



GRACE H. AVELAR
INSTRUMENT NO.
2016-16256
O.P.R.H.C.T.
CALLED 14.00 ACRES

(EAST 1277.81)
N 89°21'53" E 1273.89'

SURVEYED
13.951 ACRES
(607,720 SQ. FT.)

S 89°21'10" W 1275.35'
(N 89°59'59" W 1279.61')

MALCOLM TUCKER REINHARDT
VOLUME 886, PAGE 389
D.R.H.C.T.
CALLED 14.00 ACRES

(TRACT ONE)
BOBBY BAUMGARDNER
VOLUME 486, PAGE 946
D.R.H.C.T.
CALLED 120.8 ACRES

PROPERTY DESCRIPTION

Being a tract or parcel of land situated in the William Darnell Survey, Abstract No. 234, located south of the City of Greenville, Hunt County, Texas, same being called a 14.00 acre tract of land described in deed to Doris J. Wood, recorded in Volume 893, Page 257, Official Public Records, Hunt County, Texas, and being more particularly described as follows;

BEGINNING at a 3/8 inch iron rod found for corner in the east line of State Highway No. 34 (public right-of-way) same being the southwest corner a called a 14.00 acre tract of land described in deed to Grace H. Avelar, recorded in Instrument No. 2016-16256, Official Public Records, Hunt County, Texas;

THENCE, North 89°21'53" East, a distance of 1,273.89 feet to a 1/2 inch iron rod found for corner in the west line of a called 120.8 acre tract described in deed to Bobby Baumgardner, recorded in Volume 486, Page 946, Deed Records, Hunt County, Texas, (also known as Tract One) same being the southeast corner of said Avelar tract;

THENCE, South 00°39'41" East, a distance of 476.65 feet to a 3/8 inch iron rod found for corner at the northwest corner of a tract of land described in deed to Malcolm Tucker Reinhardt, recorded in Volume 886, Page 389, Deed Records, Hunt County, Texas, from which a 1/2 inch iron rod found for reference bears North 00°39'41" West, a distance of 5.52 feet;

THENCE, South 89°21'10" West, a distance of 1,275.35 feet to a point for corner in the said east line of State Highway No. 34, same being the northwest corner of said Reinhardt tract, from which a wooden post found for reference bears North 00°29'12" West, a distance of 2.81 feet;

THENCE, North 00°29'12" West, a distance of 476.92 feet to the POINT OF BEGINNING 13.951 acres (607,720 square feet) of land.

NOTES

1. Directional Control shown hereon are based on NAD 83(2011), EPOCH 2010 tied to the Texas Coordinate System of 1983, North Central Zone (4202).

2. The following items are from Schedule B, Commitment for Title Insurance, Fidelity National Title Insurance Company, G.F. No. 12262332, issued February 21st, 2025.

This property is subject to the following restrictive covenants and /or easements:
Volume 893, Page 257, D.R.H.C.T.

10a. Easement(s) and rights incidental thereto, as granted in a document to Texas Power & Light Company, October 27, 1936 in Volume 378, Page 563, Deed Records, Hunt County, Texas.

10b. Easement(s) and rights incidental thereto, as granted in a document to Southwestern Bell Telephone Company, June 10, 1952 in Volume 518, Page 537, Deed Records, Hunt County, Texas.

10c. Easement(s) and rights incidental thereto, as granted in a document to Texas Power & Light Company, June 28, 1982 in Volume 899, Page 36, Deed Records, Hunt County, Texas.

10d. Easement(s) and rights incidental thereto, as granted in a document to State of Texas, July 16, 1954 in Volume 540, Page 137, Deed Records, Hunt County, Texas.

10e. Easement(s) and rights incidental thereto, as granted in a document to Southwestern Bell Telephone Company, June 19, 1952 in Volume 518, Page 637, Deed Records, Hunt County, Texas.

3. FLOOD NOTE: According to my interpretations of the Hunt County, Texas and Unincorporated Areas, Flood Insurance Rate Map Number 48231C0525G, dated 01/06/2012, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE

I hereby certify to Elevate Title, that this plat represents the result of a survey made on the ground under my direct supervision and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.

Todd Fincher
Todd Fincher, R.P.L.S.
Signed: March, 2025.



LAND SURVEY
OF
13.951 ACRES
LOCATED AT
ADDRESS: STATE HIGHWAY NO. 34
QUINLAN, TX 75474
AND BEING SITUATED IN THE
WILLIAM DARNELL SURVEY, ABSTRACT No. 234
CITY OF QUINLAN,
HUNT COUNTY, TEXAS



SURVEY ACCEPTANCE:

X _____
X _____

JOB NO. 25021072
FIELDER K.W./B.F.
DRAFTED M.R.
CHECKED A.W.

ROCKSTAR LAND SURVEYING, LLC
P.O. BOX 954 TXBPLS FIRM NO. 10194763
Canton, Texas 75103 PHONE: 903-944-6397
www.texasrpls.com todd@texasrpls.com

- LEGEND**
- A/C = AIR CONDITION
 - B.L. = BUILDING LINE
 - CATV = CABLE TV RISER
 - CBOX = CABLE TV BOX
 - CIRF = CAPPED IRON ROD FOUND
 - CIRS = 1/2" IRON ROD W/5633 CAP SET
 - (CM) = CONTROLLING MONUMENT
 - D.E. = DRAINAGE EASEMENT
 - EBOX = ELECTRIC BOX
 - EM = ELECTRIC METER
 - GM = GAS METER
 - IPF = IRON PIPE FOUND
 - IRF = IRON ROD FOUND
 - MNS = MAG NAIL W/SHINER "RPLS 5633"
 - O.P.R.H.C.T. = OFFICIAL PUBLIC RECORDS HUNT COUNTY TEXAS
 - D.R.H.C.T. = DEED RECORDS HUNT COUNTY TEXAS
 - MNS = MAG NAIL W/SHINER "RPLS 5633"
 - OHL = OVERHEAD UTILITY LINES
 - PE = POOL EQUIPMENT
 - PFC = POINT FOR CORNER
 - PP = POWER POLE
 - TPED = TELEPHONE PEDESTAL
 - TRANS = ELECTRIC TRANSFORMER
 - () = PLAT/DEED CALLS
 - U.E. = UTILITY EASEMENT
 - UGC = UNDERGROUND CABLE
 - UGE = UNDERGROUND ELECTRIC
 - WV = WATER VALVE
 - WM = WATER METER
 - WLF = WOOD FENCE
 - CLF = CHAIN LINK FENCE
 - WF = WIRE FENCE
 - WIF = WROUGHT IRON FENCE
 - EL = EASEMENT LINE
 - BL = BUILDING LINE
 - AL = ASPHALT LINE