

**COUNTY ROAD 4309 NORTH**

TITLE AND ABSTRACTING WORK FURNISHED BY \_\_\_\_\_ SECURED TITLE



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SECURED TITLE. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNER IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

ACCEPTED BY: \_\_\_\_\_

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	RESIDENCE
OHPL	OVERHEAD POWER LINE
OHSL	OVERHEAD SERVICE LINE
CM	CONTROLLING MONUMENT
MB	MONUMENT OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
POST FOR CORNER	
5/8" IRON ROD FOUND	
MAGNAIL SET FOR CORNER	
CABLE	ELECTRIC
CABLE OUT	POOL EQUIP
GAS METER	POWER POLE
TRIP TRIP	INTERMETER
TRIP TRIP	INTERMETER
MANHOLE	WATER WAVE
(UNLESS OTHERWISE NOTED)	

BEING a tract of land situated in the Matthew Wood Survey, Abstract No. 1147, Hunt County, Texas, being a portion of a called 23.263 acre tract of land described in deed to Michael Charles Williams and Patricia A. Williams, recorded under Instrument No. 2018-13724, Dec'd Records, Hunt County, Texas (D.R.H.C.T.), and being more particularly described by the following metes and bounds description: BEGINNING at a 1/2 inch iron rod found for corner in the East line of a tract of land described in deed to Frank Gynn Morgan, recorded in Volume 1594, Page 578 (D.R.H.C.T.), at the Northwest corner of a tract of land described in deed to Aaron Richard McAdow and Heather B. McAdow, recorded under Instrument No. 2020-19273 (D.R.H.C.T.), being the Southwest corner of said Williams tract;

THENCE North 00 deg. 06 min. 03 sec. West, a distance of 1473.87 feet to a post for corner at the Northeast corner of said Morgan tract and at the Southwest corner of a tract of land described in deed to Raymond Zavala and Maria Salas, recorded under Instrument No. 2016-10378 (D.R.H.C.T.);

THENCE North 89 deg. 44 min. 19 sec. East, passing at a distance of 433.97 feet a 1/2 inch iron rod found for corner at the Southeast corner of said Zavala/Salas tract and at the Southwest corner of Lot 1 of Munoz Addition, an addition to the City of Greenville, Hunt County, Texas, according to the plat thereof recorded in Cabinet 1, Slide 491, Plat Records, Hunt County, Texas (P.R.H.C.T.), and continuing for a distance of 904.60 feet to a 1/2 inch iron rod found for reference and recording for a total distance of 1358.97 feet to a point for corner in the West line of a tract of land known as "Second Tract" described in deed to James F. Tarver and Berdine Tarver, recorded under Instrument No. 2012-6243 (D.R.H.C.T.), at the Southeast corner of a tract of land described in deed to Adrian Munoz and Vanda Im, recorded under Instrument No. 2012-6243 (D.R.H.C.T.);

THENCE South 01 deg. 37 min. 05 sec. East, a distance of 274.52 feet to a mag nail set for corner at the Northeast corner of that remaining portion of said Williams tract;

THENCE South 89 deg. 50 min. 01 sec. West, a distance of 478.80 feet to a 1/2 inch yellow-capped iron rod set for corner at the Northwest corner of that remaining portion of said Williams tract;

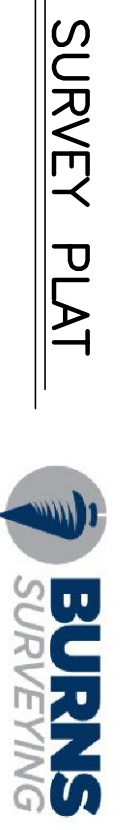
THENCE South 00 deg. 07 min. 08 sec. East, passing at a distance of 39.95 feet a 1/2 inch iron rod found for reference at the Northwest corner of a tract of land described in deed to Michael Charles Williams and Patricia A. Williams, recorded under Instrument No. 2016-2243 (D.R.H.C.T.), and continuing for a total distance of 248.79 feet to a 1/2 inch iron rod found for corner in the North line of a tract of land described in deed to Isaac Flores Martinez, recorded under Instrument No. 2021-13643 (D.R.H.C.T.), at the Southwest corner of said Williams tract (Inst. No. 2016-2243);

THENCE South 89 deg. 34 min. 17 sec. West, a distance of 500.02 feet to a 1/2 inch iron rod found for corner at the Northwest corner of said Martinez tract, from which a 5/8 inch iron rod found for reference bears North 79 deg. 21 min. 39 sec. East, a distance of 10.22 feet;

THENCE South 00 deg. 16 min. 55 sec. East, a distance of 947.80 feet to a 5/8 inch iron rod found for corner in the North line of said McAdow tract, at the Southwest corner of a tract of land described in deed to Hilda Hernandez, recorded under Instrument No. 2013-1242 (D.R.H.C.T.);

THENCE South 89 deg. 25 min. 18 sec. West, a distance of 390.51 feet to the PLACE OF BEGINNING, and containing 963,904 square feet or 22.13 acres of land.

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS VOL. 547, PG. 405; VOL. 737, PG. 735; INST. NO. 2016-14071; INST. NO. 2019-18721;



**BARRY S. RHODES** Registered Professional Land Surveyor (214) 326-1090  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. \_\_\_\_\_ in the city of \_\_\_\_\_, Texas.  
The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200'  
Date: 03-28-2022  
G. F. No.: ET0002177  
Job no.: 202202974-02  
Drawn by: BM  
FIRM REGISTRATION NO. 10194366

