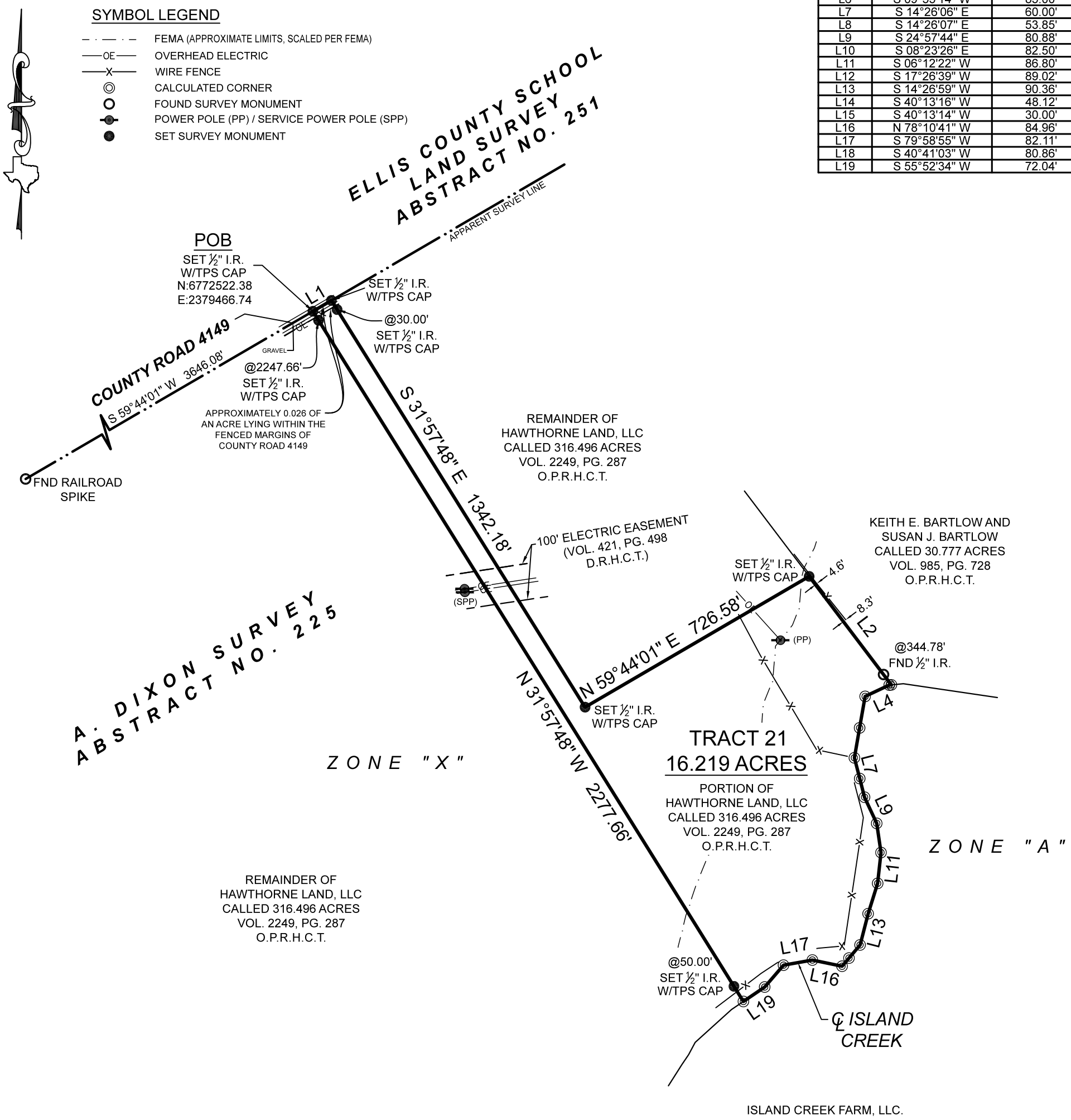
0' 300' 600' 900'

Scale: 1" = 300'

SYMBOL LEGEND

- FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- OVERHEAD ELECTRIC
- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- POWER POLE (PP) / SERVICE POWER POLE (SPP)
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	N 59°44'01" E	60.03'
L2	S 37°10'44" E	381.13'
L3	S 84°41'10" W	5.98'
L4	S 64°48'35" W	74.68'
L5	S 09°55'16" W	89.54'
L6	S 09°55'14" W	85.00'
L7	S 14°26'06" E	60.00'
L8	S 14°26'07" E	53.85'
L9	S 24°57'44" E	80.88'
L10	S 08°23'26" E	82.50'
L11	S 06°12'22" W	86.80'
L12	S 17°26'39" W	89.02'
L13	S 14°26'59" W	90.36'
L14	S 40°13'16" W	48.12'
L15	S 40°13'14" W	30.00'
L16	N 78°10'41" W	84.96'
L17	S 79°58'55" W	82.11'
L18	S 40°41'03" W	80.86'
L19	S 55°52'34" W	72.04'



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.

PROJECT NUMBER	30898_TR21
DATE	3/14/2023
DRAWN BY	GVV
CHECKED BY	MC
FIELD CREW	GR
REVISION 1	__-__-____
REVISION 2	__-__-____
REVISION 3	__-__-____
REVISION 4	__-__-____

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

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48217C0125D 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 ..... -
ADDRESS ..... COUNTY ROAD 4149, ITASCA, TX, 76055
SURVEY ..... A. DIXON, A - 225
SUBJECT ..... 16.219 ACRES
COUNTY ..... HILL

BOUNDARY SURVEY

BEING A 16.219 ACRE TRACT OF LAND SITUATED IN THE A. DIXON SURVEY, ABSTRACT NUMBER 225, HILL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 316.496 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC, RECORDED IN VOLUME 2249, PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 16.219 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 THE TIME OF SURVEY.

STATE OF TEXAS REGISTERED THOMAS A. McINTYRE 6921 PROFESSIONAL LAND SURVEYOR

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921