

CALLLED 8.167 ACRES
VON DIETRICH SETZLER
VOL. 350, PG. 317

N 03°51'34" W 293.12'

1/2"SRF
19.74'

Zone 'A'
Approximately 1.85 acres
located in Zone 'A'

Zone 'X'

4.495 ACRES

REMAINDER OF
TRACT SIX
CALLLED 7.112 ACRES
RICHARD T. McCLAIN, JR.
DOC.# 2019-18339

GARLAND GEER SURVEY, A-1239

CALLLED 75.894 ACRES
HEDGEROW LANE, LLC
DOC.# 2021-06102

CALLLED 1.769 ACRES
TIMOTHY C. LANCASTER
BRITTANY P. LANCASTER
DOC.# 2017-12777

CALLLED 0.441 ACRES
TIMOTHY C. LANCASTER
BRITTANY P. LANCASTER
VOL. 1476, PG. 32

CALLLED 0.441 ACRES
SCOTT M. SAUNDERS
KRISTEN E. SAUNDERS
DOC.# 2018-13950

Fence

1/2"SRF

5/8"SRS

S 00°09'29" E 130.99'

N 89°19'26" E 150.92'

5/8"SRS

1/2"SRF

Overhead Electric

PP

Overhead Electric

FHO

Tele Ped

157.01'

S 00°02'37" W 128.92'

(Directional Control Line)

Asphalt

Gas Marker

Overhead Electric

1/2"SRF

POINT OF BEGINNING

F.M. Highway No. 36

STATE OF TEXAS
COUNTY OF HUNT

BEING all that tract of land in Hunt County, Texas, out of the Garland Geer Survey, A-1239, and being part of that called 7.112 acres of land described as Tract Six in deed to Richard T. McClain, Jr. as recorded under Document No. 2019-18339 of the Official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found on the West line of F.M. Highway No. 36, at the Southeast corner of said 7.112 acres, and at the Easterly most Northeast corner of that called 78.894 acres of land described in deed to Hedgerow Lane, LLC as recorded under Document No. 2021-06102 of the Official Pubic Records of Hunt County, Texas;

THENCE South 89 degrees 36 minutes 10 seconds West, 735.03 feet to a point in creek at the Southwest corner of said 7.112 acres, and at the Southeast corner of that called 8.167 acres of land described in deed to Von Dietrich Setzler as recorded in Volume 350, Page 317 of the Real Records of Hunt County, Texas;

THENCE North 03 degrees 51 minutes 34 seconds West, 293.12 feet to a point at the Southwest corner of that called 1.769 acres of land described in deed to Timothy C. Lancaster and Brittany P. Lancaster as recorded under Document No. 2017-12777 of the Official Public Records of Hunt County, Texas, from which a 1/2 inch steel rod found bears South 89 degrees 53 minutes 29 seconds East, 19.74 feet for witness;

THENCE South 89 degrees 53 minutes 29 seconds East, 603.59 feet along the South line of said 1.769 acres to a 5/8 inch steel rod set at the Southeast corner of said 1.769 acres, at the Southwest corner of that called 0.441 acres of land described in deed to Timothy C. Lancaster and Brittany P. Lancaster as recorded in Volume 1476, Page 32 of the Official Public Records of Hunt County, Texas, and at the Northwest corner of that called 0.441 acres of land described in deed to Scott W. Saunders and Kristen E. Saunders as recorded under Document No. 2018-13950 of the Official Public Records of Hunt County, Texas;

THENCE South 00 degrees 09 minutes 29 seconds East, 130.99 feet along the West line of said Saunders tract to a 1/2 inch steel rod found at the Southwest corner of said Saunders tract;

THENCE North 89 degrees 19 minutes 26 seconds East, 150.92 feet along the South line of said Saunders tract to a 5/8 inch steel rod set on the West line of said F.M. Highway No. 36, and at the Southeast corner of said Saunders tract, from which a 1/2 inch steel rod found at the Northeast corner of said Saunders tract bears North 00 degrees 02 minutes 37 seconds East, 128.92 feet for witness;

THENCE South 00 degrees 02 minutes 37 seconds West (Directional Control Line), 157.01 feet along the West line of said F.M. Highway No. 36 to the POINT OF BEGINNING, containing 4.495 acres of land.

FLOOD ZONE DEFINITIONS: - - - -
F.I.R.M. 48231C0375G, dated January 6, 2012

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

Zone 'A' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined."

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

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

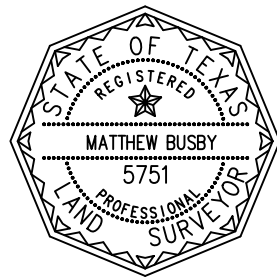
Note: Verify exact location of underground utilities prior to construction.

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 September, 2021; 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.

September 24, 2021



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

BOUNDARY SURVEY

4.495 ACRES
GARLAND GEER SURVEY, A-1239
HUNT COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bsi@yahoo.com

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

CLIENT:

Sean & Rachael
Pruitt

No Schedule B Provided

Drawn by: mjb
B.S.I.Job# 2109-015