

STATE OF TEXAS
COUNTY OF HUNT

BEING all that tract of land in Hunt County, Texas, out of the J.C. Humphries Survey, A-406, and being all of that called 10.00 acres of land described in deed to Juanita Martinez and Ramon Martinez as recorded under Document No. 2021-01527 of the Official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a point in the center of County Road No. 1105, at the Southwest corner of said Martinez tract, and at the Northwest corner of that called 10.00 acres of land described in deed to Thomas Ross and Meghan Ross as recorded under Document No. 2021-23503 of the Official Public Records of Hunt County, Texas, from which a 1/2 inch steel rod found bears North 89 degrees 34 minutes 16 seconds East, 33.53 feet for witness;

THENCE along the center of said County Road No. 1105 as follows:

North 04 degrees 28 minutes 33 seconds West, 74.06 feet;
 North 16 degrees 54 minutes 56 seconds West, 95.20 feet;
 North 27 degrees 16 minutes 51 seconds West, 30.44 feet to a point in the Southeast line of the Chaparral Trail, and at the Westerly most Northwest corner of said Martinez tract, from which a 1/2 inch steel rod found bears North 44 degrees 44 minutes 08 seconds East, 57.77 feet for witness;

THENCE North 44 degrees 44 minutes 08 seconds East, 180.54 feet along the Southeast line of said Chaparral Trail to a 1/2 inch steel rod found at the Northerly most Northwest corner of said Martinez tract, and at the Southwest corner of that called 10.000 acres of land described in deed to Diana E. Tesky as recorded under Document No. 2019-16044 of the Official Public Records of Hunt County, Texas;

THENCE North 89 degrees 27 minutes 33 seconds East, 1273.71 feet to a 1/2 inch steel rod found at the Northeast corner of said Martinez tract, and at the Southeast corner of that called 6.616 acres of land described in deed to Cynthia Lewis as recorded under Document No. 2019-08277 of the Official Public Records of Hunt County, Texas;

THENCE South 00 degrees 34 minutes 24 seconds East, 322.10 feet to a 1/2 inch steel rod found at the Southeast corner of said Martinez tract, and at the Northeast corner of said Ross tract;

THENCE South 89 degrees 34 minutes 16 seconds West (Directional Control Line), 1356.56 feet along the South line of said Martinez tract to the POINT OF BEGINNING, containing 10.00 acres of land.

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

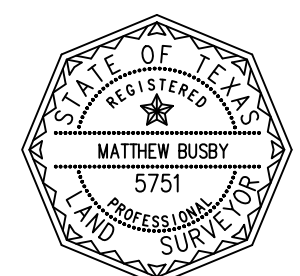
Note: Verify exact location of underground utilities prior to construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

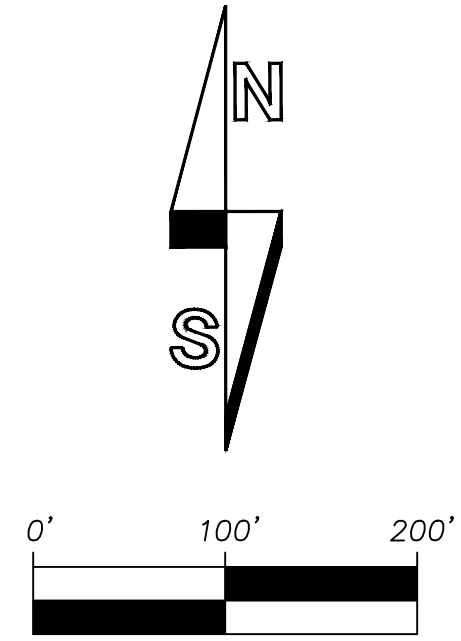
Note: Survey performed without benefit of title commitment, no easements furnished or researched by surveyor.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of June, 2022; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

June 29, 2022



Matthew Busby
Matthew Busby
R.P.L.S. No. 5751



BOUNDARY SURVEY

10.00 ACRES
J.C. HUMPHRIES SURVEY
HUNT COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

P.O. BOX 250
CADDO MILLS, TX 75135
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EMAIL: mbusby_bsi@yahoo.com

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

CLIENT:
JUANITA MARTINEZ
RAMON MARTINEZ

No Schedule B Provided
Address: 3613 C.R. 1105

Drawn by: mjb
B.S.I. Job# 2206-004

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