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REVISIONS			
NO.	DATE	BY	DESCRIPTION
1		WV	CONCEPT/PROVISIONAL DESIGN
2		WV	FINAL DESIGN

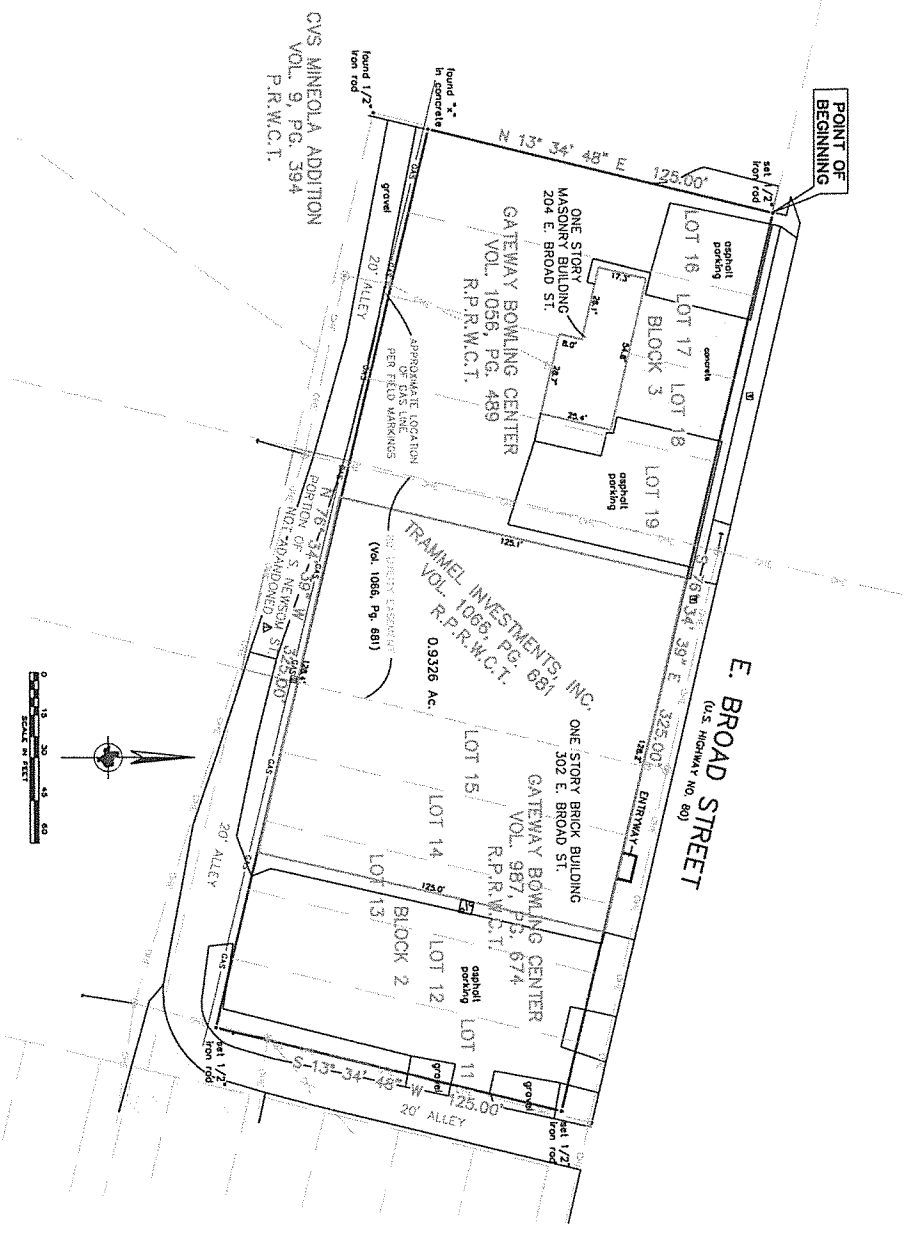
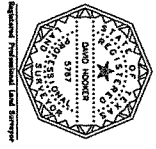
D W HOOKER SURVEYING
 408 W. BLAIR ST.
 SUITE 100
 MINNEOLA, TEXAS 75773
 PHONE (800) 589-0530
 FAX (800) 589-0535

