LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET (BY-LINE)
- POINT FOR CORNER
- 1/2" IRON ROD FOUND (BEASLEY)
- POWER POLE
- A/C AIR CONDITIONING
- WATER METER
- CONCRETE R.O.W. MON
- 60D NAIL FOUND
- "X" FOUND IN CONCRETE
- UNDERGROUND ELECTRIC
- F.H. FIRE HYDRANT
- GAS METER
- WATER VALVE
- CONCRETE
- WOOD
- COVERED CARPORT, PORCH, DECK, ETC
- OHT – OVERHEAD TELEPHONE
- OHP – OVERHEAD ELECTRIC
- PIPE FENCE
- METAL FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- GUY WIRE
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- CLEANOUT
- SEPTIC LID
- ASPHALT PAVING
- GRAVEL/ROCK ROAD OR DRIVE

LEGAL DESCRIPTION

Being a 7.64 acre tract or parcel of land situated in the Jacob Crawford Survey, Abstract No. 109, Wood County, Texas, and being part of that certain called 12.351 acre tract of land conveyed from William Godwin, et al, to Ira Guice, et al, by Warranty Deed, as recorded in File #2009-00000511, Official Public Records, Wood County, Texas, also known as part of Lots 1, 2, and 3, Preston Place – Phase I, as recorded in Volume 9, Page 286, Plat Records, Wood County, Texas (Order of Cancellation of Preston Place Subdivision per page 2 of said plat), (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Southwest corner of said 12.351 acre tract, at a Southeast corner of a called 47 acre tract of land, described as Tract Two, conveyed to Ann Simmon, by deed as recorded in Volume 1094, Page 890, Real Property Records, Wood County, Texas, and in the Northeast line of U.S. Highway No. 69, a 120' right-of-way;

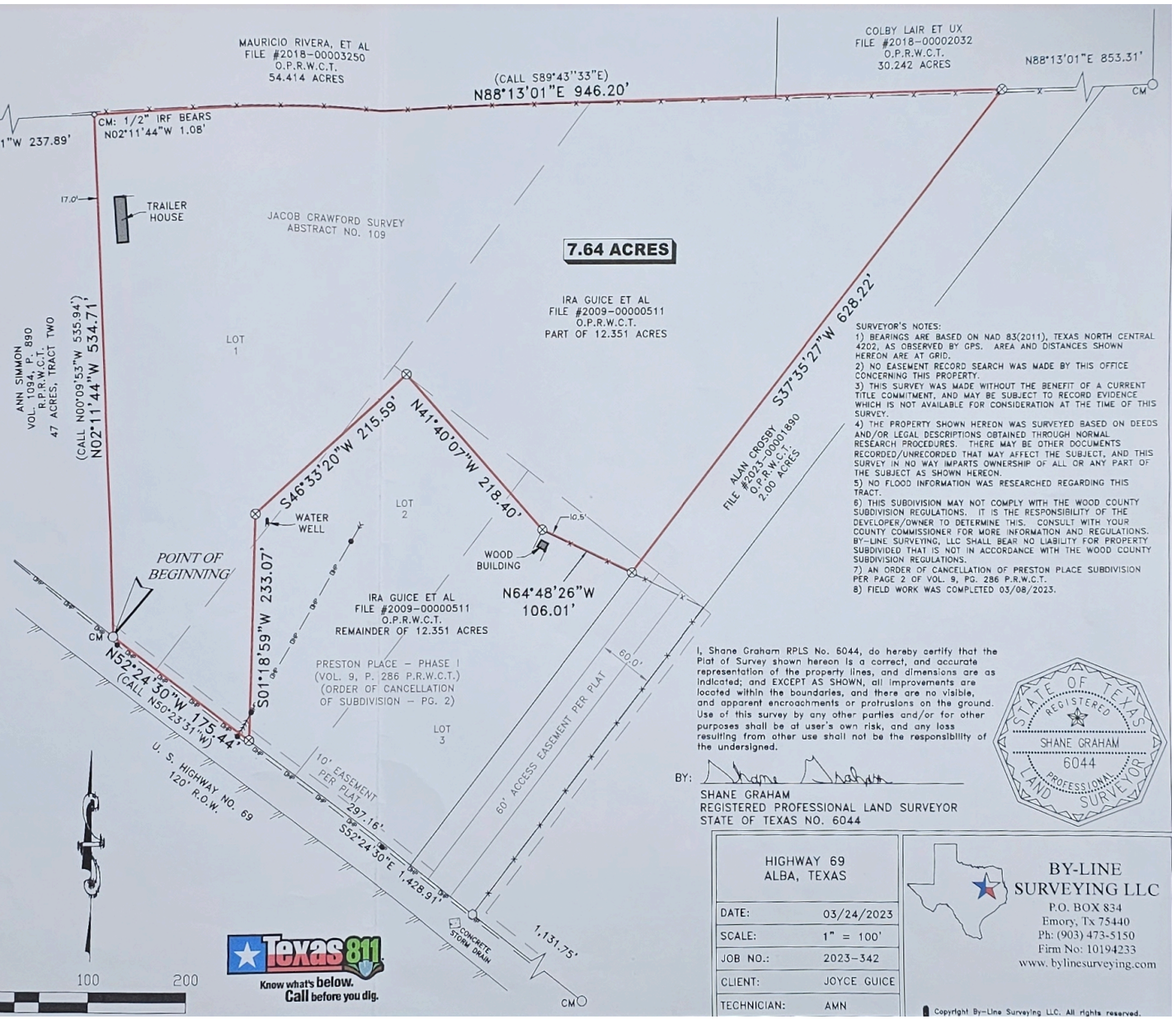
THENCE North 02 degrees 11 minutes 44 seconds West, with the West line of said 12.351 acre tract and with an East line of said 47 acre tract, a distance of 534.71 feet to a point at the Northwest corner of said 12.351 acre tract, at a Northeast corner of said 47 acre tract, and in the South line of a called 54.414 acre tract of land conveyed to Mauricio Rivera, et al, by deed as recorded in File #2018-00003250, Official Public Records, Wood County, Texas, from which a 1/2" iron rod found bears North 02 degrees 11 minutes 44 seconds West, a distance of 1.08 feet and another 1/2" iron rod found at the Southwest corner of said 54.414 acre tract and an ell corner of said 47 acre tract bears South 88 degrees 13 minutes 01 seconds West, a distance of 237.89 feet;

