

NOTES:

- COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF: 0.9999330.
- ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED BY THE CITY OF MINEOLA AND ALSO FILED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
- THE PURPOSE OF THIS REPLAT IS TO CREATE A ONE LOT SUBDIVISION.

CITY OF MINEOLA CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING PLAT AND METES AND BOUNDS OF "ABC SUBDIVISION" WAS APPROVED BY THE CITY COUNCIL OF MINEOLA ON THIS _____ DAY OF _____, 2022.

JAYNE LANKFORD
MAYOR

OWNER'S STATEMENT:

STATE OF TEXAS;
COUNTY OF GREGG;
WE, 3 GEN PROPERTIES LLC, OWNERS OF THE TRACT OF LAND SHOWN HEREON AND DO ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS. WITNESS OUR HAND THIS _____ DAY OF _____, 2022.

DERECK PYLE
MANAGER

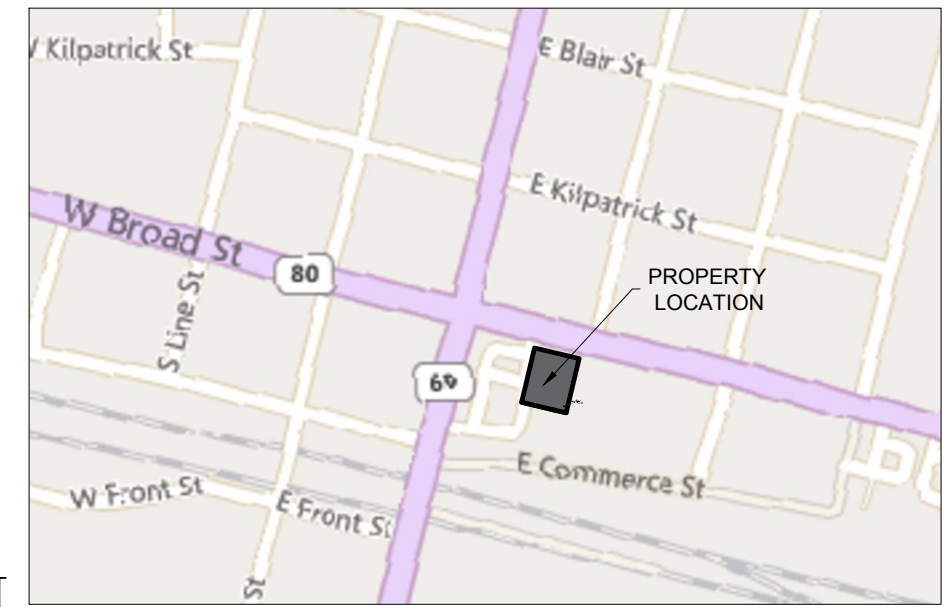
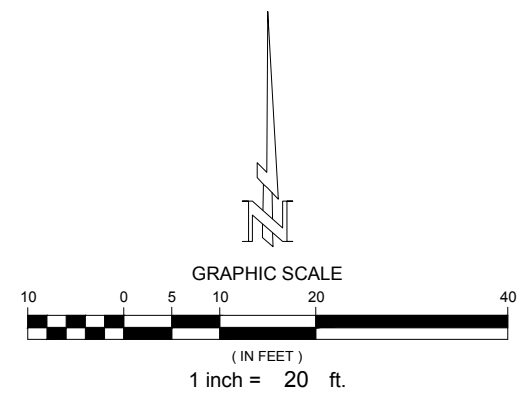
ACKNOWLEDGMENTS:

STATE OF TEXAS;
COUNTY OF _____;
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY ON BEHALF OF KIMBERLEE AUGUSTINE, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

LEGEND	
	POWER POLE
	WATER METER
	FENCE POST
	ELECTRIC PEDESTAL
	LIGHT POLE
CONC	CONCRETE
OHE	OVERHEAD ELECTRIC
USO	UNLESS SHOWN OTHERWISE



VICINITY MAP
SCALE 1" = 500'

**METES AND BOUNDS DESCRIPTION
0.399 ACRE:**

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.399 ACRE OF LAND IN THE WILLIAM PAGE SURVEY, A-452, WOOD COUNTY, TEXAS, BEING OF THREE TRACTS: 1) A PORTION OF TRACT WHICH WAS CALLED 0.9326 ACRE AND CONVEYED FROM MINEOLA COMMUNITY BANK TO 3 GEN PROPERTIES, LLC, BY AN INSTRUMENT OF RECORD IN CLERK'S FILE #2018-0009787, OF THE WOOD COUNTY OFFICIAL PUBLIC RECORDS, (WCOPR), 2) ALL OF A CALLED 667 SQ. FT. PORTION OF A 20' WIDE ALLEY ABANDONED BY ORDINANCE NO. 19-09-09, BY AN INSTRUMENT OF RECORD IN CLERK'S FILE #2019-00009107, AND 3) A PORTION OF A 20 FOOT WIDE ALLEY RUNNING EAST-WEST IN BLOCK 3, CITY OF MINEOLA, A SUBDIVISION OF RECORD IN VOLUME 7, PAGE 51, OF THE WOOD COUNTY PLAT RECORDS, (WCPR), SAID 0.399 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD 83) NORTH CENTRAL ZONE, TO WIT:

