

LINE	BEARING	DISTANCE
L1	N 30°08'43" W	273.19'
L2	N 46°33'35" E	41.25'
L3	N 48°34'57" E	100.61'
L4	N 80°40'15" E	72.91'
L5	N 85°26'34" E	55.14'
L6	N 72°45'38" E	23.66'
L7	N 41°40'19" E	50.32'
L8	N 49°27'12" E	49.69'
L9	S 41°14'35" W	316.64'
L10	S 30°08'17" E	30.99'
L11	S 30°08'17" E	30.99'

ALEXANDER DIXON SURVEY



- SYMBOL LEGEND**
- PIPELINE
 - X — WIRE FENCE
 - ⊙ CALCULATED CORNER
 - FOUND SURVEY MONUMENT
 - SET SURVEY MONUMENT



EPIFANIO DELGADILLO AND ELIDA DELGADILLO CALLED TRACT 16 VOL. 2302, PG. 680 O.P.R.H.C.T.

FRANCISCO DELGADILLO RUIVALCABA AND MA MARCELA DELGADILLO DELGADILLO CALLED TRACT 14 VOL. 2302, PG. 680 O.P.R.H.C.T.

JOSE ANTONIO RODRIGUEZ TORRES, ET AL CALLED TRACT 11 VOL. 2283, PG. 5 O.P.R.H.C.T.

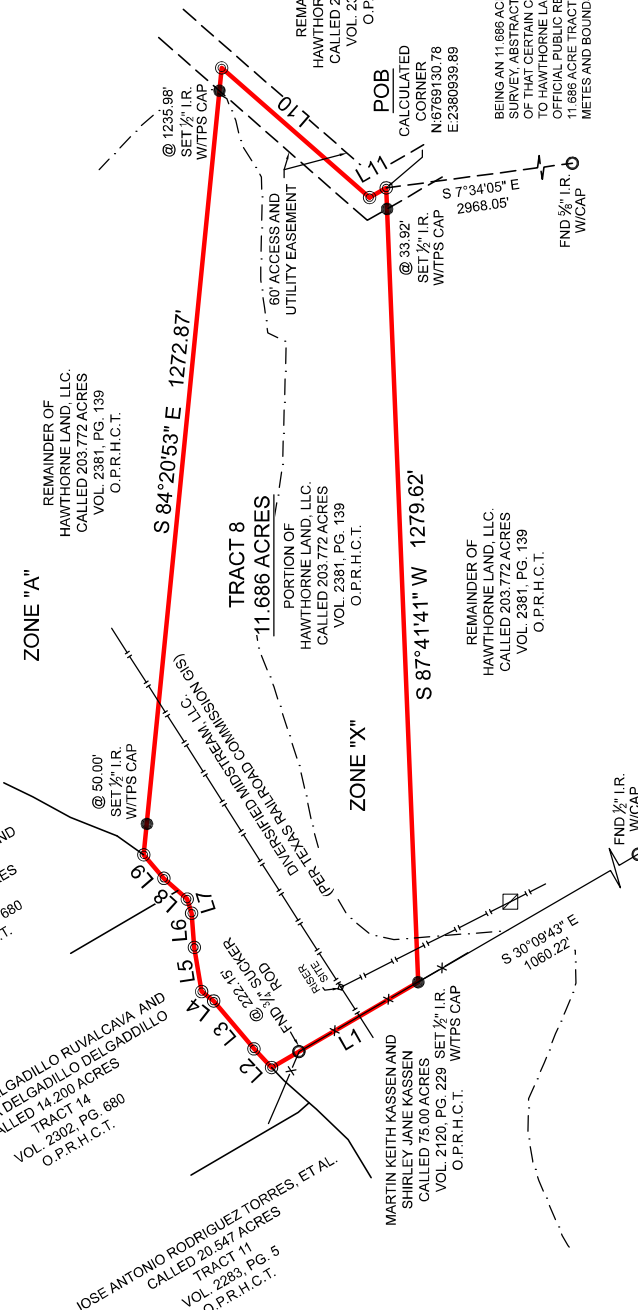
MARTIN KEITH KASSEN AND SHIRLEY JANE KASSEN CALLED 75.00 ACRES VOL. 2120, PG. 229 SET 1/2" I.R. O.P.R.H.C.T.

REMAINDER OF HAWTHORNE LAND, L.L.C. CALLED 203.772 ACRES VOL. 2381, PG. 139 O.P.R.H.C.T.

TRACT 8 PORTION OF HAWTHORNE LAND, L.L.C. CALLED 203.772 ACRES VOL. 2381, PG. 139 O.P.R.H.C.T.

REMAINDER OF HAWTHORNE LAND, L.L.C. CALLED 203.772 ACRES VOL. 2381, PG. 139 O.P.R.H.C.T.

REMAINDER OF HAWTHORNE LAND, L.L.C. CALLED 203.772 ACRES VOL. 2381, PG. 139 O.P.R.H.C.T.



BOUNDARY SURVEY

BEING AN 11.686 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 11.686 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 INSTRUMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

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

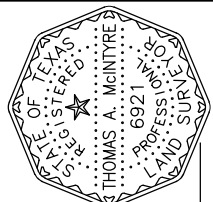
ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH-CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS: FARM TO MARKET ROAD 67, ITASCA, TX 75665
 SURVEYOR: ALEXANDER DIXON, A-225
 SUBJECT: 11.686 ACRES
 COUNTY: HILL

PROJECT	39887 - TRACT 8
FIELD DATE	7/24/2025
DRAWN BY	CSP
CHECKED BY	M/W
FIELD CREW	GG
REV 1	-
REV 2	-
REV 3	-
REV 4	-

TEXAS PROFESSIONAL SURVEYING

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 Firm No. 10083400



Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

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.