



LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET (BY-LINE)
- POINT FOR CORNER
- 1/2" IRON PIPE FOUND
- POWER POLE
- A/C AIR CONDITIONING
- WATER METER
- CONCRETE R.O.V. MON
- ROD NAIL FOUND IN
- 1/2" IRON PIPE
- UNDERGROUND ELECTRIC
- FH FIRE HYDRANT
- GAS METER
- WATER VALVE
- CONCRETE
- WOOD
- COVERED CABLE: POULCH, BECK, ETC
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- PIPE FENCE
- METAL FENCE
- WOOD FENCE
- RANDED WIRE FENCE
- CHARLHURK FENCE
- OVERHEAD ELECTRIC
- QUY WIRE
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CLEARCUT
- SEPPIC TANK
- ASPHALT PAVING
- GRAVEL/ROCK
- ROAD OR DRIVE



CALLLED 0.392 ACRES, TRACT TWO
ROAD EASEMENT
SCOTT & TRACY ELLISON
(VOL. 1615, P. 414 R.P.R.W.C.T.)

CALLLED 12.549 ACRES
BILLY J. & SHIRLEN G. CROWLEY
(VOL. 1602, P. 559 R.P.R.W.C.T.)

NOZ 25'42" W 223.27'

CM: 3/8" IRF
NO1°54'31"W 117.21'
(CALL NO0°15'E 117.57')

1/2" IRF BEARS
S88°01'33"W 0.67'

CALLLED 1.990 ACRES
JOHN TIMOTHY CAGLE, ET UX
(VOL. 797, P. 199 D.R.W.C.T.)

(CALL S89°45'E 371.60')
N87°51'36"E 367.06'

VACANT LOT
0.993 ACRES
CALLLED 1 ACRE
CITY OF MINEOLA
(VOL. 764, P. 883 D.R.W.C.T.)

CALLLED 1 ACRE, FIRST TRACT
JOHNNY R. PERKINS, ET UX
(VOL. 833, P. 258 D.R.W.C.T.)

0347.78' 3/8" IRF 0.30'
TO THE RIGHT OF THE
PROPERTY LINE

034.70' 3/8" IRF 0.50'
TO THE LEFT OF THE
PROPERTY LINE

(CALL S00°05'E 117.57')

S02°02'51"E 118.27'

PRIVATE ROAD 6304

CALLLED 1.000 ACRE
PAUL RAY &
MYLINDA SHAW
(VOL. 768, P. 397
D.R.W.C.T.)

NO RECORDING
INFO. FOUND

POINT OF
BEGINNING

CALLLED 1 ACRE, TRACT I
DAVID W. WILSON
(VOL. 1139, P. 273
R.P.R.W.C.T.)

LEGAL DESCRIPTION

Being a 0.993 acre tract or parcel of land situated in the Daniel Fuller Survey, Abstract No. 207, Wood County, Texas, and being all of that certain called 1 acre tract of land conveyed from James W. Hibbitt, et al to the City of Mineola, by Warranty Deed, as recorded in Volume 764, Page 883, Deed Records, Wood County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at or near the centerline of Private Road 6304, at the Northwest corner of a called 1 acre tract of land, described as Tract I, conveyed to David W. Wilson, by Warranty Deed, as recorded in Volume 1139, Page 273, Real Property Records, Wood County, Texas, at the Northeast corner of a called 1 acre tract of land, described as First Tract, conveyed to Johnny R. Perkins, et ux, by Warranty Deed, as recorded in Volume 833, Page 258, Deed Records, Wood County, Texas, and at the Southeast corner of said City of Mineola tract;

THENCE South 88 degrees 01 minutes 33 seconds West, with the North line of said Perkins tract and with the South line of said City of Mineola tract, passing at 15.33 feet a 1/2" iron rod found, passing at 34.70 feet a 3/8 inch iron rod found 0.50 feet to the left of the property line, continuing for a total distance of 367.35 feet to a point at the Northwest corner of said Perkins tract, in the East line of a called 0.392 acre Road Easement, described as Tract Two, conveyed to Scott and Tracy Ellison, by Cash Warranty Deed, as recorded in Volume 1615, Page 414, Real Property Records, Wood County, Texas, and at the Southwest corner of said City of Mineola tract;

THENCE North 01 degrees 54 minutes 31 seconds West, with the East line of said 0.392 acre tract and with the West line of said City of Mineola tract, a distance of 117.21 feet to a 3/8" iron rod found at the Southwest corner of a called 1.990 acre tract of land conveyed to John Timothy Cagle, et ux, by deed, as recorded in Volume 797, Page 199, Deed Records, Wood County, Texas and at the Northwest corner of said City of Mineola tract, from which a 1/2" iron rod found at the Northeast corner of said 0.392 acre tract and at the Northwest corner of said 1.990 acre tract bears North 02 degrees 25 minutes 42 seconds West, a distance of 223.27 feet;

THENCE North 87 degrees 51 minutes 36 seconds East, with the South line of said 1.990 acre tract and with the North line of said City of Mineola tract, passing at 347.78 feet a 3/8 inch iron rod found 0.30 feet to the right of the property line, continuing in all a total distance of 367.06 feet to a 600 nail found inside a 1/2" iron pipe at the Southeast corner of said 1.990 acre tract, at the Southwest corner of a called 1.000 acre tract of land conveyed to Paul Ray and Mylinda Shaw, by Warranty Deed with Vendor's Lien, as recorded in Volume 768, Page 397, Deed Records, Wood County, Texas, at the Northeast corner of said City of Mineola tract and at or near the centerline of Private Road 6304;

THENCE South 02 degrees 02 minutes 51 seconds East, generally along the centerline of Private Road 6304 and with the East line of said City of Mineola tract, a distance of 118.27 feet to the POINT OF BEGINNING AND CONTAINING 0.993 acres of land.

I, Tina Ballard RPLS No. 6746, do hereby certify that the Plot of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

By: *Tina Ballard*
TINA BALLARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6746



- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
 - 2) CALL BEARINGS AND DISTANCES ARE PER RECORDED DEED UNLESS OTHERWISE SPECIFIED.
 - 3) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 4) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
 - 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

PRIVATE ROAD 6304 MINEOLA, TEXAS			BY-LINE SURVEYING LLC P.O. BOX 834 Emory, Tx 75440 Ph: (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com
DATE:	8/24/2020		
SCALE:	1" = 50'		
JOB NO.:	2020-1326		
CLIENT:	CITY OF MINEOLA		
TECHNICIAN:	AMN		

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