



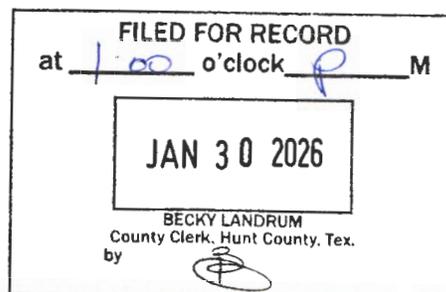
19,915

HUNT COUNTY DEVELOPMENT OFFICE

2507 Lee Street, Room 107, Greenville, Texas 75401
Telephone: 903-408-4204 Fax: 903-408-4298 Email: Development@huntcounty.net

December 17, 2025

RE: Acreage Variance Request
3509 CR 3711
Wills Point, TX 75169
PID# 98839



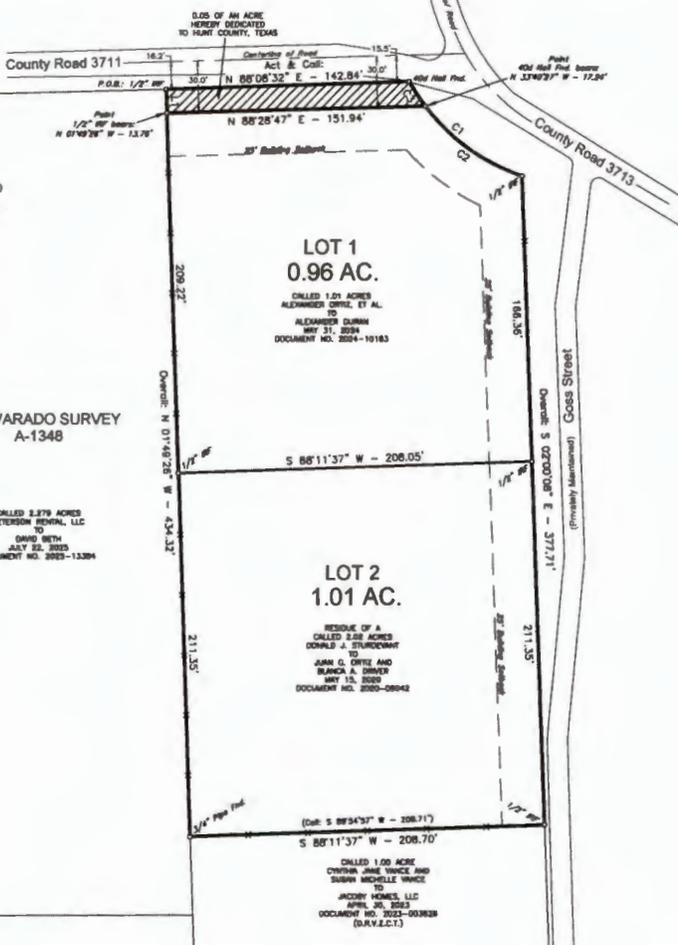
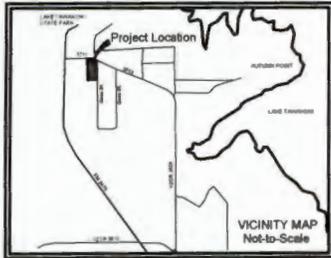
The owner of the property at 3509 CR 3711, Wills Point, TX 75169 is requesting a variance for acreage to meet the County platting requirements.

The property was originally a 2.02 acre tract. The owner divided the tract and sold 1.01 acre without a subdivision plat. They were notified of the platting requirements when a 911 address was requested. They immediately hired a surveyor to begin the platting process. Due to the right of way dedication required for rights of way that are below minimum standard, the lot that was 1.01 acre decreased to 0.963 acre. This is a deficit of approximately 1,600 sq ft.

