

0' 200' 400' 600'



Scale: 1" = 200'

SYMBOL LEGEND

- FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- FLOWLINE
- OE— OVERHEAD ELECTRIC
- TOP OF BANK
- FOUND SURVEY MONUMENT
- POWER POLE (PP)
- SET SURVEY MONUMENT

LINE	BEARING	DISTANCE
L1	N 66°54'55" E	37.43'
L2	N 57°55'37" E	71.90'
L3	N 79°06'01" E	57.80'
L4	S 89°39'42" E	70.61'
L5	N 84°18'22" E	56.06'
L6	N 13°02'34" W	55.71'
L7	N 28°52'27" E	59.64'
L8	N 52°05'14" E	7.06'
L9	S 58°41'18" W	350.00'

REMAINDER
HAWTHORNE LAND, LLC.
CALLED 191.22 ACRES
C.F. NO. 151778
O.P.R.H.C.T.

REMAINDER
HAWTHORNE LAND, LLC.
CALLED 191.22 ACRES
C.F. NO. 151778
O.P.R.H.C.T.

TRACT 13
12.908 ACRES

PORTION OF
HAWTHORNE LAND, LLC.
CALLED 191.22 ACRES
C.F. NO. 151778
O.P.R.H.C.T.

REMAINDER
HAWTHORNE LAND, LLC.
CALLED 191.22 ACRES
C.F. NO. 151778
O.P.R.H.C.T.

SANDRA SUE BRACKIN, ET AL.
CALLED 411 ACRES
VOL. 1971, PG. 674
O.P.R.H.C.T.

ALBERT HENDRIX SURVEY
ABSTRACT NO. 412

JOHN K. McDONALD SURVEY
ABSTRACT NO. 628

COUNTY ROAD 4255
(GRAVEL)

POB

SET 1/2" I.R.
W/TPS CAP
(TYP.)
N:6732858.12
E:2392303.37

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 13
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 4255, ITASCA, TX, 76055
SURVEY.....ALBERT HENDRIX, A - 412
SUBJECT.....12.908 ACRES
COUNTY.....HILL

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

BEING A 12.908 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 12.908 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.

