

SYMBOL LEGEND

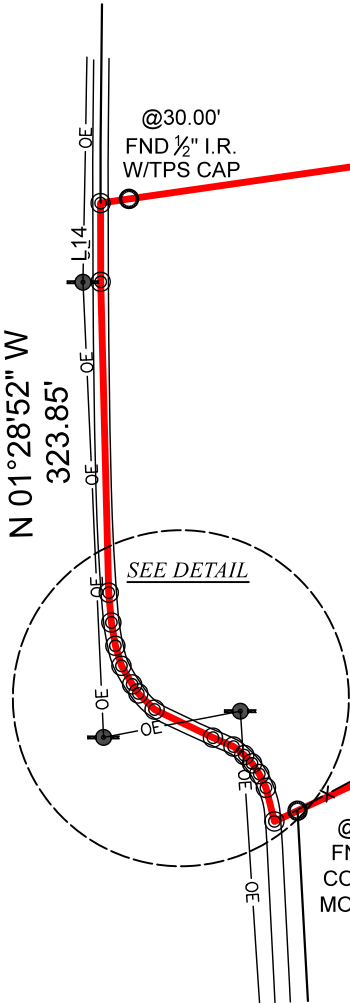
- OE— OVERHEAD ELECTRIC
—X— WIRE FENCE
⊙ CALCULATED CORNER
○ FOUND SURVEY MONUMENT
● POWER POLE (PP)
● SET SURVEY MONUMENT

JOSE ANTONIO
SEPULVEDA LEAGUE
ABSTRACT NO. 41

LINE	BEARING	DISTANCE
L1	N 14°08'07" W	36.09'
L2	N 25°49'29" W	15.92'
L3	N 34°10'12" W	13.48'
L4	N 43°12'34" W	11.81'
L5	N 51°43'38" W	14.29'
L6	N 66°32'33" W	23.36'
L7	N 64°17'10" W	67.44'
L8	N 45°11'55" W	23.86'
L9	N 34°18'59" W	11.39'
L10	N 30°00'29" W	22.31'
L11	N 16°54'01" W	21.83'
L12	N 09°42'05" W	24.59'
L13	N 05°02'25" W	31.22'
L14	N 00°04'33" W	82.00'

REMAINDER OF
PEREGRINE TIMBER, LLC.
CALLED 5878.01 ACRES
VOL. 1146, PG. 686
O.P.R.T.C.T.

BOONTOWN ROAD
(COUNTY MAINTAINED)



PORTION OF
ASPIRA CAPITAL, LLC.
CALLED 25.301 ACRES
VOL. 1159, PG. 226
O.P.R.T.C.T.

TRACT 2
12.651 ACRES
PORTION OF
ASPIRA CAPITAL, LLC.
CALLED 25.301 ACRES
VOL. 1159, PG. 226
O.P.R.T.C.T.

SET ½" I.R.
W/TPS CAP

REMAINDER OF
PEREGRINE TIMBER, LLC.
CALLED 5878.01 ACRES
VOL. 1146, PG. 686
O.P.R.T.C.T.

POB

FND 3"X3"
CONCRETE
MONUMENT
N:10385004.68
E:3893346.89

JUAN R. MOLINA
CALLED 17.05 ACRES
VOL. 1129, PG. 514
O.P.R.T.C.T.

DETAIL
NOT TO SCALE

BOONTOWN ROAD
(COUNTY MAINTAINED)

BOUNDARY SURVEY

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING A 12.651 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO SEPULVEDA LEAGUE, ABSTRACT NUMBER 41, TRINITY COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 25.301 ACRE TRACT DESCRIBED IN INSTRUMENT TO ASPIRA CAPITAL, LLC., RECORDED IN VOLUME 1159, PAGE 226, THE OFFICIAL PUBLIC RECORDS OF TRINITY COUNTY, TEXAS (O.P.R.T.C.T.), SAID 12.651 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

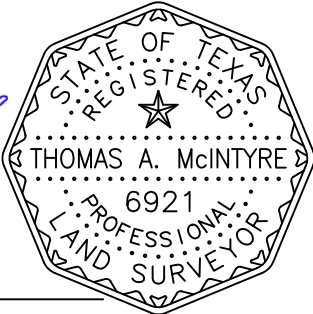
FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS.....BOONTOWN ROAD, TRINITY, TX, 75862
LEAGUE.....JOSE ANTONIO SEPULVEDA LEAGUE, A - 41
SUBJECT.....12.651 ACRES
COUNTY.....TRINITY

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



PROJECT	41861_TRACT 2
FIELD DATE	02/10/2026
DRAWN BY	CSP
CHECKED BY	MJW / MJS
FIELD CREW	GR
REV 1	---
REV 2	---
REV 3	---
REV 4	---

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