



- LEGEND**
- ALL SYMBOLS MAY NOT APPLY
- BURIED UTILITY MARKER
  - TELEPHONE PEDESTAL
  - SANITARY SEWER MANHOLE
  - MAILBOX
  - SEWER CLEANOUT
  - WATER VALVE
  - FIRE HYDRANT
  - POWER POLE
  - ELECTRIC BOX
  - STORM DRAIN MANHOLE
  - SINGLE POST TRAFFIC SIGN
  - GUY WIRE
  - LIGHT POLE
  - WATER METER
  - IRRIGATION CONTROL VALVE
  - ELECTRIC METER
  - A/C UNIT
  - GAS METER
  - SEPTIC LID
  - GAS LINE MARKER
  - CHAINLINK FENCE
  - BARBED WIRE FENCE
  - WOOD FENCE
  - IRON FENCE
- DRHCT = DEED RECORDS, HILL COUNTY, TEXAS  
PRHCT = PLAT RECORDS, HILL COUNTY, TEXAS  
CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"  
OHE = OVERHEAD ELECTRIC

LINE	BEARING	DISTANCE
L1	S31°10'54"E	38.86'
L2	N19°38'53"W	4.32'
L3	N21°07'53"W	3.97'
L4	N20°21'43"W	3.07'
L5	N06°17'34"E	1.52'
L6	S28°48'13"E	47.11'

**METES AND BOUNDS DESCRIPTION**

**BEING** A 10.940 ACRE TRACT OF LAND SITUATED IN THE SARA COOK SURVEY, ABSTRACT NUMBER 1043, HILL COUNTY, TEXAS, AND BEING ALL OF A CALLED 6.613 ACRE TRACT OF LAND, ALL OF A CALLED 2.329 ACRE TRACT OF LAND AND ALL OF A CALLED 1.97 ACRE TRACT OF LAND DESCRIBED BY DEED TO MARVIN DOUGLAS WITHROW AND CYNTHIA JEANE WITHROW, RECORDED IN VOLUME 1959, PAGE 341, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 6.613 ACRE TRACT, BEING AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF COUNTY ROAD 4307 AND THE APPARENT SOUTH LINE OF SAID COUNTY ROAD 4307, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE NORTH 31 DEGREES 10 MINUTES 54 SECONDS WEST, A DISTANCE OF 38.86 FEET;

**THENCE** NORTH 59 DEGREES 34 MINUTES 37 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID CALLED 6.613 ACRE TRACT AND WITH THE APPARENT SOUTHEAST LINE OF SAID COUNTY ROAD 4307, A DISTANCE OF 690.72 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 6.613 ACRE TRACT, BEING ON THE SOUTHWEST LINE OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO JAMES LABORDE AND LINDA LABORDE, RECORDED IN VOLUME 1294, PAGE 679, DEED RECORDS, HILL COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 2.00 ACRE TRACT BEARS NORTH 19 DEGREES 38 MINUTES 53 SECONDS WEST, A DISTANCE OF 4.32 FEET;

**THENCE** SOUTH 27 DEGREES 18 MINUTES 09 SECONDS EAST, DEPARTING SAID NORTHWEST LINE AND ALONG THE NORTHEAST LINE OF SAID CALLED 6.613 ACRE TRACT, A DISTANCE OF 427.25 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE EASTERNMOST CORNER OF SAID CALLED 6.613 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 21 DEGREES 07 MINUTES 53 SECONDS WEST, A DISTANCE OF 3.97 FEET;

**THENCE** SOUTH 59 DEGREES 51 MINUTES 28 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHEAST LINE OF SAID CALLED 6.613 ACRE TRACT, A DISTANCE OF 230.17 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHERNMOST CORNER OF SAID CALLED 2.329 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 20 DEGREES 21 MINUTES 43 SECONDS WEST, A DISTANCE OF 3.07 FEET;

**THENCE** SOUTH 30 DEGREES 43 MINUTES 59 SECONDS EAST, DEPARTING SAID SOUTHEAST LINE AND ALONG THE NORTHEAST LINES OF SAID CALLED 2.329 ACRE TRACT AND SAID CALLED 1.97 ACRE TRACT, A DISTANCE OF 430.87 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE EASTERNMOST CORNER OF SAID CALLED 1.97 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 06 DEGREES 17 MINUTES 34 SECONDS EAST, A DISTANCE OF 1.52 FEET;

**THENCE** SOUTH 59 DEGREES 16 MINUTES 01 SECONDS WEST, DEPARTING SAID NORTHEAST LINE AND ALONG THE SOUTHEAST LINE OF SAID CALLED 1.97 ACRE TRACT, A DISTANCE OF 435.00 FEET, TO A 1/2" IRON ROD FOUND (DISTURBED) AT THE SOUTHERNMOST CORNER OF SAID CALLED 1.97 ACRE TRACT, SAME BEING THE WESTERNMOST CORNER OF A CALLED 19.779 ACRE TRACT OF LAND DESCRIBED BY DEED TO ALBERT SANTO, JR., RECORDED IN VOLUME 1980, PAGE 221, DEED RECORDS, HILL COUNTY, TEXAS, BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 4307, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE SOUTH 28 DEGREES 48 MINUTES 13 SECONDS EAST, A DISTANCE OF 47.11 FEET;

**THENCE** NORTH 30 DEGREES 43 MINUTES 55 SECONDS WEST, DEPARTING SAID SOUTHEAST LINE AND ALONG THE SOUTHWEST LINES OF SAID CALLED 1.97 ACRE TRACT, SAID CALLED 2.329 ACRE TRACT AND SAID CALLED 6.613 ACRE TRACT, AT A DISTANCE OF 199.76 FEET, PASSING A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 1.97 ACRE TRACT, AT A DISTANCE OF 435.34 FEET, PASSING A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 2.329 ACRE TRACT, AND CONTINUING IN ALL 858.72 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 10.940 ACRES OR 476,540 SQUARE FEET OF LAND, MORE OR LESS.

**FLOOD STATEMENT**

ACCORDING TO COMMUNITY PANEL NUMBER 48217C0150D, DATED DECEMBER 20, 2019, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**EXHIBIT SHOWING  
LOTS 1-7, BLOCK 1  
WITHROW SUBDIVISION**  
SITUATED IN THE SARA COOK SURVEY,  
ABSTRACT NO. 1043, HILL COUNTY, TEXAS



**—LONESTAR—  
LAND SURVEYING, LLC**  
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,  
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**GENERAL NOTES**

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY.
- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
- ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
- THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.