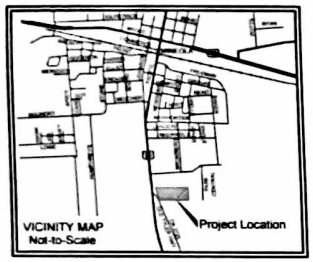
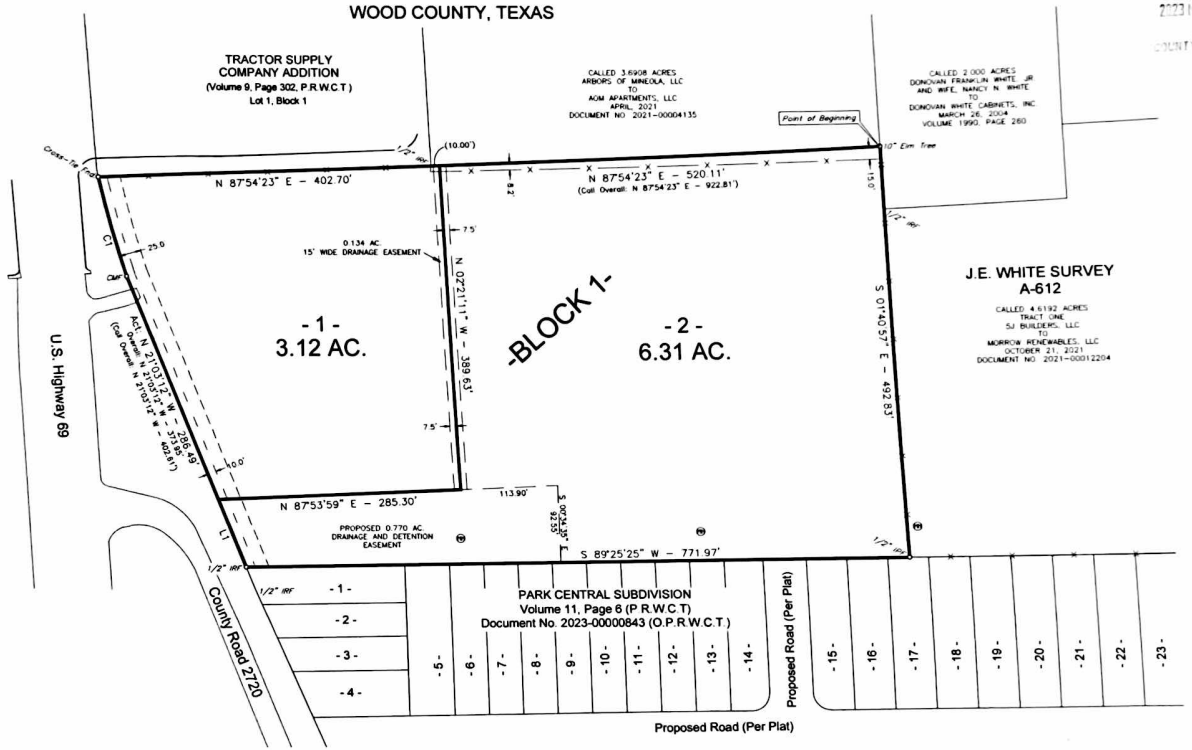
Exhibit "A"

FINAL PLAT
PARK CENTRAL NORTH
WOOD COUNTY, TEXAS

FILED FOR RECORD
2023 MAR -9 PM 2:32
KELLEY PRICE
COUNTY CLERK, WOOD CO. TX



SCALE: 1" = 100'



LINE	BEARING	DISTANCE
L1	N 21°03'12" W	R7.46'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1380.40'	121.59'	121.55'	N 14°28'52" W	5°02'48"

THE STATE OF TEXAS
COUNTY OF WOOD

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OPR Records of Wood County, Texas.

2023-00002039 B: PL V: 11 P: 11 vickyr
03/09/2023 02:20 PM

Kelley Price, County Clerk
Wood County, Texas

2023-00002039 Pages 1 Kelley Price Wood County

NOTE: 1/2" IRON ROD SET WITH BLUE CAP STAMPED "JDS 10194118" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.

NOTE: SEE APPLICABLE CITY OF MINEOLA CODES FOR CONDITIONS THAT MIGHT AFFECT THE DEVELOPMENT OF THIS TRACT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED BY THE USE OF G.P.S. EQUIPMENT (NAD 83 – TX NORTH CENTRAL ZONE).

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

NOTE: SELLING A PORTION OF THIS ADDITIONAL BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCES AND/OR STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTE: THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF MINEOLA, TEXAS.

NOTE: THIS PROPERTY IS LOCATED WITHIN A ZONE LABELED "OTHER AREAS" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM MAP NO. 48499C0340C, EFFECTIVE SEPTEMBER 3, 2010 FOR WOOD COUNTY, TEXAS AND INCORPORATED AREAS.

SURVEYOR'S STATEMENT

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the months of October, 2021 and January, 2023.

GIVEN UNDER MY HAND & SEAL, this the 2nd day of March, 2023.

