

0' 100' 200' 300'

Scale: 1" = 100'



SYMBOL LEGEND

- /// EDGE OF ASPHALT
- - - FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- OE OVERHEAD ELECTRIC
- X WIRE FENCE
- ○ CALCULATED CORNER
- ● FOUND SURVEY MONUMENT
- ● POWER POLE (PP)
- ■ SET SURVEY MONUMENT
- □ WATER VALVE

ELLIS COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 251

POB

FND RAILROAD
SPIKE
N:6770684.67
E:2376317.65

N 59°44'01" E 507.01'

COUNTY ROAD 4149

GUARD
RAIL
OE
L1
L2
L3
L4
L5
L6
L7
87
67
10
L11
L12
L13
L14
L15
L16
L17

GRAVEL
GATE
WELL
HOUSE
CONTAINER

APPARENT SURVEY LINE
N 03°14'57" W 587.89'
W. B. BUSTAIN SURVEY
TRACT 479

TRACT 7 12.395 ACRES

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

ZONE "A"

ISLAND
CREEK

CALCULATED
CORNER
(TYP)

J. W. BUSTAIN SURVEY
TRACT NO. 53

S 85°03'56" W 817.34'

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

FND 5/8" I.R.
W/CAP

BOUNDARY SURVEY

BEING A 12.395 ACRE TRACT OF LAND SITUATED IN THE W. B. JACKSON SURVEY, ABSTRACT NUMBER 479, AND IN THE J. W. BUSTAIN SURVEY, ABSTRACT NUMBER 53, 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 12.395 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

LINE	BEARING	DISTANCE
L1	S 61°17'23" E	85.70'
L2	S 61°55'47" E	84.26'
L3	S 36°49'13" E	33.85'
L4	N 66°02'03" E	35.10'
L5	S 61°47'00" E	98.32'
L6	S 42°44'44" E	54.12'
L7	S 10°11'16" E	59.47'
L8	S 01°43'33" W	64.25'
L9	S 07°07'55" W	100.28'
L10	S 00°47'03" W	74.02'
L11	S 38°54'15" E	43.58'
L12	S 02°47'58" E	70.93'
L13	S 00°41'39" W	32.76'
L14	S 24°44'53" E	77.06'
L15	S 09°46'23" E	61.78'
L16	S 46°41'52" E	21.57'
L17	S 02°09'55" E	12.85'

PROJECT NUMBER	30898_TR7
DATE	3/14/2023
DRAWN BY	GVV
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..... STATE HIGHWAY 81, ITASCA, TX, 76055
ADDRESS..... SURVEY..... J.W. BUSTAIN, A-53
SURVEY..... SUBJECT..... 12.395 ACRES
COUNTY..... HILL

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.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

