

Hunt County
M.H. RAGSDALE SURVEY
ABSTRACT NO. 878

NOW, THEREFORE, KNOWN ALL MEN BY PRESENTS:

I, Bobby Stovall, County Judge of Hunt County, Texas, do hereby certify that this replat with field notes hereon, having been fully presented to the Commissioner Court of Hunt County, Texas, and by said Court duly considered, was on this day approved, and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Hunt County, Texas.

County Judge
APPROVED this ____ day of _____, 2023, by the Commissioners

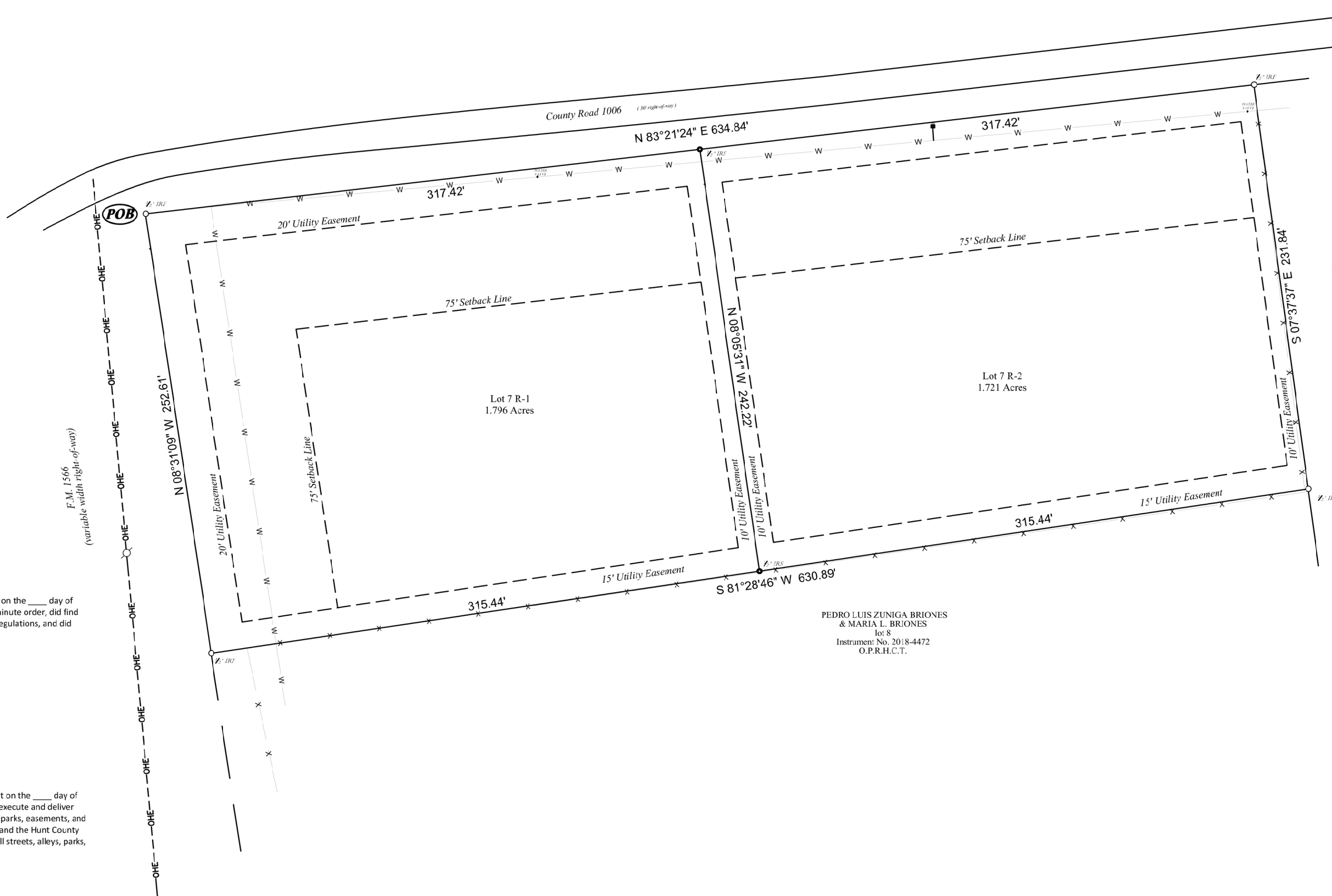
Commissioner

Commissioner

Commissioner

Commissioner

Health Inspector



PEDRO LUIS ZUNIGA BRIONES
& MARIA L. BRIONES
Lot 8
Instrument No. 2018-4472
O.P.R.H.C.T.

