



LINE	BEARING	DISTANCE
L1	N 59°44'01" E	362.14'
L2	S 12°07'36" E	198.20'
L3	S 29°58'38" E	230.98'
L4	S 59°44'01" W	298.62'

SYMBOL LEGEND

- OE— OVERHEAD ELECTRIC
- X— WIRE FENCE
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT
- POWER POLE
- SET SURVEY MONUMENT



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

COUNTY ROAD 4149

APPROXIMATELY 0.133 OF AN ACRE LYING WITHIN THE FENCED MARGINS OF COUNTY ROAD 4149

POB

SET 1/2" I.R.
W/TPS CAP
N:6771249.20
E:2377285.02

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

@1512.36'
SET 1/2" I.R.
W/TPS CAP

FND RAILROAD SPIKE

**J. W. BUSTIN SURVEY
ABSTRACT NO. 53**

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

**TRACT 10
12.356 ACRES**
PORTION 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.

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 12.356 ACRE TRACT OF LAND SITUATED IN THE J. W. BUSTIN SURVEY, ABSTRACT NUMBER 53, AND 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 12.356 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.

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.

PROJECT NUMBER	30898_TR10
DATE	3/14/2023
DRAWN BY	TNK
CHECKED BY	CPP
FIELD CREW	GR
REVISION 1	6-9-2023
REVISION 2	6-15-2023
REVISION 3	
REVISION 4	

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 Firm No. 10083400

PURCHASER.....
 ADDRESS.....COUNTY ROAD 4149, ITASCA, TX, 76055
 SURVEY.....A. DIXON, A-225
 SURVEY.....J. W. BUSTAIN, A-53
 SUBJECT.....12.356 ACRES
 COUNTY.....HILL

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

