

LEGAL DESCRIPTION

Of a 0.767 acre tract of land out of the Northeast 1/4 of Section No. 4, M.E.P. & P. RR. Co. Survey (E.P. Folly Survey), Abstract No. 493, Parker County, Texas; being the same tract described in Document No. 202023588 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:  
 Beginning at a found 3/4" iron rod in the southeast line of Hood Road (paved) and at the northeast corner of Lot 4 in Block 2 of Wolters 900 Industrial Addition, according to plat recorded in Volume 361-A, Page 25 of the Plat Records, for the northwest and beginning corner of this tract.  
 Thence N. 52 deg. 16 min. 59 sec. E. 149.74 feet along the southeast line of said Hood Road to a found 3/4" iron rod at the northwest corner of a certain 1.10 acres tract (Tract 1) described in Document No. 201200533 of said Official Public Records for the northeast corner of this tract.  
 Thence S. 37 deg. 39 min. 47 sec. E. 223.17 feet to a found 3/4" iron rod at the southwest corner of said 1.10 acres tract and at the northeast corner of Lot 9 of said Wolters 900 Industrial Addition for the southeast corner of this tract.  
 Thence S. 52 deg. 24 min. 29 sec. W. 149.93 feet to a found 5/8" iron rod at the northwest corner of said Lot 9 and in the east line of Lot 8 of said Wolters 900 Industrial Addition for the southwest corner of this tract.  
 Thence N. 37 deg. 36 min. 52 sec. W. 222.84 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, BILL TERRY, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as BT ADDITION. I, by the recording of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot number as indicated hereon.

EXECUTED THIS THE 3 DAY OF September 2020

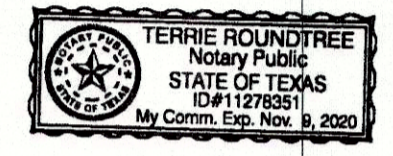
BY: Bill Terry  
 BILL TERRY

STATE OF TEXAS  
 COUNTY OF Palo Pinto

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BILL TERRY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 3 day of September 2020

Torrie Roundtree  
 Signature



SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on AUGUST 10, 2020.

Philip E. Colvin, Jr.  
 Philip E. Colvin, Jr., R.P.L.S. No. 6258  
 JN20891 20891C.dwg  
 19095.crd FN200911



CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL

Approved: September 15, 2020

City of Mineral Wells  
 Parker County, Texas

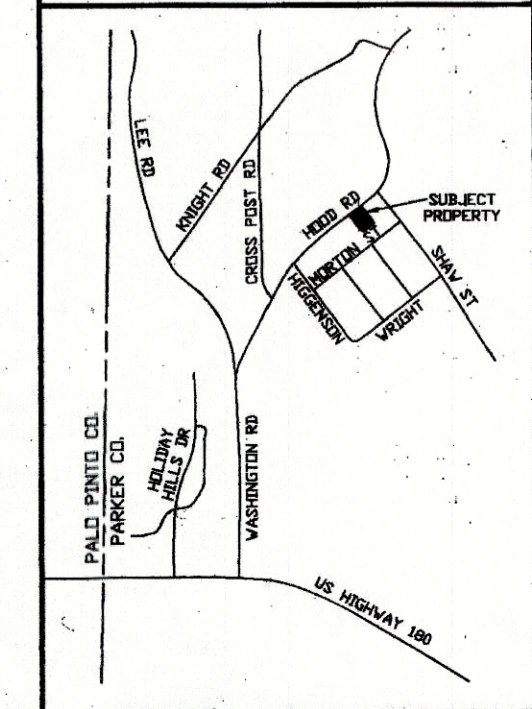
By: Sammy Underwood, Mayor

Attest: Peggy Cline, City Clerk

Richard L. Ball, Planning and Zoning Commission Chairman

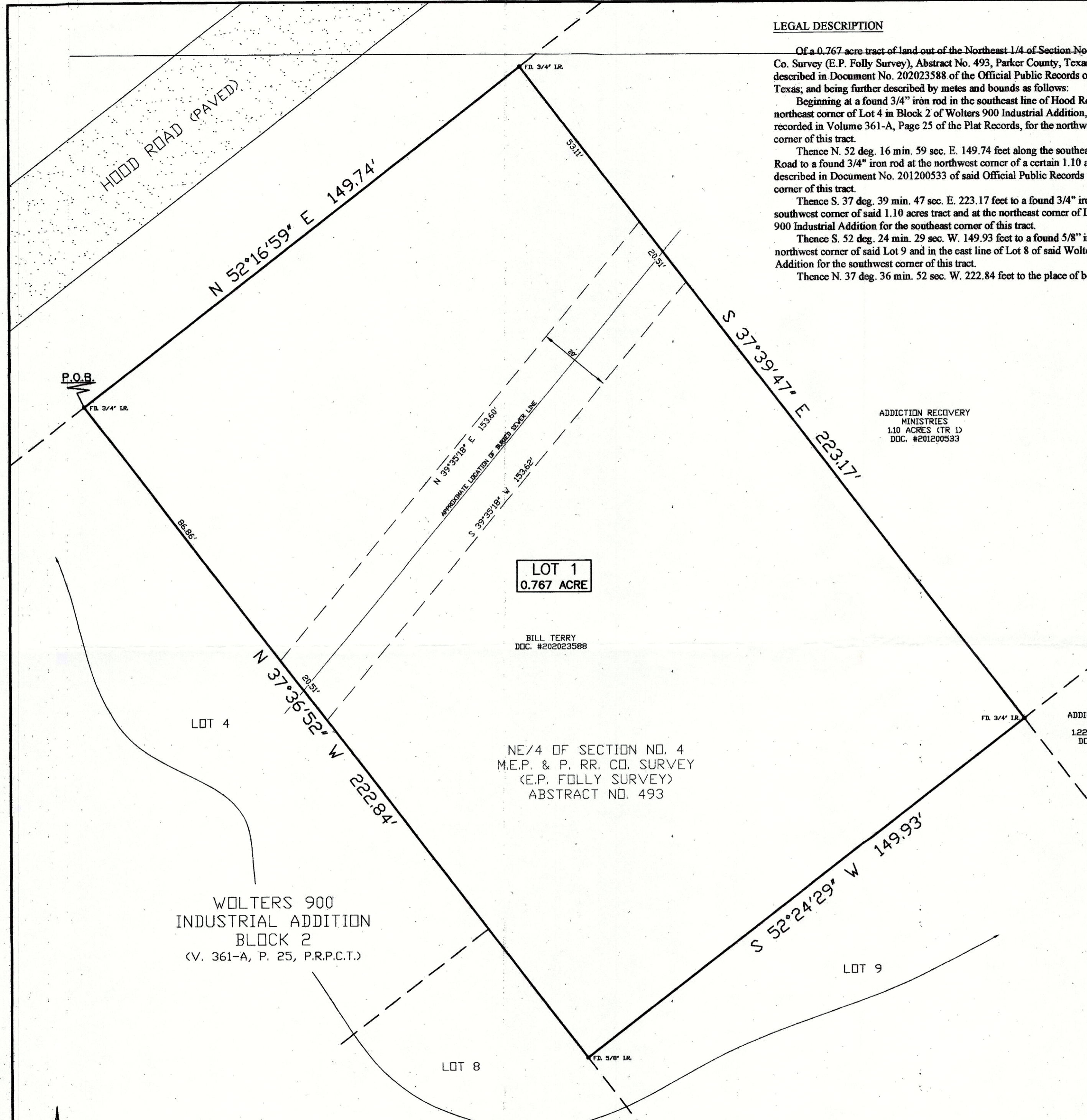


VICINITY MAP (NOT TO SCALE)



ACCT. NO.: 10323  
 SCH. DIST.: GA  
 CITY: CMW  
 MAP NO.: A-12  
~~ACCT. NO.: \_\_\_\_\_~~  
~~SCH. DIST.: \_\_\_\_\_~~  
~~CITY: \_\_\_\_\_~~  
~~MAP NO.: \_\_\_\_\_~~

20493.001.001.00  
**FINAL PLAT**  
**BT ADDITION**  
**LOT 1, BLOCK 1**  
 SURVEYOR  
 PHILIP E. COLVIN, JR.  
 PRICE SURVEYING  
 FIRM #10034200  
 213 SOUTH OAK AVENUE  
 MINERAL WELLS, TX 76067  
 940-325-4841  
 BEING A SUBDIVISION OF 0.767 ACRE OUT OF THE NORTHEAST 1/4 OF SECTION NO. 4, M.E.P. & P. RR. CO. SURVEY (E.P. FOLLY SURVEY), ABSTRACT NO. 493, PARKER COUNTY, TEXAS  
 PLAT DATE: SEPTEMBER 3, 2020



LOT 1  
 0.767 ACRE

BILL TERRY  
 DDC. #202023588

NE/4 OF SECTION NO. 4  
 M.E.P. & P. RR. CO. SURVEY  
 (E.P. FOLLY SURVEY)  
 ABSTRACT NO. 493

WOLTERS 900  
 INDUSTRIAL ADDITION  
 BLOCK 2  
 (V. 361-A, P. 25, P.R.P.C.T.)

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS  
Lila Deakle  
 202031302  
 09/29/2020 02:25 PM  
 Fee: 75.00  
 Lila Deakle, County Clerk  
 Parker County, Texas  
 PLAT

BEARING BASIS:  
 TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
 NORTH CENTRAL TX ZONE, US SURVEY FOOT  
 NOTE: ALL DISTANCES ARE SURFACE DISTANCES  
 NOTE: THIS TRACT IS NOT IN A FLOOD ZONE  
 ACCORDING TO F.I.R.M. MAP NO. 48367C0225F,  
 DATED APRIL 5, 2019  
 NOTE: THIS TRACT IS ZONED 'C' COMMERCIAL

E-596

