

0' 200' 400' 600'

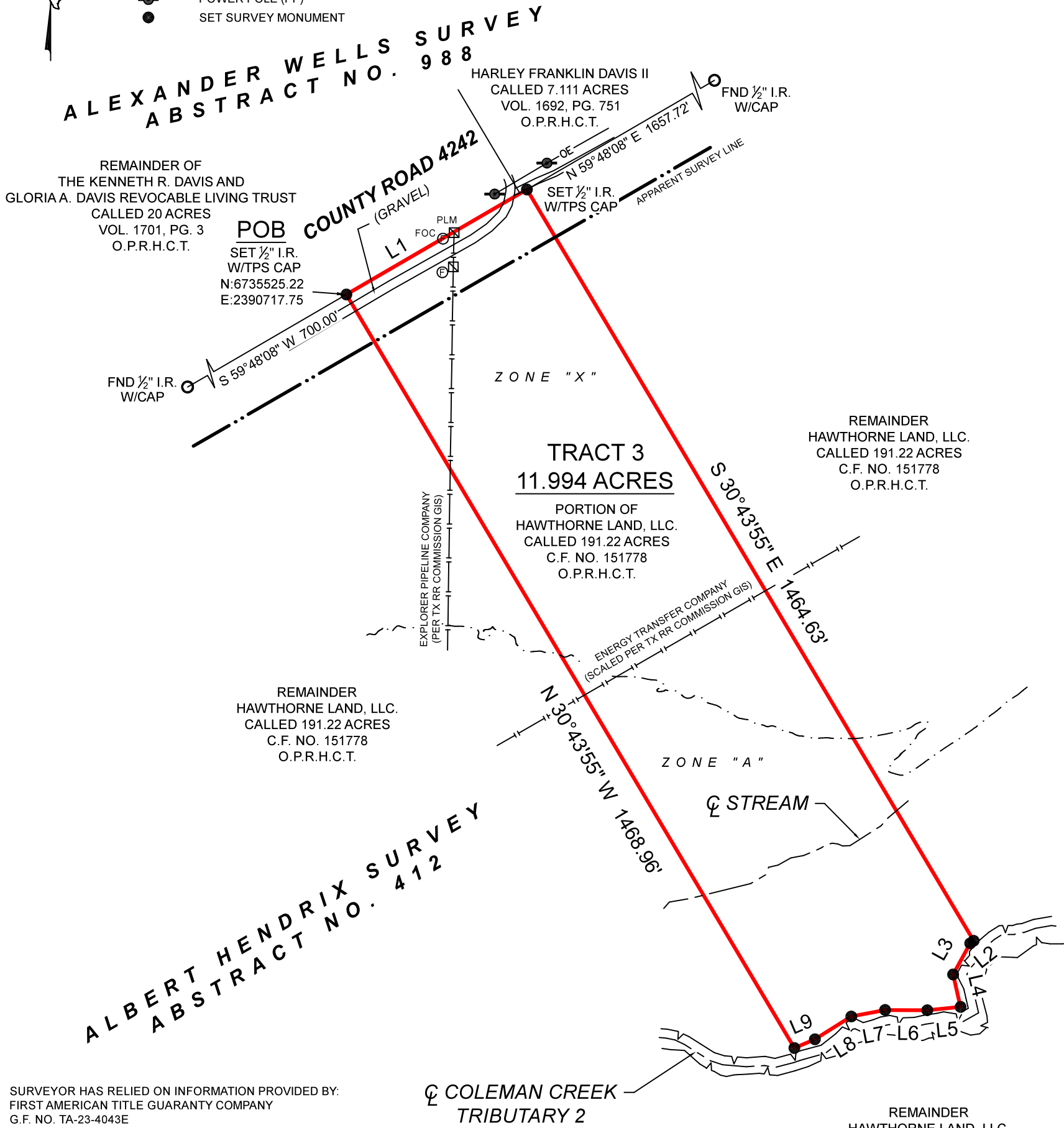


Scale: 1" = 200'

SYMBOL LEGEND

- FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- FLOWLINE
- OE— OVERHEAD ELECTRIC
- |— PIPELINE
- V— TOP OF BANK
- ⊙ CALCULATED CORNER
- ⊕ FIBER OPTIC CABLE MARKER (FOC)
- FOUND SURVEY MONUMENT
- ⊠ PIPELINE MARKER (PLM)
- POWER POLE (PP)
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	N 59°48'08" E	350.00'
L2	S 52°05'14" W	7.06'
L3	S 28°52'27" W	59.64'
L4	S 13°02'34" E	55.71'
L5	S 84°18'22" W	56.06'
L6	N 89°39'42" W	70.61'
L7	S 79°06'01" W	57.80'
L8	S 57°55'37" W	71.90'
L9	S 66°54'55" W	37.43'



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO. TA-23-4043E
EFFECTIVE DATE: SEPTEMBER 19, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- 10b. EASEMENT PER VOL. 200, PG. 421, D.R.H.C.T. (MAY OR MAY NOT AFFECT)
- 10c. EASEMENT PER VOL. 282, PG. 102, D.R.H.C.T. (MAY OR MAY NOT AFFECT)
- 10d. EASEMENT PER VOL. 311, PG. 10, D.R.H.C.T. (MAY OR MAY NOT AFFECT)
- 10e. EASEMENT PER VOL. 346, PG. 394, D.R.H.C.T. (MAY OR MAY NOT AFFECT)
- 10f. EASEMENT PER VOL. 518, PG. 600, D.R.H.C.T. (MAY OR MAY NOT AFFECT)
- 10g. EASEMENT PER VOL. 1044, PG. 365, O.P.R.H.C.T. (MAY OR MAY NOT AFFECT)

PROJECT NUMBER	34634_TR 3
DATE	10/16/2023
DRAWN BY	ADV
CHECKED BY	MMS / MJW
FIELD CREW	GG
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48217CO120D HAVING AN EFFECTIVE DATE OF 12/20/2019.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE (TXNC-4202), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....HAWTHORNE LAND LLC.
ADDRESS.....COUNTY ROAD 4242, ITASCA, TX, 76055
SURVEY.....ALBERT HENDRIX, A - 412
SURVEY.....ALEXANDER WELLS, A - 988
SUBJECT.....11.994 ACRES
COUNTY.....HILL

BEING A 11.994 ACRE TRACT OF LAND SITUATED IN THE ALEXANDER WELLS SURVEY, ABSTRACT NUMBER 988, AND IN THE ALBERT HENDRIX SURVEY, ABSTRACT NUMBER 412, HILL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 191.22 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC., RECORDED UNDER CLERK'S FILE NUMBER 151778, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 11.994 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.

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

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

