

PRELIMINARY PLAT  
**BOOMER CHALK ADDITION**  
 LOT 1, BLOCK 1  
 BEING A 0.682 ACRE TRACT OF LAND SITUATED IN  
 THE ISAAC HAMBY SURVEY, ABSTRACT NO. 416  
 CITY OF QUINLAN, HUNT COUNTY, TEXAS

PROPERTY DESCRIPTION

STATE OF TEXAS:  
 COUNTY OF HUNT:  
 BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE  
 ISSAC HAMBY SURVEY, ABSTRACT NO. 416, HUNT COUNTY, TEXAS, BEING KNOWN  
 AS THAT TRACT OF LAND DESCRIBED IN DEED TO BOOMER, CHALK, QUINLAN, L.P.,  
 RECORDED IN INSTRUMENT NO. 2019-03605, OFFICIAL PUBLIC RECORDS, HUNT  
 COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED  
 WEST RIGHT OF WAY LINE OF STATE HIGHWAY 34 (100' R.O.W.), SAID POINT BEING  
 THE RECOGNIZED NORTHEAST CORNER OF SAID BOOMER CHALK QUINLAN LP.  
 TRACT, AND THE APPARENT SOUTHEAST CORNER OF LOT 5, OF BOWDEN  
 ADDITION, RECORDED IN VOLUME 400, PAGE 193, PLAT RECORDS, HUNT COUNTY,  
 TEXAS, AND AS DESCRIBED IN DEED TO MCDONALDS REAL ESTATE COMPANY,  
 RECORDED IN VOLUME 1526, PAGE 131, OFFICIAL PUBLIC RECORDS, HUNT COUNTY,  
 TEXAS;

THENCE SOUTH 00 DEGREES 43 MINUTES 35 SECONDS EAST, ALONG THE  
 RECOGNIZED WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 34, AND ALONG  
 THE RECOGNIZED EAST LINE OF SAID BOOMER CHALK QUINLAN LP. TRACT, A  
 DISTANCE OF 111.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID  
 POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID BOOMER CHALK  
 QUINLAN LP. TRACT, AND THE APPARENT NORTHEAST CORNER OF A TRACT OF  
 LAND DESCRIBED IN DEED TO D EARLS COMPANY, RECORDED IN INSTRUMENT NO.  
 2011-9263, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 49 MINUTES 21 SECONDS WEST, ALONG THE  
 RECOGNIZED SOUTH LINE OF SAID BOOMER CHALK QUINLAN LP. TRACT, AND  
 ALONG THE APPARENT NORTH LINE OF SAID D EARLS TRACT, A DISTANCE OF  
 149.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE  
 RECOGNIZED SOUTH LINE OF SAID BOOMER CHALK QUINLAN LP. TRACT, AND THE  
 APPARENT NORTH LINE OF SAID D EARLS TRACT, A DISTANCE OF 117.19 FEET TO A  
 POINT FOR CORNER IN A HACKBERRY TREE CLUSTER IN THE MOST NORTHERLY  
 EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO SATISH PATEL AND VIBBA  
 PATEL, RECORDED IN VOLUME 1811, PAGE 145, OFFICIAL PUBLIC RECORDS, HUNT  
 COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF  
 SAID BOOMER CHALK QUINLAN LP. TRACT, AND THE APPARENT NORTHWEST  
 CORNER OF SAID D EARLS TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR  
 REFERENCE BEARS SOUTH 00 DEGREES 20 MINUTES 19 SECONDS EAST - 141.11 FEET;