LUCIA LARES &
RAMIRO GALLEGOS
Lot 6
Instrument No. 2016-538
O.P.R.H.C.T.

LEGAL DESCRIPTION
3.522 Ac. / 153424.08 sq. ft.

All that certain lot, tract, or parcel of land situated in Hunt County, Texas, being a part of the M.H. Ragdale Survey Abstract No. 878, being all of lot 7 of the Chinchilla Ranch Addition to Hunt County, Texas, according to the plat recorded in cabinet G, slide 275 Official Plat Records of Hunt County Records, being the same tract described in a warranty deed to Mike Morris recorded in instrument No. 2016-536 Official Public Records Hunt County, Texas, and being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found for the Northwest corner of said lot 7, said corner being at the intersection of the South right-of-way line of County Road 1006, and the East right-of-way line of F.M. Highway 1566

THENCE: N 83°21'24" E with the North line of said lot 7, and the South right-of-way line of County Road 1006, a distance of 634.84' to a 1/2" iron rod found at the base of a fence post for the Northeast corner of lot 7, and the Northwest corner of lot 6 described in a warranty deed to Lucia Lares, and Ramiro Gallegos recorded in instrument No. 2016-538 O.P.R.H.C.T.

THENCE: S 07°37'37" E with lot 7, and lot 6 common line, and in the general direction of a fence, a distance of 231.84' feet to a 1/2" iron rod found for the Southeast corner of lot 7, and the Northeast corner of lot 3 described in a warranty deed to Pedro Luis Zuniga Briones & Maria L. Briones recorded in instrument No. 2018-4472 O.P.R.H.C.T.

THENCE: S 81°28'46" W lot 7, and lot 6 common line, and in the general direction of a fence, a distance of 630.89' feet to a 1/2" iron rod found for the Southwest corner of lot 7, the Northwest corner of lot 8, and being on the East right-of-way line of F.M. Highway 1566.

THENCE: N 08°20'31" W (Bearing Basis) with the West line of lot 7, and the East right-of-way line of F.M. Highway 1566, a distance of 245.68' feet to the Point of Beginning, and containing 3.522 acres of land, or 153424.08 sq. ft.

I, Stephen B. Young, Registered Professional Surveyor, No. 4712 do hereby certify that the Legal Description, and Plat hereon represent a survey done on the ground under my direct supervision during November 2023, The lines, and dimensions of said property being indicated by plat the corner monuments shown hereon were set or found as described, and is a true survey to the best of my knowledge, and belief.

Stephen B. Young
Registered Professional Land Surveyor
State of Texas No. 4712



OWNERS CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I MIKE MORRIS BEING THE OWNER OF THE HEREON DESCRIBED PROPERTY ADOPT THIS PLAT DESIGNATED SAID PROPERTY BEING A RE-PLAT OF LOT 7 OF THE CHINCHILLA RANCH ADDITION TO THE HUNT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ANY STREETS AND EASEMENTS SHOWN AND THE SALE OF ALL LOTS SHALL BE IN ACCORDANCE WITH THIS PLAT.

WITNESS MY HAND THIS ____ DAY OF _____, 2023

MIKE MORRIS

STATE OF TEXAS
COUNTY OF HUNT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED MIKE MORRIS WHOSE SAME ONE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN, AND IN THE CAPACITY THERETO STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023

NOTARY PUBLIC

REPLAT OF
LOT 7
CHINCHILLA RANCH
ADDITION TO
HUNT COUNTY, TEXAS
3.522 ACRES
NOVEMBER 2023

Certificate of Compliance

The undersigned, the County Clerk of Hunt County, Texas, does hereby certify that on the ____ day of _____, 2023, the Hunt County Commissioner Court, by appropriate minute order, did find that this final plat is in compliance with applicable State and County Subdivision regulations, and did approve the same for filing in the plat records of Hunt County, Texas.