Brian Toole
Director of County Development
Hunt County, Texas
Btoole@huntcounty.net
903-408-4204

ORTIZ ACRES

BEING A PORTION OF THE E. ALVARADO SURVEY, ABSTRACT NO. 1348
HUNT COUNTY, TEXAS.



NOTES:

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4833C02750, DATED JANUARY 8, 2012, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE 1 "TORNADO AREAS", BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THE BEARINGS HEREON WERE OBTAINED BY GRID NORTH AND WERE DERIVED USING G.P.S. EQUIPMENT, (TEXAS CENTRAL ZONE - NAD 83).

TOTAL ACREAGE FOR SUBDIVISION SHOWN IS 2.02 ACRES - 2 RESIDENTIAL LOTS.

ALL STRUCTURES SHOWN HEREON ARE EXISTING STRUCTURES.

25' BUILDING SETBACK FROM ALL PUBLIC ROADS.

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING 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 TRAVELED BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS.

HUNT COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGEWAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.

HUNT COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS.

ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS AND PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

OWNER'S STATEMENT:

Alexander Duran is the owner of a called 1.01 acre tract shown hereon and does except this as its Plan for subdivision, and does dedicate to the public forever the streets and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or carry same for the purpose of construction, maintenance, operation or repairing any or all of its respective systems located therein. Any public utility, including the County, shall have the right to remove and keep clear of or part of any building, fence, trees, shrubs, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of the respective systems or any of the easements or right-of-ways 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 of all lines of ingress and egress to and from and upon said easements for the purpose of construction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any form of procuring the permission of anyone. Easement shall be reinstated by property owners. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.

Witness my hand this ____ day of _____, 20____.

BY:

NOTARY PUBLIC
STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this date, personally appeared Alexander Duran, known to me to be the owner of the called 1.01 acre tract shown hereon, and acknowledged to me that he executed this the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE ____ day of _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY'S PRINTED NAME

OWNER'S STATEMENT:

John G. Ortiz and Blanca A. Orta are the owners of the residue of a called 2.02 acre tract shown hereon and does except this as its Plan for subdivision, and does dedicate to the public forever the streets and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or carry same for the purpose of construction, maintenance, operation or repairing any or all of its respective systems located therein. Any public utility, including the County, shall have the right to remove and keep clear of or part of any building, fence, trees, shrubs, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of the respective systems or any of the easements or right-of-ways 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 of all lines of ingress and egress to and from and upon said easements for the purpose of construction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any form of procuring the permission of anyone. Easement shall be reinstated by property owners. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.

Witness my hand this ____ day of _____, 20____.

BY:

NOTARY PUBLIC
STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this date, personally appeared John G. Ortiz and Blanca A. Orta, known to me to be the owner of the residue of a called 2.02 acre tract shown hereon, and acknowledged to me that he executed this the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE ____ day of _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY'S PRINTED NAME

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 01°49'28" W	115.78	L1	N 01°49'28" W	115.78
C1	120.07°14'08" S	117.26	C1	120.07°14'08" S	117.26
C2	120.07°14'08" S	117.26	C2	120.07°14'08" S	117.26
C3	120.07°14'08" S	117.26	C3	120.07°14'08" S	117.26

LEGAL DESCRIPTION:

2.02 ACRES

All that certain lot, tract or parcel of land located within the E. Alvarado Survey, Abstract No. 1348 of Hunt County, Texas, being all of the residue of a called 2.02 acre tract as described in a deed from Donald J. Shupert and to Juan G. Ortiz and Blanca A. Orta, dated May 15, 2003 and recorded in Document No. 2003-00042 and all of a called 1.01 acre tract as described in a deed from Alexander Duran, et al. to Alexander Duran, dated May 31, 2004 and recorded in Document No. 2004-10183, of the Deed Records of Hunt County, Texas, and this 2.02 acre tract being more fully described as follows:

