

0' 200' 400' 600'



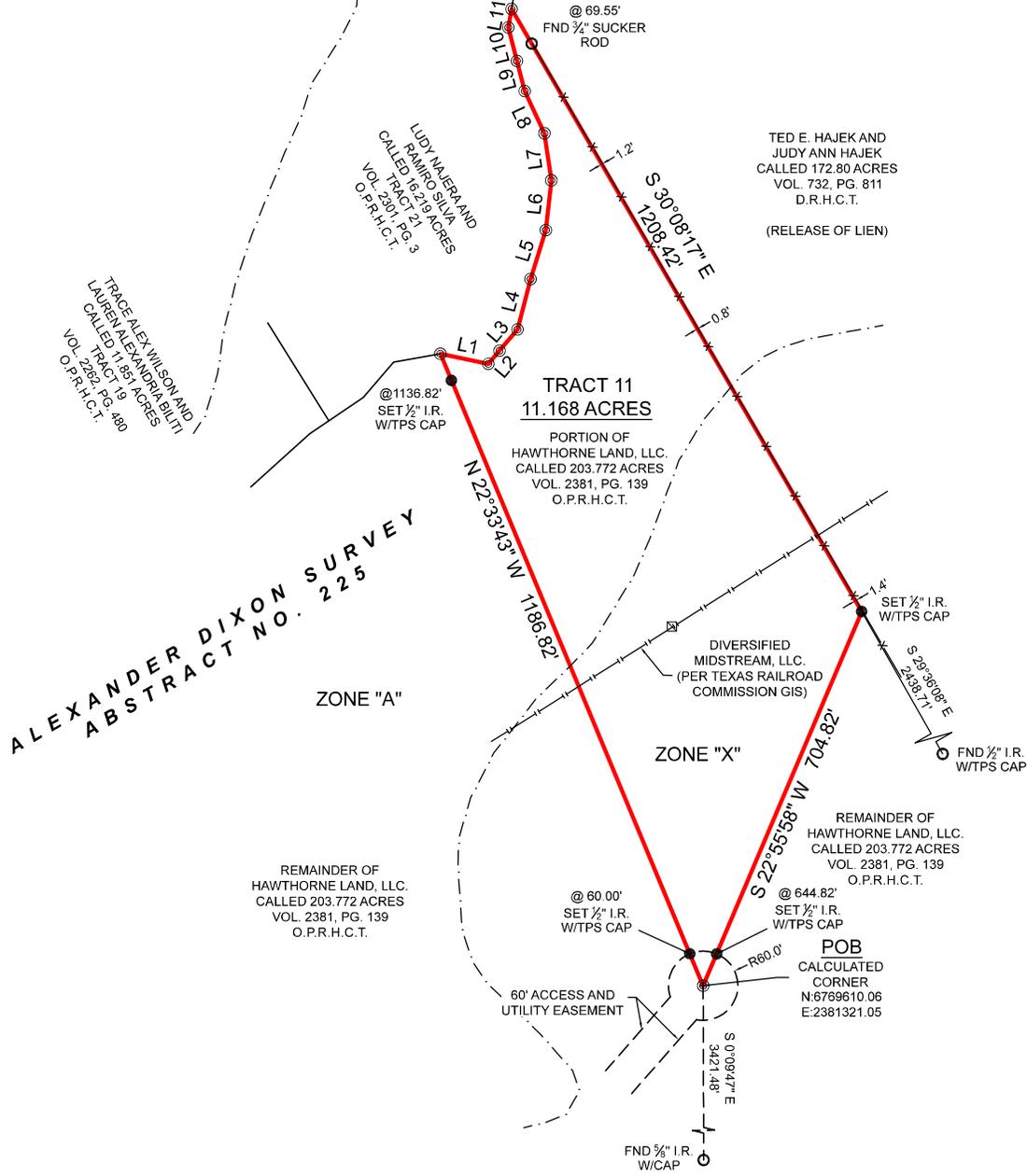
Scale: 1" = 200'

SYMBOL LEGEND

- +— PIPELINE
- X- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- PIPELINE MARKER
- SET SURVEY MONUMENT



LINE	BEARING	DISTANCE
L1	S 78°10'41" E	84.96'
L2	N 40°13'14" E	30.00'
L3	N 40°13'16" E	48.12'
L4	N 14°26'59" E	90.36'
L5	N 17°26'39" E	89.02'
L6	N 06°12'22" E	83.90'
L7	N 06°23'26" W	82.50'
L8	N 24°57'44" W	80.88'
L9	N 14°26'07" W	53.85'
L10	N 14°26'06" W	60.00'
L11	N 09°55'14" E	32.51'



ALEXANDER DIXON SURVEY
ABSTRACT NO. 225

ZONE "A"

ZONE "X"

BOUNDARY SURVEY

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.

BEING AN 11.168 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, LLC., RECORDED IN VOLUME 2381, PAGE 139, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (O.P.R.H.C.T.), SAID 11.168 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PROJECT	39887_TRACT 11
FIELD DATE	7/24/2025
DRAWN BY	CSP
CHECKED BY	MJW
FIELD CREW	GG
REV 1	
REV 2	
REV 3	
REV 4	

TEXAS PROFESSIONAL SURVEYING
TPS

3032 N. Frazier, Conroe, Texas 77305
 Ph: 936.758.7447 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 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.

ADDRESS-----FARM TO MARKET ROAD 67, ITASCA, TX, 76055
 SURVEY-----ALEXANDER DIXON, A - 225
 SUBJECT-----11.168 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 TIME OF SURVEY.

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

