

0' 200' 400' 600'

Scale: 1" = 200'

SYMBOL LEGEND

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

**ALEXANDER WELLS SURVEY
ABSTRACT NO. 988**

REMAINDER OF
KENNETH R. DAVIS, ET UX.
CALLED 86-2/3 ACRES
"SECOND TRACT"
VOL. 510, PG. 100
D.R.H.C.T.

HARLEY FRANKLIN DAVIS II
CALLED 7.111 ACRES
VOL. 1692, PG. 751
O.P.R.H.C.T.

POB

SET 1/2" I.R.
W/TPS CAP
N:6735701.27
E:2391020.25

COUNTY ROAD 4242
(GRAVEL)
APPARENT SURVEY LINE

**TRACT 4
13.147 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.

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

**ALBERT HENDRIX SURVEY
ABSTRACT NO. 412**

☉ STREAM

ZONE "X"

ZONE "A"

ZONE "X"

SET 1/2" I.R.
W/TPS CAP

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

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)

BOUNDARY SURVEY

BEING A 13.147 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 13.147 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.

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.....13.147 ACRES
 COUNTY.....HILL

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



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

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