THENCE North 88 degrees 13 minutes 01 seconds East, with the North line of said 12.351 acre tract, with the South line of said 54.414 acre tract, and with the South line of a called 30.242 acre tract of land conveyed to Colby Lair, et ux, by deed as recorded in File #2018-00002032, Official Public Records, Wood County, Texas, a distance of 946.20 feet to a 1/2" iron rod found capped (By-Line) at the Northwest corner of a 2.00 acre tract of land conveyed to Alan Crosby, by deed as recorded in File #2023-00001890 Official Public Records, Wood County, Texas, from which a 1/2" iron rod found at the Southeast corner of said 30.242 acre tract bears North 88 degrees 13 minutes 01 seconds East, a distance of 853.31 feet;

THENCE South 37 degrees 35 minutes 27 seconds West, with the West line of said 2.00 acre tract, a distance of 628.22 feet to a 1/2" iron rod set capped (By-Line);

THENCE over and across said 12.351 acre tract, the following courses and distances:
North 64 degrees 48 minutes 26 seconds West, a distance of 106.01 feet to a 1/2" iron rod set capped (By-Line);
North 41 degrees 40 minutes 07 seconds West, a distance of 218.40 feet to a 1/2" iron rod set capped (By-Line);
South 46 degrees 33 minutes 20 seconds West, a distance of 215.59 feet to a 1/2" iron rod set capped (By-Line);
South 01 degrees 18 minutes 59 seconds West, a distance of 233.07 feet to a 1/2" iron rod set capped (By-Line) for corner in the Southwest line of said 12.351 acre tract and in the Northeast line of U.S. Highway No. 69, from which a 1/2" iron rod found capped (Beasley) at the South corner of said 12.351 acre tract bears South 52 degrees 24 minutes 30 seconds East, a distance of 297.16 feet and a 1/2" iron rod found bears South 52 degrees 24 minutes 30 seconds East, a distance of 1,428.91 feet;

THENCE North 52 degrees 24 minutes 30 seconds West, with the Southwest line of said 12.351 acre tract and with the Northeast line of U.S. Highway No. 69, a distance of 175.44 feet to the POINT OF BEGINNING and CONTAINING 7.64 acres of land.



SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) 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.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
6) THIS SUBDIVISION MAY NOT COMPLY WITH THE WOOD COUNTY SUBDIVISION REGULATIONS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER TO DETERMINE THIS. CONSULT WITH YOUR COUNTY COMMISSIONER FOR MORE INFORMATION AND REGULATIONS. BY-LINE SURVEYING, LLC SHALL BEAR NO LIABILITY FOR PROPERTY SUBDIVIDED THAT IS NOT IN ACCORDANCE WITH THE WOOD COUNTY SUBDIVISION REGULATIONS.
7) AN ORDER OF CANCELLATION OF PRESTON PLACE SUBDIVISION PER PAGE 2 OF VOL. 9, PG. 286 P.R.W.C.T.
8) FIELD WORK WAS COMPLETED 03/08/2023.

I, Shane Graham RPLS No. 6044, do hereby certify that the Plat 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: Shane Graham

SHANE GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6044

STATE OF TEXAS
REGISTERED
SHANE GRAHAM
6044
PROFESSIONAL
LAND SURVEYOR

Texas811
Know what's below. Call before you dig.

HIGHWAY 69 ALBA, TEXAS	
DATE:	03/24/2023
SCALE:	1" = 100'
JOB NO.:	2023-342
CLIENT:	JOYCE GUICE
TECHNICIAN:	AMN

BY-LINE SURVEYING LLC
P.O. BOX 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

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