Certified this ____ day of _____, 2023

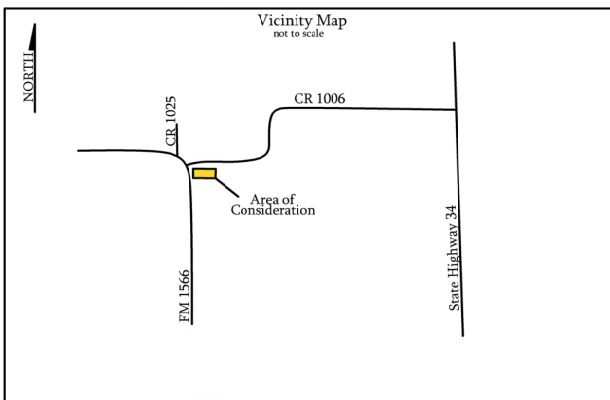
County Clerk
Hunt County, Texas

Certificate of Acceptance of Dedication

The undersigned, the County Clerk of Hunt County, Texas, does hereby certify that on the ____ day of _____, 2023, all the owners of real property described hereon did execute and deliver unto the Hunt County Commissioners Court, their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Hunt County Commissioners Court did by appropriate minute order, accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public.

Certified this ____ day of _____, 2023

County Clerk
Hunt County, Texas



PURPOSE:

1. TO DIVIDE LOT 7 OF THE CHINCHILLA RANCH ADDITION INTO TWO LOTS

LEGEND

	Chainlink Fence		Concrete
	Overhead Elec		Paved Surface
	Waterline		Bldg. Overhang
	Water Valve		Point of Beginning
	Power Pole		Set 1/2" Iron Rod
	Water Meter		Found 1/2" Iron Rod
	Guy Anchor		

ABBREVIATION LEGEND:

G/M	Gas Meter
E/M	Electric Meter
A/C	Air Conditioning Unit
C/O	Clean out
IRF	Iron Rod Set
IRS	Iron Rod Set
BL	Building Line

Notes:

- This property is shown as being located in Zone X by flood insurance rate map No. 48231C0150G dated January 6, 2012. It is shown as not being located in a special flood hazard area inundated by 100-year flood.
- Bearings are based on NAD 83 (2011), Texas north central 4202, as observed by ad by GPS. Area and distances shown hereon are at grid.
- All lot corners have a set 1/2 inch iron rod with a yellow cap stamped "Young 4712", unless otherwise noted.
- Septic systems-individual facilities licensed by Hunt County and installed prior to occupancy.
- Development and septic tank permits (if necessary) are required prior to construction of any improvements on the property.
- No more than one single family detached dwelling shall be located on any lot.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels, and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the creeks or drainage channels.
- Hunt County will not be responsible for the maintenance and operation of drainage ways for the control of erosion.
- The County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The County will not be responsible for the availability or delivery of any private well water in a subdivision.
- All culverts within any right-of-way require County permit approval and must meet minimum County standards.
- The County will not maintain roadways or public improvements dedicated by this plat except by an express order of the Commissioners Court, entered of record in the minutes of the Commissioners Court, specifically identifying any roadway or public improvement and specifically accepting it for County maintenance.

- Easements: any public utility, including The County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the Easement or Right-Of-way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the County, shall have the right at all times an ingress and egress to and from upon said Easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone. Easements shall be maintained by property owners. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.
- Construction not completed within two (2) years of the recording data shall be subject to the then current County standards and regulations. The County may require the subdivision to be re-platted.
- There shall be a 20' drainage & utility easement along the road frontage of all lots, a 15' drainage & utility easement along the rear of all lots, and a 10' drainage & utility easement along side lines of all lots.
- No concrete driveways shall be permitted within any County right-of-way dedication.
- On-site sewage facility zone (OSSFZ)- zone identified as OSSF system. This area is to meet: TCED OSSE tac chapter 287, table 10 separation distances. Shall not contain floodplain, structures on any other barriers that would hinder or prohibit proper function of the system. (This zone shall be identified of the time of the on-site sewage permit)
- No easement record search was made by this office or this firm concerning this property.
- An adequate potable water supply (Hickory Creek Water) will be immediately available to each tract in subdivision.
- Water service provider: Hickory Creek Water. Electric service provider: ONCOR
- The property shown hereon was surveyed based on deeds and/or legal descriptions obtained through normal research procedures. There may be other documents recorded/unrecorded that may affect the subject, and this survey in no way imparts ownership of all or any part of the subject as shown hereon.



REPLAT

Scale: 1" = 60'

Plat Date: 12/15/2023

Job No. 105-2310

Drawn By: TSY

Sheet 1 of 1

YCS Services LLC.
TPELS Firm # 10194803
Wolfe City, Tx. 75496
(903)-413-1643
tyoung@ycsservices.com
www.ycsservices.com

Surveyor:

Mike Morris
1200 Outlaw Trail
Wolfe City, Texas 75496
(903)-413-8699

Developer:

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LOT 7
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