THENCE NORTH 00 DEGREES 20 MINUTES 19 SECONDS WEST, ALONG THE  
 RECOGNIZED WEST LINE OF SAID BOOMER CHALK QUINLAN LP. TRACT, AND THE  
 APPARENT MOST NORTHERLY EAST LINE OF SAID PATEL TRACT, A DISTANCE OF  
 109.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE  
 RECOGNIZED NORTHWEST CORNER OF SAID BOOMER CHALK QUINLAN LP. TRACT,  
 THE APPARENT MOST NORTHERLY NORTHEAST CORNER OF SAID PATEL TRACT,  
 AND THE APPARENT SOUTHWEST CORNER OF LOT 6 OF SAID BOWDEN ADDITION  
 AND SAID MCDONALDS REAL ESTATE COMPANY TRACT;

THENCE NORTH 88 DEGREES 48 MINUTES 29 SECONDS EAST, ALONG THE  
 RECOGNIZED NORTH LINE OF SAID BOOMER CHALK QUINLAN LP. TRACT, AND THE  
 APPARENT SOUTH LINE OF SAID LOT 6 AND LOT 5, AND SAID MCDONALDS REAL  
 ESTATE TRACT, A DISTANCE OF 266.38 FEET TO THE PLACE OF BEGINNING AND  
 CONTAINING 29,724.76 SQ. FT. OR 0.682 ACRES OF LAND.

OWNER'S DEDICATION

"KNOW ALL MEN BY THESE PRESENTS:  
 THAT, BOOMER CHALK QUINLAN, LP DOES HEREBY DEDICATE THIS PLAT AS LOTS 1, BLOCK 1,  
 BOOMER CHALK ADDITION, AN ADDITION TO THE CITY OF QUINLAN, HUNT COUNTY,  
 TEXAS, DOES HEREBY CONVEY TO THE PUBLIC FOR PUBLIC USE: THE STREETS, ALLEYS,  
 RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT. OWNER  
 DOES HEREBY ADOPT THE PLAT HEREIN TO BE KNOWN AS BOOMER CHALK ADDITION."

\_\_\_\_\_  
 OWNER/AGENT

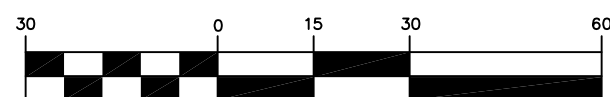
STATE OF TEXAS:  
 COUNTY OF HUNT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BOOMER CHALK  
 QUINLAN, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO  
 THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE/SHE EXECUTED THE SAME  
 FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AN IN THE CAPACITY  
 THEREIN STATES.

