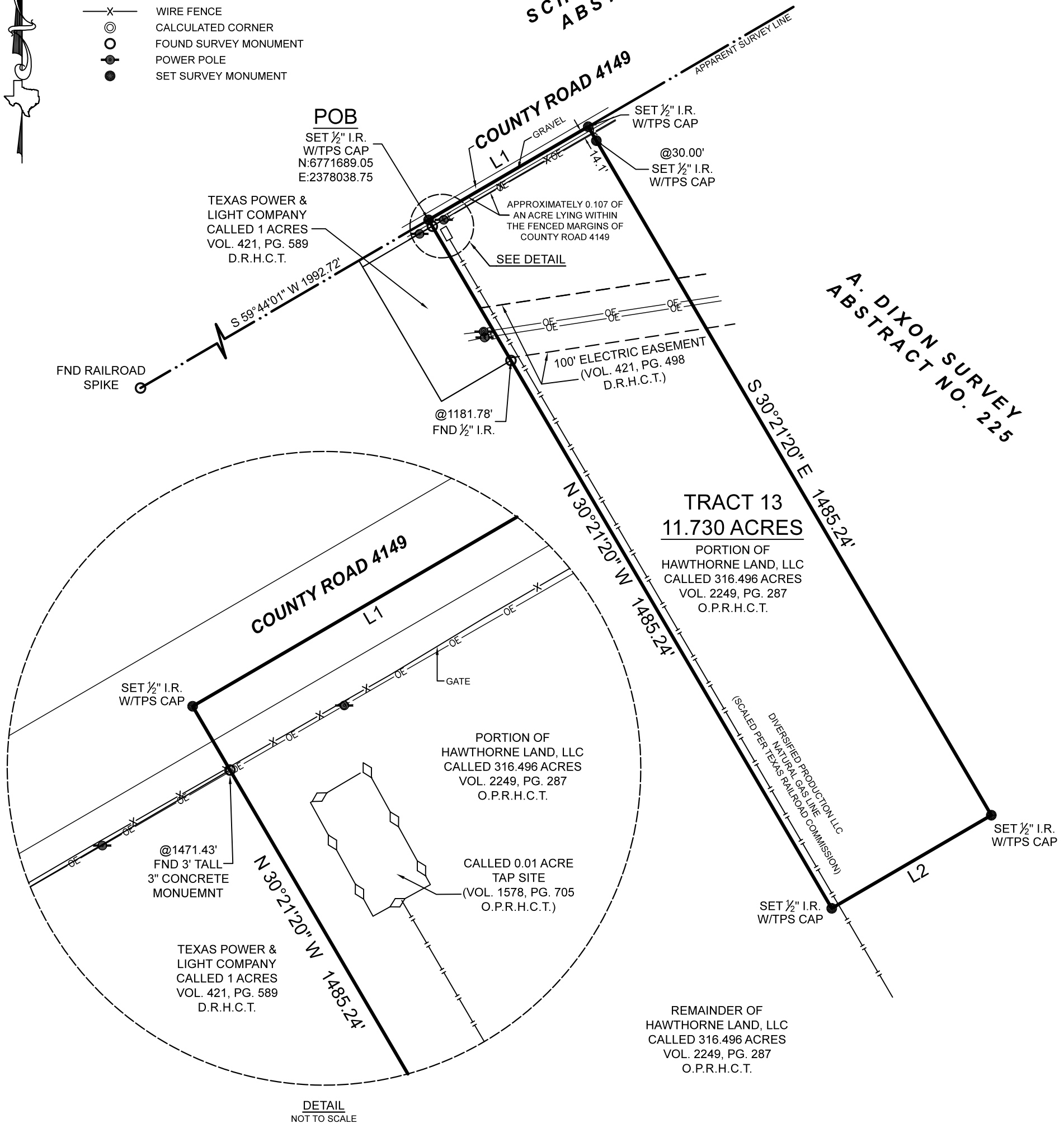


LINE	BEARING	DISTANCE
L1	N 59°44'01" E	344.03'
L2	S 59°44'01" W	344.03'

SYMBOL LEGEND

- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- PIPELINE
- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- POWER POLE
- SET SURVEY MONUMENT

**ELLIS COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 251**



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.

BOUNDARY SURVEY

BEING A 11.730 ACRE TRACT OF LAND SITUATED IN THE A. DIXON SURVEY, ABSTRACT NUMBER 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 11.730 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.

PROJECT NUMBER	30898_TR13
DATE	3/14/2023
DRAWN BY	GJV
CHECKED BY	MC
FIELD CREW	GR
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

NO 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.....11.730 ACRES
COUNTY.....HILL

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

