



| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 13°20'35" E | 433.01'  |
| L2   | S 57°28'28" E | 368.63'  |
| L3   | N 87°15'53" E | 327.59'  |
| L4   | S 06°57'58" E | 287.48'  |
| L5   | N 82°23'18" W | 337.61'  |

**SYMBOL LEGEND**

- EDGE OF ASPHALT
- PIPELINE
- WIRE FENCE
- FIBER OPTIC CABLE MARKER
- FOUND SURVEY MONUMENT
- PIPELINE MARKER
- POWER POLE
- SET 1/2" IRON ROD w/CAP STAMPED "TPS 10083400"
- TELEPHONE PEDESTAL (TP)



**HARVEY HAWKINS SURVEY**  
**ABSTRACT NO. 909**

N 07°56'54" E 884.29'

N 87°34'49" E 832.87'

**25.608 ACRES**

MARY FRANCES BOOE  
 REMAINDER OF  
 CALLED 27.006 ACRES  
 VOL. 2381, PG. 186  
 O.P.R.R.C.T.

MITCHELL BRUCE PIRTLE, ET AL  
 CALLED 55 ACRES  
 VOL. 2549, PG. 469  
 O.P.R.R.C.T.

MITCHELL BRUCE PIRTLE, ET AL  
 CALLED 80 ACRES  
 VOL. 2549, PG. 469  
 O.P.R.R.C.T.

JMY VENTURES, LLC  
 CALLED 4.71 ACRES  
 VOL. 3458, PG. 807  
 O.P.R.R.C.T.

MICHAEL WAYNE MCTEE  
 CALLED 7.314 ACRES  
 VOL. 2381, PG. 190  
 O.P.R.R.C.T.

FND 1/2" I.R. w/CAP  
 "RPLS 4164  
 DDM SRVY"

**US HIGHWAY 259 SOUTH**

10.1 ROW EASEMENT  
 VOL. 3138, PG. 614

POB  
 N:6706787.81  
 E:3139975.87

STATE OF TEXAS  
 CALLED 1.410 ACRES  
 VOL. 3102, PG. 190  
 O.P.R.R.C.T.

**BOUNDARY SURVEY**

BEING A 25.608 ACRE TRACT OF LAND SITUATED IN THE HARVEY HAWKINS SURVEY, ABSTRACT NUMBER 909, RUSK COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN CALLED 27.006 ACRE TRACT DESCRIBED IN INSTRUMENT TO MARY FRANCES BOOE, RECORDED UNDER VOLUME 2381, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF RUSK COUNTY, TEXAS

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 G.F. NO. 445089  
 EFFECTIVE DATE: JUNE 17, 2022

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.
2. SCHEDULE B, ITEM 10.f. NO LONGER AFFECTS SUBJECT PROPERTY.
3. SCHEDULE B, ITEM 10.h. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
4. SCHEDULE B, ITEM 10.j. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

FND 1/2" I.R. w/CAP  
 "RPLS 4164  
 DDM SRVY"

VINCENT P. MULLINS &  
 LINDA MULLINS  
 CALLED 14.420 ACRES  
 VOL. 3155, PG. 286  
 O.P.R.R.C.T.

FND 5/8" I.R.  
 "SUCKER ROD"

S 87°16'09" W 1394.18'

ROSEMARY F. BROWN &  
 SAMUEL WAYNE BROWN  
 CALLED 34.92 ACRES  
 VOL. 2561, PG. 672  
 O.P.R.R.C.T.

STATE OF TEXAS  
 CALLED 1.573 ACRES  
 VOL. 3109, PG. 665  
 O.P.R.R.C.T.

10.h. 75' WIDE HOUSTON PIPE LINE EASEMENT  
 VOL. 2649, PG. 351 & VOL. 2818, PG. 591

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.



|                |            |
|----------------|------------|
| PROJECT NUMBER | 26800      |
| DATE           | 09/06/2022 |
| DRAWN BY       | KK         |
| CHECKED BY     | MDM        |
| FIELD CREW     | JW         |
| REVISION 1     |            |
| REVISION 2     |            |
| REVISION 3     |            |
| REVISION 4     |            |

PURCHASER.....MARY FRANCES S. BOOE  
 ADDRESS.....US HIGHWAY 259 SOUTH, LANEVILLE, TX  
 SURVEY.....HARVEY HAWKINS, A - 909  
 SUBJECT.....25.608 ACRES  
 COUNTY.....RUSK

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48401C0350C HAVING AN EFFECTIVE DATE OF 09/29/2010.

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.

*Michael D. McGuinness*  
 Michael D. McGuinness  
 Registered Professional Land Surveyor No. 1965

