

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	N 59°44'01" E	416.12'
L3	S 55°52'34" W	40.07'
L4	S 47°52'50" W	137.35'
L5	S 28°09'01" W	39.10'
L6	S 34°05'44" W	32.92'
L7	S 32°30'14" W	70.78'
L8	S 31°39'38" W	69.61'
L9	S 30°29'03" W	69.70'
L10	S 16°34'47" W	71.36'
L11	S 36°22'59" W	25.46'

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

**COUNTY ROAD 4149**

POB

SET 1/2" I.R.  
W/TPS CAP  
N:6772303.42  
E:2379091.53

SET 1/2" I.R.  
W/TPS CAP  
@30.00'  
SET 1/2" I.R.  
W/TPS CAP

@2470.40'  
SET 1/2" I.R.  
W/TPS CAP

APPROXIMATELY 0.024 OF  
AN ACRE LYING WITHIN THE  
FENCED MARGINS OF  
COUNTY ROAD 4149

FND RAILROAD  
SPIKE

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.

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

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

ZONE "X"

**TRACT 19  
11.851 ACRES**

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

@741.59'  
SET 1/2" I.R.  
W/TPS CAP

ISLAND  
CREEK

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

ZONE "A"

**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 11.851 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 11.851 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_TR19
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

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.

PURCHASER.....  
 ADDRESS.....COUNTY ROAD 4149, ITASCA, TX, 76055  
 SURVEY.....A. DIXON, A-225  
 SUBJECT.....11.851 ACRES  
 COUNTY.....HILL

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