LEGEND

	CLEAR CUT		CONCRETE
	ASPHALT		BRICK
	ASPHALT PARKING		CLAY OR EARTH
	ASPHALT DRIVEWAY		CEMENT
	ASPHALT ALLEY		GRAVEL
	ASPHALT ROAD		SAND
	ASPHALT FIELD		STONE
	ASPHALT FIELD WITH STONE		TILT
	ASPHALT FIELD WITH STONE AND TILT		UTILITY EASEMENT
	ASPHALT FIELD WITH STONE, TILT, AND UTILITY EASEMENT		ROAD RIGHT OF WAY
	ASPHALT FIELD WITH STONE, TILT, UTILITY EASEMENT, AND ROAD RIGHT OF WAY		SURVEY BOUNDARY
	SURVEY BOUNDARY WITH EASEMENT		SURVEY BOUNDARY WITH EASEMENT AND ROAD RIGHT OF WAY
	SURVEY BOUNDARY WITH EASEMENT, ROAD RIGHT OF WAY, AND UTILITY EASEMENT		SURVEY BOUNDARY WITH EASEMENT, ROAD RIGHT OF WAY, UTILITY EASEMENT, AND TILT
	SURVEY BOUNDARY WITH EASEMENT, ROAD RIGHT OF WAY, UTILITY EASEMENT, TILT, AND ROAD RIGHT OF WAY		SURVEY BOUNDARY WITH EASEMENT, ROAD RIGHT OF WAY, UTILITY EASEMENT, TILT, ROAD RIGHT OF WAY, AND ROAD RIGHT OF WAY

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 50'
 DATE: 07/26/18
 JOB NO.: 18-1808
 OF NO. 1/14
 1875 CANTONWAY

BOUNDARY SURVEY
 204 & 302 E. BROAD ST.
 CITY OF MINNEOLA
 0.9326 ACRES
 WILLIAM PAGE SURVEY
 ABSTRACT NO. 452
 WOOD COUNTY, TEXAS



NOTES:
 CONCRETE ENCROACHMENT AT SOUTHWEST CORNER AS SHOWN.
 BUILDING EXTENDS INTO R.O.W. OF E. BROAD STREET AS SHOWN.
 BUILDING EXTENDS INTO UTILITY EASEMENT AS SHOWN.
 BUILDING EXTENDS INTO THE PORTION OF E. NEWSON STREET NOT ABANDONED, AS SHOWN.
 ALL SET BACK ROADS HAVE A PLASTIC CAP STAMPED "HOOKER, 9215 6767"

PROPERTY DESCRIPTION

This is to declare that on the date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or other possible matters of record of which the undersigned has knowledge or has been advised by or as shown or noted herein.

THIS IS TO DECLARE that on the date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or other possible matters of record of which the undersigned has knowledge or has been advised by or as shown or noted herein.