BEGINNING AT A SPIKE WITH WASHER (STAMPED "JOHNSON & PACE, INCORPORATED") SET FOR SOUTHWEST CORNER, BEING AN INTERIOR CORNER OF A TRACT WHICH WAS CALLED LOT 1, BLOCK A, CVS MINEOLA ADDITION, A SUBDIVISION OF RECORD IN VOLUME 9, PAGE 394, WCPR, AND SOUTHWEST CORNER OF THE REMAINDER OF SAID 20' WIDE ALLEY;

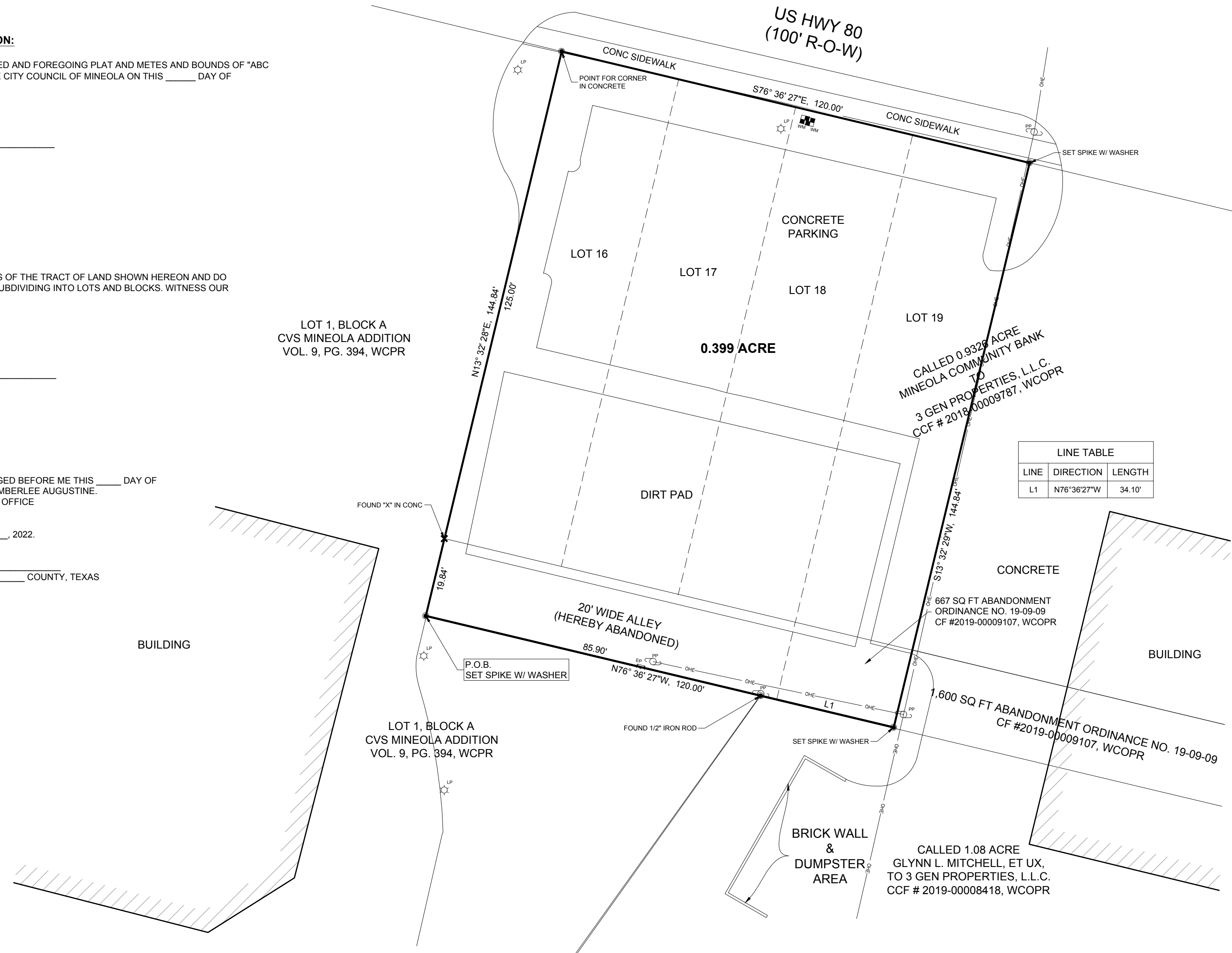
THENCE N13°32'28"E, ALONG THE COMMON LINE OF SAID CVS TRACT AND SAID 20' WIDE ALLEY, AT 19.85 FEET PASS A 'X' CUT IN CONCRETE FOUND FOR SOUTHWEST CORNER OF SAID 0.9326 ACRE TRACT AND SOUTHWEST CORNER OF LOT 16, CITY OF MINEOLA, AND CONTINUING ALONG THE COMMON LINE OF SAID CVS TRACT AND SAID 0.9326 ACRE TRACT FOR A DISTANCE IN ALL OF 144.84 FEET TO A POINT FOR CORNER IN CONCRETE FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 0.9326 ACRE TRACT, NORTHWEST CORNER OF LOT 16, AND MOST NORTHERLY NORTHEAST CORNER OF SAID CVS TRACT, LYING IN THE SOUTH RIGHT-OF-WAY (R-O-W) LINE OF US HIGHWAY 80, A PUBLIC ROAD;