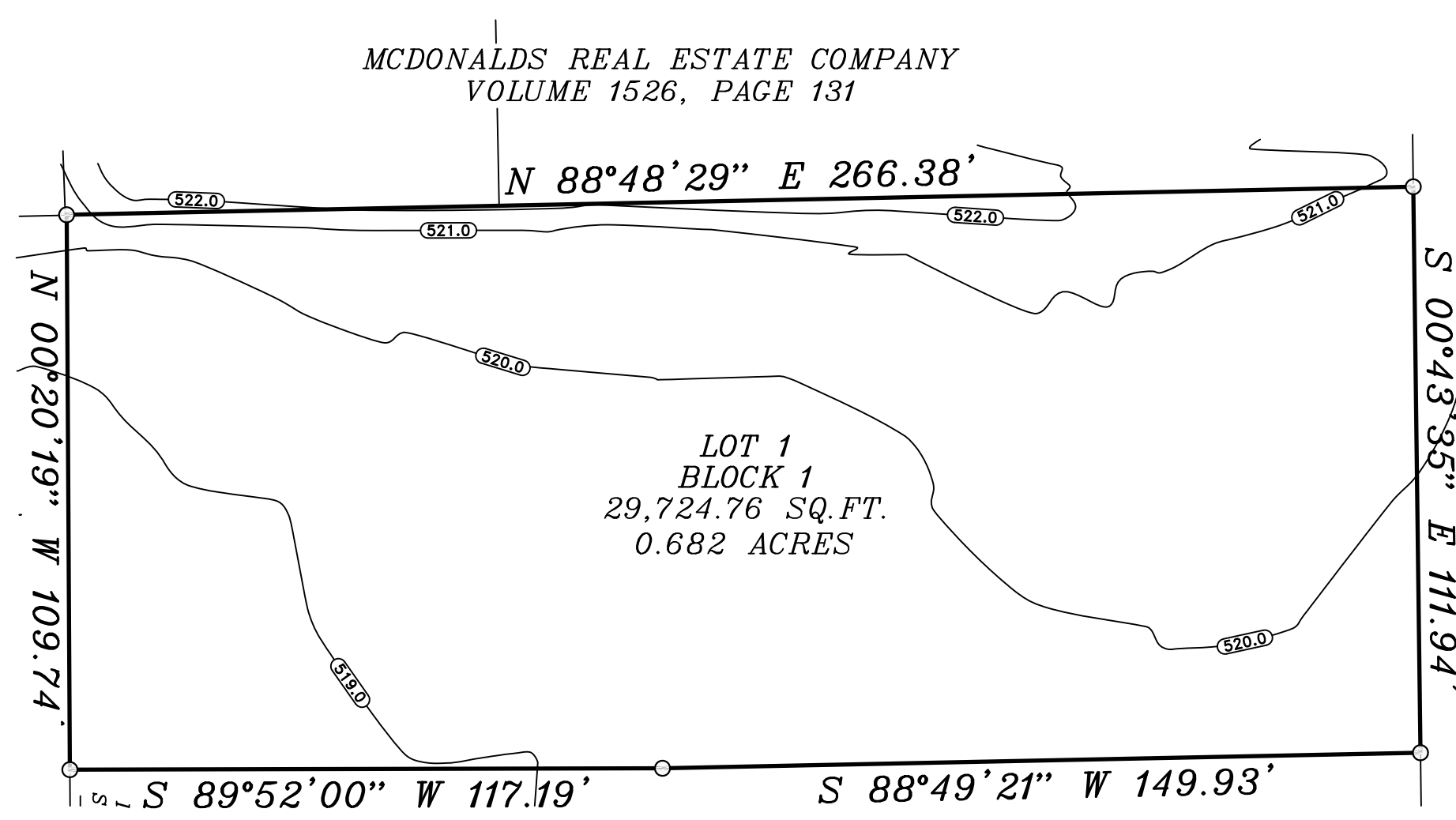
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
 NOTARY PUBLIC

GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.



SURVEYOR'S CERTIFICATE

THAT I, BRIAN D. GALLIA, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT  
 AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL ON  
 THE GROUND SURVEY OF THE LAND AND THE CORNER MONUMENTS SHOWN  
 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN  
 ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF QUINLAN,  
 TEXAS.

EXECUTED THIS 22ND DAY OF MAY, 2019

BRIAN GALLIA  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON  
 ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS  
 PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND  
 UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.  
 ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.  
 NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS  
 SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL  
 1-800-344-8377 (DIG TESS) BEFORE ANY EXCAVATION OR  
 CONSTRUCTION

NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS  
 A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS  
 HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST  
 OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83, GPS OBSERVED.

APPROVED BY THE CITY OF QUINLAN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY THE CITY  
 COUNCIL OF THE CITY OF QUINLAN, TEXAS.

\_\_\_\_\_, MAYOR

\_\_\_\_\_, CITY SECRETARY

OWNER

BOOMER CHALK QUINLAN, LP  
 2000 E. LAMAR BLVD. SUITE 710  
 ARLINGTON, TX 76006  
 817-907-9694

LEGEND

- NAIL FOUND/SET
- ⊗ 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND-IRF
- LOT LINE / R.O.W. LINE

~BRIAN GALLIA & ASSOCIATES~  
 BG&A Land Surveying, Inc.

9011 STATE HIGHWAY 34 S. SUITE - C  
 QUINLAN, TEXAS, 75474  
 PHONE: (903) 447-0658  
 FAX: (903) 447-0931  
 www.bgasurveying.com