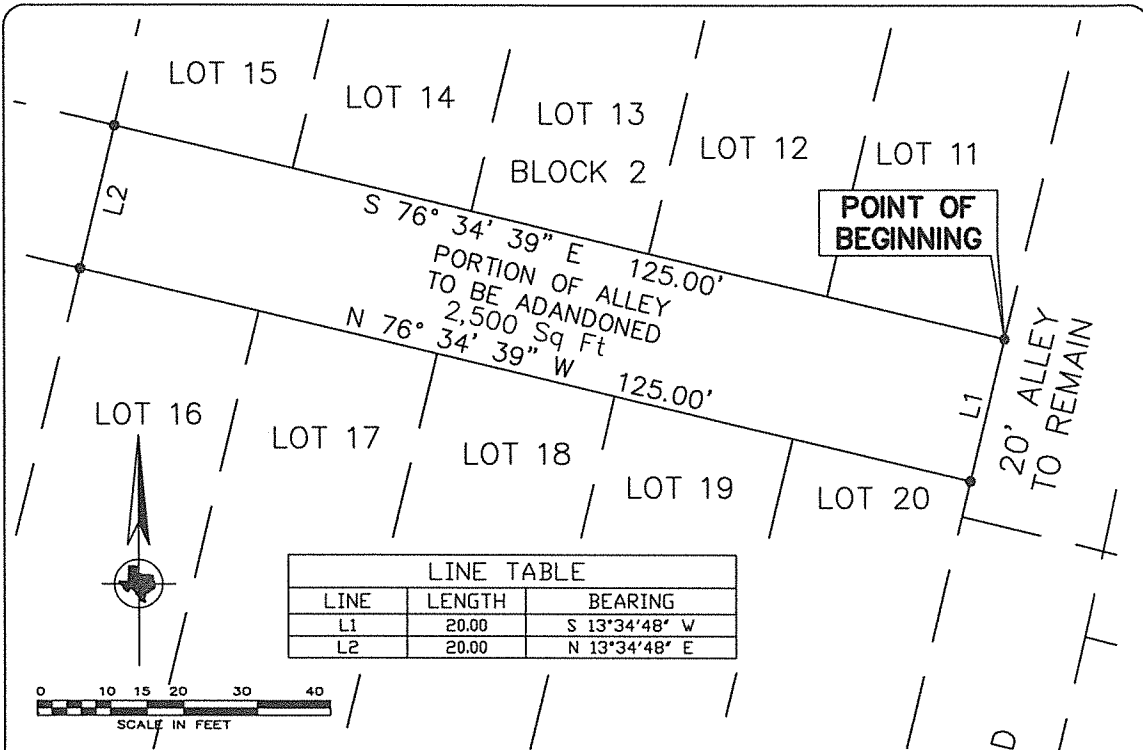
THIS IS TO DECLARE that on the date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or other possible matters of record of which the undersigned has knowledge or has been advised by or as shown or noted herein.

E. BROAD STREET
(U.S. HIGHWAY NO. 80)

CIVILIAN ADDITION
W.L. & P.L. 204
P. 204.1





LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	S 13°34'48" W
L2	20.00	N 13°34'48" E

PROPERTY DESCRIPTION

That certain lot, tract or parcel of land situated in the William Page Survey, Abstract No. 452, City of Mineola, Wood County, Texas, being the portion of an alley running East-West in Block 2 of the City of Mineola, according to the plat thereof originally recorded in Volume A, Page 473 of the Deed Records of Wood County, Texas, now in Volume 7, Page 51 of the Plat Records of Wood County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set for corner at the intersection of the West line of an alley running North-South and the North line of an alley running East-West, said point being the southeast corner of Lot 11 in said Block 2;

THENCE South 13 degrees 34 minutes 48 seconds West, crossing said East-West alley, a distance of 20.00 feet, to a point for corner at the intersection of the South line of said East-West alley and the West line said North-South alley, said point being the northeast corner of Lot 20 in said Block 2;

THENCE North 76 degrees 34 minutes 39 seconds West, along the South line of said East-West alley and the North lines of Lots 20, 19, 18, 17 and 16 in said Block 2, a distance of 125.00 feet, to a point for corner, said point being the northwest corner of said Lot 16 and the southwest corner of the portion of Newsom Street (not abandoned);

THENCE North 13 degrees 34 minutes 48 seconds East, along the East line of said Newsom Street, a distance of 20.00 feet, to a point for corner, said point being the northeast corner of the portion of Newsom Street (not abandoned) and the southwest corner of Lot 15 in said Block 2;

THENCE South 76 degrees 34 minutes 39 seconds East, along the North line of said East-West alley and the South lines of Lots 15, 14, 13, 12 and 11 in said Block 2, a distance of 125.00 feet, to the POINT OF BEGINNING and containing 2500 square feet of land, more or less.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