THENCE S76°36'27"E, 120.00 FEET, ALONG THE COMMON LINE OF SAID 0.9326 ACRE TRACT AND US HIGHWAY 80 TO A SPIKE WITH WASHER SET FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF LOT 19;

THENCE DEPARTING US HIGHWAY 80, S13°32'29"W, 144.84 FEET, CROSSING SAID 0.9326 ACRE TRACT, ALONG THE EAST LINE OF LOT 19, AND THE COMMON LINE OF SAID 667 SQ FT TRACT AND A TRACT WHICH WAS CALLED 1,600 SQ FT AND CONVEYED FROM CITY OF MINEOLA TO 3 GEN PROPERTIES, LLC, BY AN INSTRUMENT OF CLERK'S FILE #2019-00009107, WCOPR, TO A SPIKE WITH WASHER SET FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID 667 SQ. FT. TRACT AND SOUTHWEST CORNER OF SAID 1,600 SQ. FT. TRACT, LYING IN THE NORTH LINE OF A TRACT WHICH WAS CALLED 1.08 ACRES AND CONVEYED FROM GLYNN L. MITCHELL, ET UX, TO 3 GEN PROPERTIES, LLC, BY AN INSTRUMENT OF RECORD IN CLERK'S FILE #2019-00008418, WCOPR;

THENCE N76°36'27"W, ALONG THE COMMON LINE OF SAID 667 SQ. FT. TRACT, SAID 1.08 ACRE TRACT, AND SAID 20' WIDE ALLEY, AT 34.10 FEET PASS A 1/2" IRON ROD FOUND FOR NORTHWEST CORNER OF SAID 1.08 ACRE TRACT AND MOST EASTERLY NORTHEAST CORNER OF SAID CVS TRACT, AND CONTINUING ALONG SAID COMMON LINE OF SAID 20' WIDE ALLEY AND SAID CVS TRACT FOR A DISTANCE IN ALL 120.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.399 ACRES OF LAND, MORE OR LESS.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N76°36'27"W	34.10'



LOT 1, BLOCK A
CVS MINEOLA ADDITION
VOL. 9, PG. 394, WCPR

LOT 1, BLOCK A
CVS MINEOLA ADDITION
VOL. 9, PG. 394, WCPR

CALLED 0.9326 ACRE
MINEOLA COMMUNITY BANK
TO
3 GEN PROPERTIES, L.L.C.
CCF # 2018-0009787, WCOPR

CALLED 1.08 ACRE
GLYNN L. MITCHELL, ET UX,
TO 3 GEN PROPERTIES, L.L.C.
CCF # 2019-00008418, WCOPR

REPLAT
**ABC
SUBDIVISION**

1 LOTS AND 1 BLOCK

PORTION OF A CALLED 0.9326 ACRE
MINEOLA COMMUNITY BANK TO
3 GEN PROPERTIES, LLC
CF # 2018-0009787, WCOPR

PORTION OF A 20' WIDE ALLEY
VOL. 7, PG. 51, WCPR

ALL OF A CALLED 667 SQ FT
ORDINANCE NO. 19-09-09
CF #2019-00009107, WCOPR

IN THE WILLIAM PAGE SURVEY, A-452
CITY OF MINEOLA, WOOD COUNTY, TEXAS

JOHNSON & PACE INCORPORATED
1201 NW LOOP 281, SUITE 100,
LONGVIEW, TEXAS 75604
(903)753-0663 FAX (903)753-8803
WWW.JOHNSONPACE.COM
TBPLS 10025400
TBPE F-4691

BRUCE K. RUCKER, RPLS #6169

JOB #2412-004, JULY 12, 2022

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRELIMINARY

NOT TO BE RECORDED
FOR ANY PURPOSE

BRUCE K. RUCKER
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6169
JULY 5, 2022
DATE