

0' 200' 400' 600'



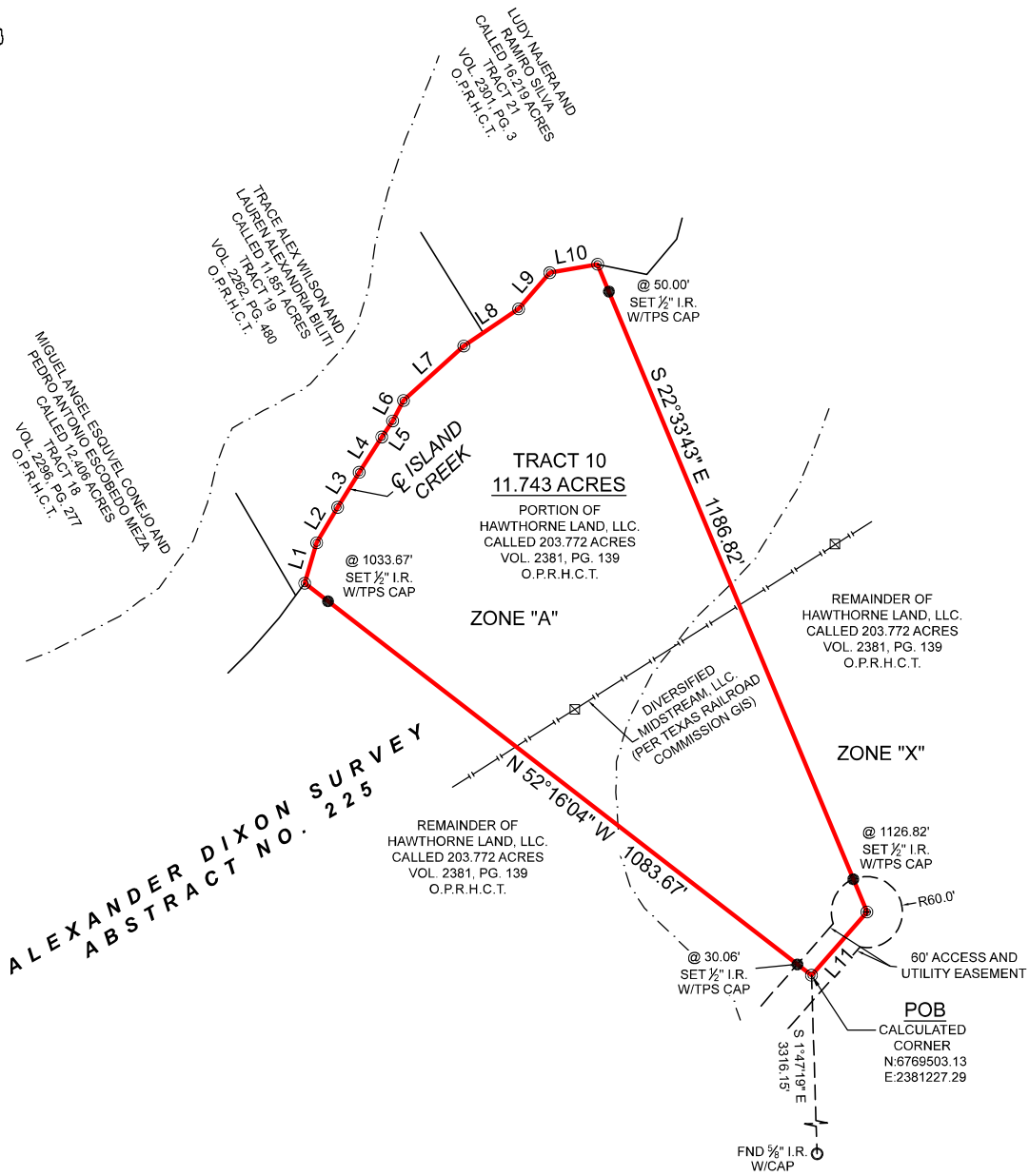
Scale: 1" = 200'

**SYMBOL LEGEND**

- +— PIPELINE
- ⊙ CALCULATED CORNER
- ⊙ FOUND SURVEY MONUMENT
- ⊙ PIPELINE MARKER
- SET SURVEY MONUMENT



LINE	BEARING	DISTANCE
L1	N 16°34'47" E	71.36'
L2	N 30°29'03" E	69.70'
L3	N 31°39'38" E	69.61'
L4	N 32°30'14" E	70.78'
L5	N 34°05'44" E	32.92'
L6	N 28°09'01" E	39.10'
L7	N 47°52'50" E	137.35'
L8	N 55°52'34" E	112.10'
L9	N 40°41'03" E	80.86'
L10	N 79°58'55" E	82.11'
L11	S 41°14'35" W	142.21'



**ALEXANDER DIXON SURVEY  
ABSTRACT NO. 225**

**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 AN 11.743 ACRE TRACT OF LAND SITUATED IN THE ALEXANDER DIXON SURVEY, ABSTRACT NUMBER 225, HILL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 203.772 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, L.L.C., RECORDED IN VOLUME 2381, PAGE 139, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 11.743 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PROJECT	39887_TRACT 10
FIELD DATE	7/24/2025
DRAWN BY	CSP
CHECKED BY	MJW
FIELD CREW	GG
REV 1	
REV 2	
REV 3	
REV 4	

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48217C0125D, HAVING AN EFFECTIVE DATE OF 12-20-2019.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

**TEXAS PROFESSIONAL SURVEYING**  
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3032 N. Frazier, Conroe, Texas 77305  
Ph: 936.758.7447 Fax: 936.756.7648  
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Firm No. 10083460

ADDRESS.....FARM TO MARKET ROAD 67, ITASCA, TX, 76055  
SURVEY.....ALEXANDER DIXON, A-225  
SUBJECT.....11.743 ACRES  
COUNTY.....HILL

*Thomas A. McIntyre*  
Registered Professional Land Surveyor No. 6921