BEGINNING of a 1/2" iron Rod Found at the northeast corner of said 1.01 acre tract, being at the northeast corner of a called 2.02 acre tract as described in a deed from Peterson Bank, LLC to David Smith, dated July 23, 2003 and recorded in Document No. 2003-13394, and being in the south line of County Road 3711;

THENCE North 88 deg. 09 min. 30 sec. East, with the south line of said County Road 3711, a distance of 142.84 feet to a 40ft Well Pad Bore at the intersection of the south line of said County Road 3711 and the southeast line of County Road 3713, and being at the beginning of a curve to the left, having a delta angle of 41 deg. 59 min. 37 sec., a radius of 190.07 feet, and a chord bearing and length of South 50 deg. 33 min. 33 sec. East, 88.00 feet;

THENCE with the southeast line of said County Road 3713 and with said curve to the left, an arc length of 88.21 feet to a 1/2" iron Rod Found at the intersection of the southeast line of said County Road 3713 and the east line of Coos Street;

THENCE South 02 deg. 00 min. 00 sec. East, with the west line of said Coos Street, passing a 1/2" iron Rod Found at the southeast corner of a called 1.01 acre tract, some being of the northeast corner of the residue of a called 2.02 acre tract at 183.36 feet and continuing for a total distance of 377.71 feet to a 1/2" iron Rod Found at the southeast corner of the residue of said 2.02 acre tract and being at the northeast corner of a called 1.00 acre tract as described in a deed from Cynthia Jane Vance and Susan Michelle Vance to Joseph Thomas, LLC dated April 30, 2003 and recorded in Document No. 2003-00268 of the Deed Records of Van Davis County, Texas;

THENCE South 88 deg. 11 min. 37 sec. West, with the north line of said 1.00 acre tract, a distance of 208.70 feet to a 3/4" Pipe Found at the northeast corner of same and being in the east line of said 2.02 acre tract;

THENCE North 01 deg. 49 min. 28 sec. West, with the west line of said 2.02 acre tract, passing a 1/2" iron Rod Found at the southeast corner of the residue of said 2.02 acre tract, some being at the southeast corner of said 1.01 acre tract at 211.35 feet and continuing for a total distance of 434.32 feet to the POINT OF BEGINNING AND CONTAINING 2.02 ACRES OF LAND.

STATE OF TEXAS

COUNTY OF HUNT

I, Beatty W. Stewart, County Judge of Hunt County, Texas, do hereby certify that this find plat, with field notes hereon, having been fully presented to the Commissioner Court of Hunt County, Texas, and by the said Court duly considered, seen and 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, Hunt County, Texas Date _____

CERTIFICATE OF APPROVAL

APPROVED this ____ day of _____, 20____, by the Commissioner Court of Hunt County, Texas.

Commissioner _____ Commissioner _____

Commissioner _____ Commissioner _____

Health Department

Commissioner

CERTIFICATE OF COMPLIANCE

The undersigned, the County Clerk of Hunt County, Texas, does hereby certify that on the ____ day of _____, 20____, the Hunt County Commissioners Court, by appropriate motion order, did find that this find 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 _____, 20____.

County Clerk, Hunt County, Texas

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat and survey of the subdivision comply with the Planning Rules and Regulations of Hunt County, Texas, and I further certify that the plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Proficiency, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

Registered Professional Land Surveyor
R.P.L.S. No. 6289

DRAWN BY: SJ	SCALE: 1" = 50'
SURVEYED BY: AJ	REV: 01/23
DATE: 10-15-2025	FILE NO: 2577-2460.DWG
REV: 12-18-2025	



OWNER: ALEXANDER DURAN
3808 COUNTY ROAD 3711
WELLS POINT, TEXAS 75160

OWNER: JUAN ORTIZ AND BLANCA ORTIZ
11022 COOS STREET
WELLS POINT, TEXAS 75160



LEGEND

- Buried Old Fence
- Proposed
- 30' WIDE ASP PAVED
- LOT CORNER-MONUMENT FOUND
- AS NOTED

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.