEARING	DISTANCE
L1	S56°02'24"W	22.02'
L2	S88°15'08"W	55.94'
L3	N35°00'46"W	21.41'

(Adj. Record: S59°18'20"W 21.93')

5.091 Acres
Called 5.59 acre
John Hawthorne
Doc. No. 2025-905 O.P.R.
Vol. 1013, Pg. 35

Called 1.00 acre
Linda Adler Bass &
Gussie Clarence Bolen
Vol. 936, Pg. 214
D.R.

Called 30x100'
Michael M. Elders
Vol. 1097, Pg. 740 O.P.R.
Called 0.33 acre
Randy Barnett
Vol. No. 20181588 R.P.R.
Vol. 978, Pg. 807 D.R.

Remainder of
Called 1.00 acre
Mario Estevan Pina
Inst. No. 20150058 O.P.R.
Vol. 929, Pg. 704 R.P.R.

Called 0.08 acre
State of Texas
Vol. 322, Pg. 592 D.R.

Called 0.169 acre
State of Texas
Vol. 322, Pg. 595 D.R.

Called 0.167 acres
State of Texas
Vol. 322, Pg. 510 D.R.

Stephen W. Hardeman
Inst. No. 20141262
O.P.R.

The survey as shown hereon was prepared from an on-the-ground survey performed under my supervision on the 15th day of October 2025.

JACOB R. WATERS, RPLS, No. 6849



SURVEYED: 10/15/2025

POINT OF
BEGINNING
5/8" Eye
Bolt Found

- Legend
- Water Meter
 - Guy Wire
 - Power Pole
 - OHE — Overhead Electric
 - Fence
 - 1/2" Iron Rod Found (Unless Otherwise Noted)



BLACKLAND
SURVEYING

P.O. Box 367 West, Texas 76691
(254) 457-1442
T.B.P.E.L.S. Firm Registration No. 10194650

0 100 200
SCALE

ALL RIGHTS RESERVED BY:
BLACKLAND SURVEYING LLC 2025

BLACKLAND SURVEYING, LLC

Field Notes for 5.091 acres of land out of the A. Steele Survey, Abstract Number 489, in Limestone County, Texas, being that called 5.59 acre tract described in a deed to John Hawthorne, recorded under Document Number 2025-0000905 of the Official Public Records of Limestone County, Texas, further described in Volume 1013, Page 35 of the Official Public Records of Limestone County, Texas. Described as follows with bearings based on the State Plane Coordinate System, Texas Central Zone, NAD 83.

Beginning at a 5/8-inch eye bolt found at the Northeast corner of said 5.59 acre tract, at the Southeast corner of that called 1048.420 acre Tract #72 described in a deed to Farmland Reserve, Inc., recorded under Instrument Number 20152332 of the Official Public Records of Limestone County, Texas, at a corner of that called 748.60 acre Tract #133 described in a deed to Farmland Reserve, Inc., recorded under Instrument Number 20152332 of the Official Public Records of Limestone County, Texas, for the Northeast corner of this tract;

THENCE S 30degrees 19minutes 34seconds E 439.02 feet generally along a fence to a 1/2-inch iron rod found at a corner of said 748.60 acre tract, for a corner of this tract;

THENCE S 56degrees 02minutes 24seconds W 22.02 feet generally along a fence to a 1/2-inch iron rod found at a corner of said 748.60 acre tract, for a corner of this tract;

THENCE S 22degrees 25minutes 39seconds E 167.47 feet generally along a fence to a 1/2-inch iron rod found in the West line of said 748.60 acre tract, for a corner of this tract;

THENCE S 22degrees 02minutes 21seconds E 176.71 feet generally along a fence to a 1/2-inch iron rod set capped "Blackland" in the North line of FM Highway 341, at the Southwest corner of said 748.60 acre tract, in the North line of that called 0.167 acre tract described in a deed to the State of Texas, recorded in Volume 322, Page 510 of the Deed Records of Limestone County, Texas, for the Southeast corner of this tract;

THENCE S 88degrees 15minutes 08seconds W 55.94 feet with the North line of FM Highway 341 to a 1/2-inch iron rod set capped "Blackland" at the Northwest corner of said 0.167 acre tract, at the Northeast corner of that called 0.169 acre tract described in a deed to the State of Texas, recorded in Volume 322, Page 595 of the Deed Records of Limestone County, Texas, at the Southeast corner of that called 1.00 acre remainder tract described in a deed to Mario Estevan Pina, recorded under Instrument Number 20150058 of the Official Public Records of Limestone, Texas, for the South corner of this tract;

THENCE N 22degrees 43minutes 24seconds W 157.20 feet to a 1/2-inch iron rod found at the Northeast corner of said Pina tract, for a corner of this tract;

THENCE S 67degrees 16minutes 36seconds W 209.89 feet to a 5/8-inch eye bolt found at the Northwest corner of said Pina tract, for the Southwest corner of this tract;

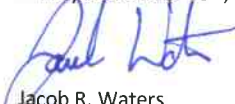
THENCE N 33degrees 20minutes 55seconds W 424.05 feet to a 1/2-inch iron rod found at the Northeast corner of that called 1.00 acre tract described in a deed to Linda Adler Bass & Gussie Clarence Bolen, recorded in Volume 936, Page 214 of the Deed Records of Limestone County, Texas, for a corner of this tract;

THENCE S 59degrees 50minutes 46seconds W 210.94 feet to a 1/2-inch iron rod found in the East line of LCR 140, at the Northwest corner of said Bass & Bolen tract, for the West corner of this tract;

THENCE N 29degrees 53minutes 23seconds W 139.79 feet to a 1/2-inch iron rod found at a corner of said 1048.420 acre tract, for the Northwest corner of this tract, from which a to a 1/2-inch iron rod found at a corner of said 1048.420 acre tract bears N 35degrees 00minutes 46seconds W 21.41 feet for reference;

THENCE N 58degrees 56minutes 05seconds E 539.12 feet to the POINT OF BEGINNING containing 5.091 acres of land.

Surveyed October 15th, 2025.


Jacob R. Waters
RPLS No. 6849
Job No. 25-10-0599



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