JACE D. SCARBROUGH – R.P.L.S. No. 6289

STATE OF TEXAS
JACE D. SCARBROUGH
6289
LICENSED
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF WOOD:

KNOW ALL MEN BY THESE PRESENTS:

I, Peter Woolford, the owner of the land shown on this plat, and designate herein as PARK CENTRAL NORTH hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, easements, and public places thereon shown on the purpose and consideration therein. I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth of the city and hereby waive any claim, damage, or cause of action that result as a result of the dedication of exactions made herein.

OWNER

The public utility easement and building setback lines are defined as

Twenty-five foot (25') wide area along the front side of each Lot that share a common boundary line with a Main Road.

Ten foot (10') wide area on the side of each Lot that share a common boundary line with a Main Road for the benefit of utilities.

TINA HILL
NOTARY PUBLIC
STATE OF TEXAS
ID 133814913
EXP. 07/11/2026

STATE OF TEXAS:
CITY OF MINEOLA:

APPROVED BY THE CITY OF MINEOLA, TEXAS

ON THIS 2nd DAY OF February 2023

Planning and Zoning Commission

Jayne Lankford, Mayor, City of Mineola, Texas

RECORDED IN VOLUME _____, PAGE _____ OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS, THIS THE _____ DAY OF _____, 202___

STATE OF TEXAS:
COUNTY OF WOOD:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED Peter Woolford KNOWN TO ME PERSONALLY TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF March 2023

Tina Hill

NOTARY PUBLIC IN AND FOR Wood COUNTY, TEXAS.

MY COMMISSION EXPIRES 7/11/2026

LEGAL DESCRIPTION

9.43 ACRES

All that certain lot, tract, or parcel of land located in the J.E. White Survey, Abstract No. 612 of Wood County, Texas, being all of the residue of a called 25.71 acre tract as described in a deed from Martin V.B. Mapes, Jr. to CMPW Properties, LLC, dated February 1, 2022 and recorded in Document No. 2022-00001182 of the Official Public Records of Wood County, Texas and this 9.43 acre tract being more fully described as follows:

BEGINNING at a 10" Elm Tree Found at the Northeast corner of the residue of said 25.71 acre tract, being the Southeast corner of a called 3.6908 acre tract as described in a deed from Arbors of Mineola, LLC to AGM Apartments, LLC, dated April, 2021 and recorded in Document No. 2021-00004135, and being in the West line of a called 2.000 acre tract as described in a deed from Donovan Franklin White, Jr. and wife, Nancy N. White to Donovan White Cabinets, Inc., dated March 26, 2004 and recorded in Volume 1990, Page 260;

THENCE South 01 deg. 40 min. 57 sec. East, with the West line of said 2.000 acre tract, passing a 1/2" Iron Rod Found at the Southwest corner of same and being the Northwest corner of a called 4.6192 acre tract, described as Tract One in a deed from SJ Builders, LLC to Morrow Renewables, LLC, dated October 21, 2021 and recorded in Document No. 2021-00012204, and continuing with the West line of said 4.6192 acre tract for a total distance of 492.83 feet to a 1/2" Iron Pipe Found at the Southwest corner of same and being in the North line of Park Central Subdivision according to the plat of said subdivision as appears of record in Volume 11, Page 6 of the Plat Records of Wood County, Texas;

THENCE South 89 deg. 25 min. 25 sec. West, with the North line of said Park Central Subdivision, a distance of 771.97 feet to a 1/2" Iron Rod Found at the Northwest corner of same and being in the existing right-of-way of County Road 2720;

THENCE North 21 deg. 03 min. 12 sec. West, with said right-of-way, a distance of 373.95 feet to a to a Concrete Monument Found at the beginning of a curve to the right, having a delta angle of 05 deg. 02 min. 48 sec., a radius of 1,380.40 feet, and a chord bearing and length of North 14 deg. 28 min. 52 sec. West, 121.55 feet;

THENCE, with said right-of-way and said curve to right, an arc length of 121.59 feet to a Cross-Tie Fence Corner Found at the Southwest corner of Lot 1, Block 1 of the Tractor Supply Company Addition according to the plat of said addition as it appears of record in Volume 9, Page 302 of the Plat Records of Wood County, Texas;

THENCE North 87 deg. 54 min. 23 sec. East, with the South line of said Lot 1, Block 1, passing a 1/2" Iron Rod Found at the Southeast corner of same and being the Southwest corner of said 3.6908 acre tract at 392.70 feet, and continuing with the South line of said 3.6908 acre tract for a total distance of 922.81 feet to the POINT OF BEGINNING AND CONTAINING 9.43 ACRES OF LAND.

LEGEND
IRF – IRON ROD FOUND
IPF – IRON PIPE FOUND
BUILDING SETBACK LINE
UTILITY EASEMENT LINE
SANITARY SEWER MANHOLE

SCALE: 1" = 100'
0 100 200 300

FINAL PLAT
PARK CENTRAL NORTH
J.E. WHITE SURVEY, A-612
WOOD COUNTY, TEXAS

JDS SURVEYING, INC.
WWW.JDSSURVEY.COM
PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 Phone: (903) 963-2333

DRAWN BY: SJ	SCALE: 1" = 100'
SURVEYED BY: RS	KEY: PARK CENTRAL
DATE: 03-02-2023	JOB NO. 2607
	APARTMENTS.DWG