NOTES:

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

This survey is for the exclusive use of the hereon named seller, purchaser, mortgage company, or title company only and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

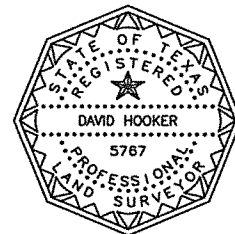
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JOB NO: 18-1936A2
 DATE: 08/23/19
 TECH: DH
 FIELD: DH
 REVISED:

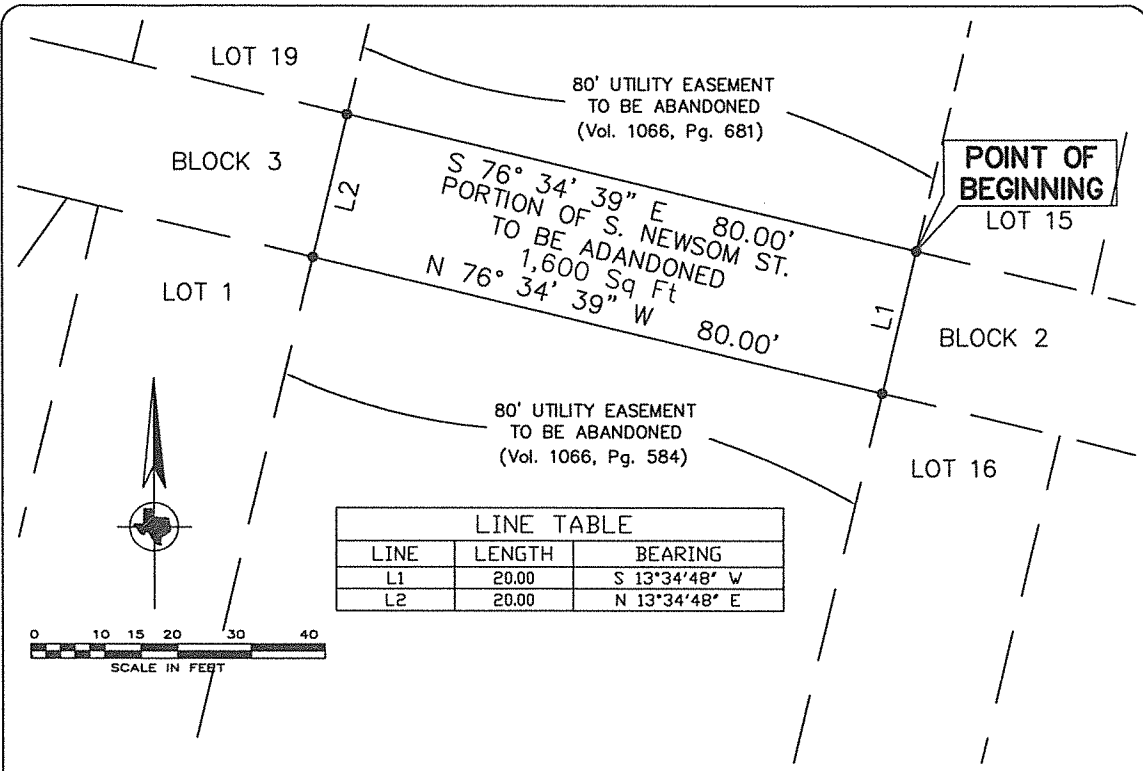
PREPARED BY:
 D W HOOKER SURVEYING
 406 W. BLAIR STREET
 SUITE 100
 MINEOLA, TEXAS 75773
 PHONE 903-569-0330
 FAX 903-569-0335

PREPARED FOR:

REF: ABC



Registered Professional Land Surveyor



PROPERTY DESCRIPTION

That certain lot, tract or parcel of land situated in the William Page Survey, Abstract No. 452, City of Mineola, Wood County, Texas, being the portion of Newsom Street (not abandoned), lying between an alley running East-West in Block 2 and an alley running East-West in Block 3 of the City of Mineola, according to the plat thereof originally recorded in Volume A, Page 473 of the Deed Records of Wood County, Texas, now in Volume 7, Page 51 of the Plat Records of Wood County, Texas and being more particularly described as follows:

BEGINNING at the southwest corner of Lot 15 in said Block 2, said point being the southeast corner of an 80' Utility Easement retained in Volume 1066, Page 681 of the Real Property records of Wood County, Texas;

THENCE South 13 degrees 34 minutes 48 seconds West, along the East line of Newsom Street, a distance of 20.00 feet, to a point for corner, said point being the northeast corner of Lot 16 in said Block 2 and the northeast corner of an 80' Utility Easement retained in Volume 1066, Page 584 of said Real Property Records;

THENCE North 76 degrees 34 minutes 39 seconds West, along the South line of Newsom Street and the North line of said Utility Easement (Vol. 1066, Pg. 584), a distance of 80.00 feet, to a point for corner, said point being the northeast corner of Lot 1 in said Block 3 and the northwest corner of said Utility Easement (Vol. 1066, Pg. 584);

THENCE North 13 degrees 34 minutes 48 seconds East, along the West line of Newsom Street, a distance of 20.00 feet, to a point for corner, said point being the southeast corner Lot 19 in said Block 2 and the southwest corner said Utility Easement (Vol. 1066, Pg. 681);

THENCE South 76 degrees 34 minutes 39 seconds East, along the North line of said Newsom Street and the South line of said Utility Easement (Vol. 1066, Pg. 681), a distance of 80.00 feet, to the POINT OF BEGINNING and containing 1600 square feet of land, more or less.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

NOTES:
 THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
 This survey is for the exclusive use of the hereon named seller, purchaser, mortgage company, or title company only and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

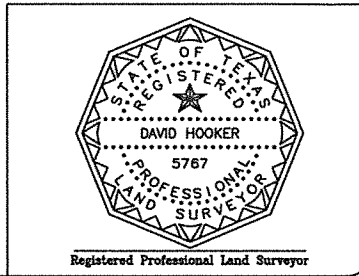
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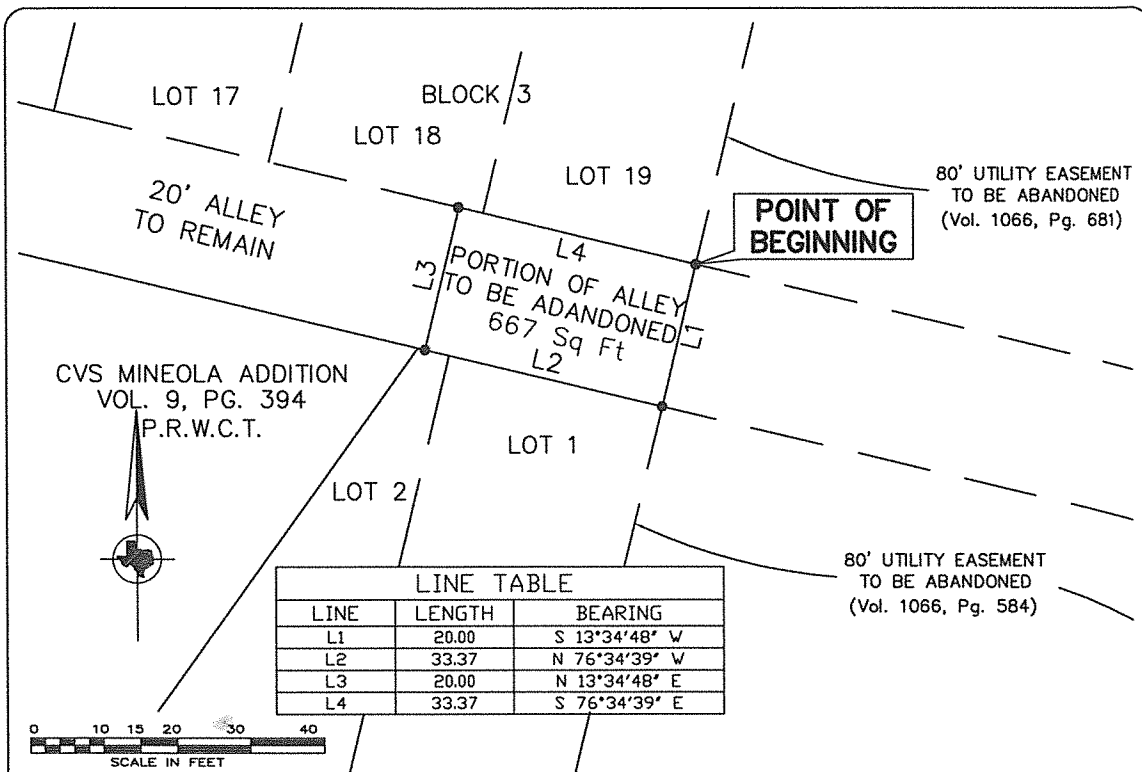
JOB NO: 18-1936AS
 DATE: 08/23/19
 TECH: DH
 FIELD: DH
 REVISED:

PREPARED BY:
 D W HOOKER SURVEYING
 406 W. BLAIR STREET
 SUITE 100
 MINEOLA, TEXAS 75773
 PHONE 903-569-0330
 FAX 903-569-0335

PREPARED FOR:

REF: ABC





LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	S 13°34'48" W
L2	33.37	N 76°34'39" W
L3	20.00	N 13°34'48" E
L4	33.37	S 76°34'39" E

PROPERTY DESCRIPTION

That certain lot, tract or parcel of land situated in the William Page Survey, Abstract No. 452, City of Mineola, Wood County, Texas, being the portion of an alley running East-West in Block 3 of the City of Mineola, according to the plat thereof originally recorded in Volume A, Page 473 of the Deed Records of Wood County, Texas, now in Volume 7, Page 51 of the Plat Records of Wood County, Texas and being more particularly described as follows:

BEGINNING at a the southeast corner of Lot 19 in said Block 3, said point being the northwest corner of the portion of Newsom Street (not abandoned);

THENCE South 13 degrees 34 minutes 48 seconds West, along the West line of said Newsom Street, a distance of 20.00 feet, to a point for corner, said point being the southwest corner of the portion of Newsom Street (not abandoned) and the northeast corner of Lot 1 in said Block 3;

THENCE North 76 degrees 34 minutes 39 seconds West, along the South line of said East-West alley and the North lines of Lots 1 and 2 in said Block 3, a distance of 33.37 feet, to a point for corner;

THENCE North 13 degrees 34 minutes 48 seconds East, crossing said alley, a distance of 20.00 feet, to a point for corner, said point being in the North line of said East-West alley and in the South line of Lot 18 in said Block 3;

THENCE South 76 degrees 34 minutes 39 seconds East, along the North line of said East-West alley South lines of Lots 2 and 1 in said Block 3, a distance of 33.37 feet, to the **POINT OF BEGINNING** and containing 667 square feet of land, more or less.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

NOTES:

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

This survey is for the exclusive use of the hereon named seller, purchaser, mortgage company, or title company only and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

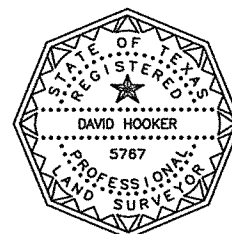
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JOB NO: 18-1936A3
 DATE: 08/23/19
 TECH: DH
 FIELD: DH
 REVISED:

PREPARED BY:
 D W HOOKER SURVEYING
 406 W. BLAIR STREET
 SUITE 100
 MINEOLA, TEXAS 75773
 PHONE 903-569-0330
 FAX 903-569-0335

PREPARED FOR:

REF: ABC



Registered Professional Land Surveyor