

0' 300' 600' 900'



Scale: 1" = 300'

SYMBOL LEGEND

- - - - - FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- OE— OVERHEAD ELECTRIC
- X— WIRE FENCE
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



LINE	BEARING	DISTANCE
L1	N 59°44'01" E	60.00'
L2	S 31°19'44" W	64.50'
L3	S 28°50'51" W	51.43'
L4	S 25°46'33" W	52.12'
L5	S 28°54'41" W	68.85'
L6	S 21°32'42" W	80.59'
L7	S 35°14'00" W	52.90'
L8	S 49°27'12" W	49.69'
L9	S 41°40'19" W	29.98'
L10	N 59°44'01" E	332.42'

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

COUNTY ROAD 4149

POB
SET 1/2" I.R.
W/TPS CAP
N:6772060.24
E:2378674.81

FND RAILROAD SPIKE

**A. DIXON SURVEY
ABSTRACT NO. 225**

APPROXIMATELY 0.021
OF AN ACRE LYING
WITHIN THE FENCED
MARGINS OF COUNTY
ROAD 4149

100' ELECTRIC EASEMENT
(VOL. 421, PG. 498
D.R.H.C.T.)

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 316.496 ACRES
VOL. 2249, PG. 287
O.P.R.H.C.T.

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 316.496 ACRES
VOL. 2249, PG. 287
O.P.R.H.C.T.

**TRACT 16
13.140 ACRES**
PORTION OF
HAWTHORNE LAND, LLC
CALLED 316.496 ACRES
VOL. 2249, PG. 287
O.P.R.H.C.T.

ISLAND CREEK FARM, LLC
CALLED 205.735 ACRES
"TRACT TWO"
VOL. 1775, PG. 607
O.P.R.H.C.T.

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 13.140 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 13.140 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.

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.

PROJECT NUMBER	30898_TR16
DATE	3/14/2023
DRAWN BY	GJV
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

PURCHASER.....
 ADDRESS.....COUNTY ROAD 4149, ITASCA, TX, 76055
 SURVEY.....A. DIXON, A-225
 SUBJECT.....13.140 ACRES
 COUNTY.....HILL

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

