

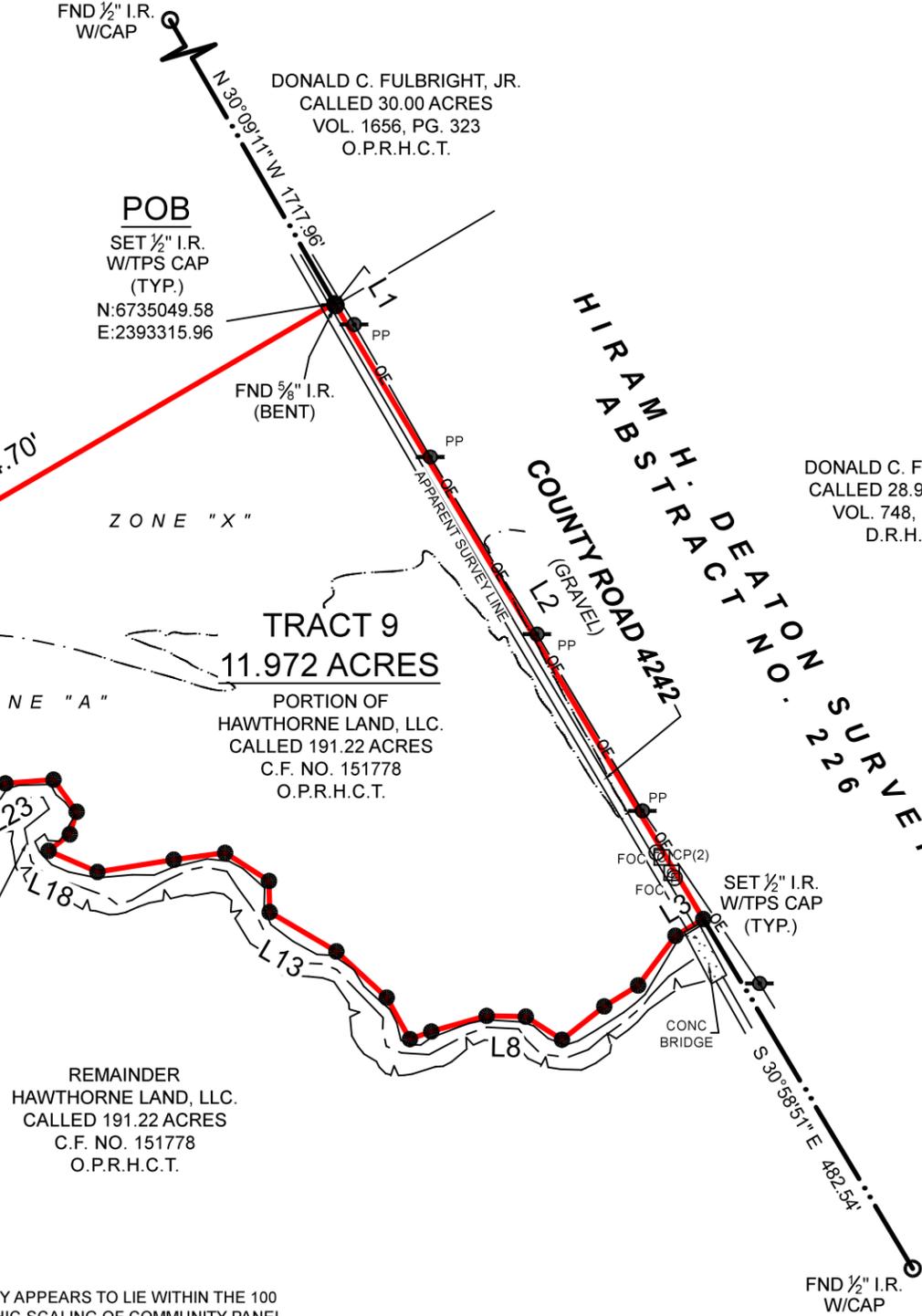
SYMBOL LEGEND

- FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- FLOWLINE
- OE— OVERHEAD ELECTRIC
- V— TOP OF BANK
- CABLE PEDESTAL (CP)
- ⊕ FIBER OPTIC CABLE MARKER (FOC)
- FOUND SURVEY MONUMENT
- POWER POLE (PP)
- SET SURVEY MONUMENT

ALBERT HENDRIX SURVEY
ABSTRACT NO. 412

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

☪ **COLEMAN CREEK**
TRIBUTARY 2



DONALD C. FULBRIGHT, JR.
 CALLED 30.00 ACRES
 VOL. 1656, PG. 323
 O.P.R.H.C.T.

POB
 SET 1/2" I.R.
 W/TPS CAP
 (TYP.)
 N:6735049.58
 E:2393315.96

TRACT 9
11.972 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.

DONALD C. FULBRIGHT
 CALLED 28.947 ACRES
 VOL. 748, PG. 514
 D.R.H.C.T.

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.

LINE	BEARING	DISTANCE
L1	S 30°09'11" E	2.48'
L2	S 30°58'51" E	856.01'
L3	S 59°01'09" W	38.90'
L4	S 36°58'57" W	74.22'
L5	S 58°16'15" W	47.81'
L6	S 51°53'01" W	64.41'
L7	N 57°40'25" W	51.32'
L8	N 88°48'30" W	46.84'
L9	S 74°16'44" W	68.82'
L10	S 70°25'47" W	27.23'
L11	N 29°17'55" W	56.85'
L12	N 47°33'14" W	81.82'
L13	N 59°34'01" W	92.72'
L14	N 01°10'30" W	37.31'
L15	N 57°22'58" W	62.45'
L16	S 82°24'19" W	62.02'
L17	S 80°51'36" W	92.61'
L18	N 66°36'13" W	63.76'
L19	N 52°07'53" E	32.18'
L20	N 16°54'12" E	28.06'
L21	N 35°49'48" W	47.33'
L22	S 85°37'01" W	57.80'
L23	S 61°21'13" W	26.01'
L24	N 59°55'09" W	56.79'
L25	N 83°02'37" W	88.06'
L26	S 89°16'24" W	74.60'
L27	S 77°05'17" W	127.01'
L28	S 52°51'35" W	59.82'
L29	N 77°58'34" W	60.69'
L30	N 41°12'24" W	67.71'
L31	N 50°38'20" W	21.40'

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 11.972 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 11.972 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

PROJECT NUMBER	34634_TR 9
DATE	10/16/2023
DRAWN BY	ADV
CHECKED BY	MMS / MJW
FIELD CREW	GG
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

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
 SUBJECT.....11.972 ACRES
 COUNTY.....HILL

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921