

SURVEY DESCRIPTION

STATE OF TEXAS 202143936 PLAT Total Pages: 1
 COUNTY OF PALO PINTO

Of a 6.303 acres tract of land out of the J. CREEKPAUM SURVEY, ABSTRACT No. 1633, Palo Pinto County, ABSTRACT No. 2293, Parker County, Texas; being all of those certain tracts of land conveyed to Capital Auto Corp. in Volume 1290, Page 685, Volume 1302, Page 490, Volume 2197, Page 530, Volume 2382, Page 78, Official Public Records, Palo Pinto County, Texas and Volume 2334, Page 219, Official Public Records, Parker County, Texas; being further described by metes and bounds as follows:

BEGINNING at found p.k. nail in the north right of way line of U.S. Highway No. 180, at the southerly common corner of said Capital tracts & that called 0.629 acre tract of land conveyed to G. & B. Golf Management in Volume 1685, Page 148, O.P.R.P.C.T., for the southerly southwest and beginning corner of this tract. WHENCE the southwest corner of said ABSTRACT No. 1633 is called by deed to bear South 49.91 feet and West 1672.52 feet.

THENCE along the common line of said G. & B. tract & said Capital tracts as follows:
 N 00°54'23" E 152.03 feet to a found p.k. nail;
 N 89°49'49" W 180.81 feet to a found 3/8" iron rod;
 S 00°15'00" W 27.85 feet to a found 3/8" iron rod, at the northeast corner of that called 0.75 acre tract of land conveyed as Tract Six to Kent Distributors, Inc. in Volume 2369, Page 654, O.P.R.P.C.T., being duly recorded in Clerk File No. 202112421, O.P.R.P.C.T., for the a corner of this tract.

THENCE along the common line of said Tract Six & said Capital tracts as follows:
 N 89°32'54" W 43.51 feet to a found 1/2" iron rod;
 N 00°13'15" E 23.60 feet to a found 1/2" iron rod;
 N 89°38'12" W 156.54 feet to a found 1/2" iron rod, in the east line of that called 110 acres tract of land conveyed to Holiday Hills Golf Course, LP in Volume 2269, Page 97, O.P.R.P.C.T., being duly recorded in Clerk File No. 201911270, O.P.R.P.C.T., for the southwest corner of this tract. WHENCE a 4" steel fence corner post at the occupied southeast corner of said Golf Course tract bears S 00°25'35" W 169.98 feet.

THENCE along the common line of said Golf Course tract & said Capital tracts as follows:
 N 00°25'35" E 345.42 feet to a found disturbed 1/2" iron rod;
 N 70°17'41" E 210.10 feet to a 4" steel fence corner post;
 N 76°22'38" E 133.63 feet to a found 3/8" iron rod;
 N 88°12'35" E 30.44 feet to a found 3/8" iron rod;
 N 89°53'42" E 150.59 feet pass a found 3/8" iron rod, for a total distance of 267.58 feet to a found 3/8" iron rod, for the northeast corner of this tract.

THENCE S 00°48'16" E 598.41 feet to set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC.", in the north right of way line of U.S. Highway No. 180, at the southwest corner of that called 1.055 acres tract of land conveyed to the City of Mineral Wells in Volume 1962, Page 1078, O.P.R.P.C.T., for the southeast corner of this tract. WHENCE a found 3/8" iron rod bears N 89°54'03" E 239.25 feet.

THENCE S 89°54'03" W 25.00 feet along the north right of way line of said U.S. Highway No. 180 to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC.", at the southeast corner of those certain tracts of land conveyed to PECO Federal Credit Union in Volume 1601, Page 1014, O.P.R.P.C.T., for a southwest corner of this tract.

THENCE along the common line of said PECO tracts & said Capital tracts as follows:
 N 00°44'04" W 314.35 feet to a found 1/2" iron pipe;
 S 89°16'41" W 100.00 feet set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC.";
 S 00°44'04" E 313.26 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC.", in the north right of way line of said U.S. Highway No. 180, for a southeast corner of this tract.

THENCE S 89°54'03" W 133.15 feet along the north right of way line of said U.S. Highway No. 180 to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

SURVEYOR CERTIFICATION

That I, Micah Hamilton, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

Micah Hamilton
 Micah Hamilton, Registered Professional Land Surveyor No. 5865
 M20157 - July 2021



KNOW ALL MEN BY THESE PRESENTS

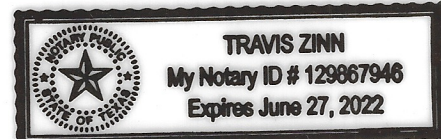
That, Capital Auto Corp., being the sole owner, do hereby adopt this plat designating the herein described real property as Lot 1, Block 1, CAPITAL AUTO STORAGE, an addition to the City of Mineral Wells, Palo Pinto County & Parker County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this the 4th day of November, 2021.

OWNER
Randy Tucker
 Name
Agent
 Title

STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Randy Tucker, 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 purpose and consideration therein expressed.
 Given under my hand and seal of office, this 4th day of November, 2021.

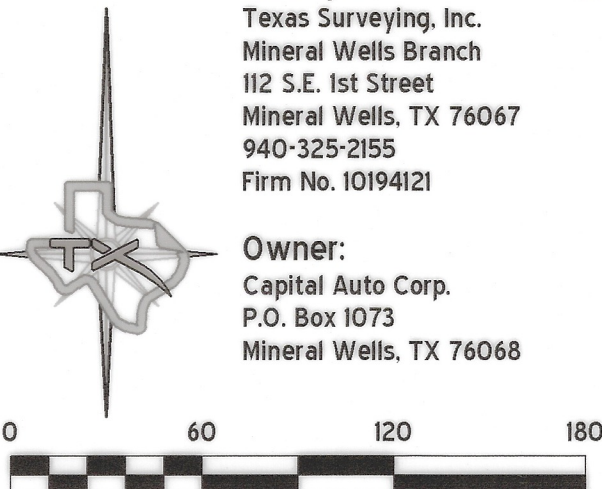
Travis Zinn
 Notary Public in and for the State of Texas



Surveyor:
 Texas Surveying, Inc.
 Mineral Wells Branch
 112 S.E. 1st Street
 Mineral Wells, TX 76067
 940-325-2155
 Firm No. 10194121

Owner:
 Capital Auto Corp.
 P.O. Box 1073
 Mineral Wells, TX 76068

10976
 GA
 CMW
 A-12



UTILITY EASEMENTS

Any public franchise utility, including the City of Mineral Wells, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems, on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone.

CONSTRUCTION OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

UNDERGROUND UTILITIES

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

FLOOD HAZARD NOTE

This tract appears to be located within Other Areas, Zone "X" - areas determined to be located outside of the 0.2% Annual Chance Flood Plain, according to the F.I.R.M. Community Panel 48363C0340F, dated April 5, 2019.

SPECIAL NOTICE

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines, withholding of utilities, and/or building permits.

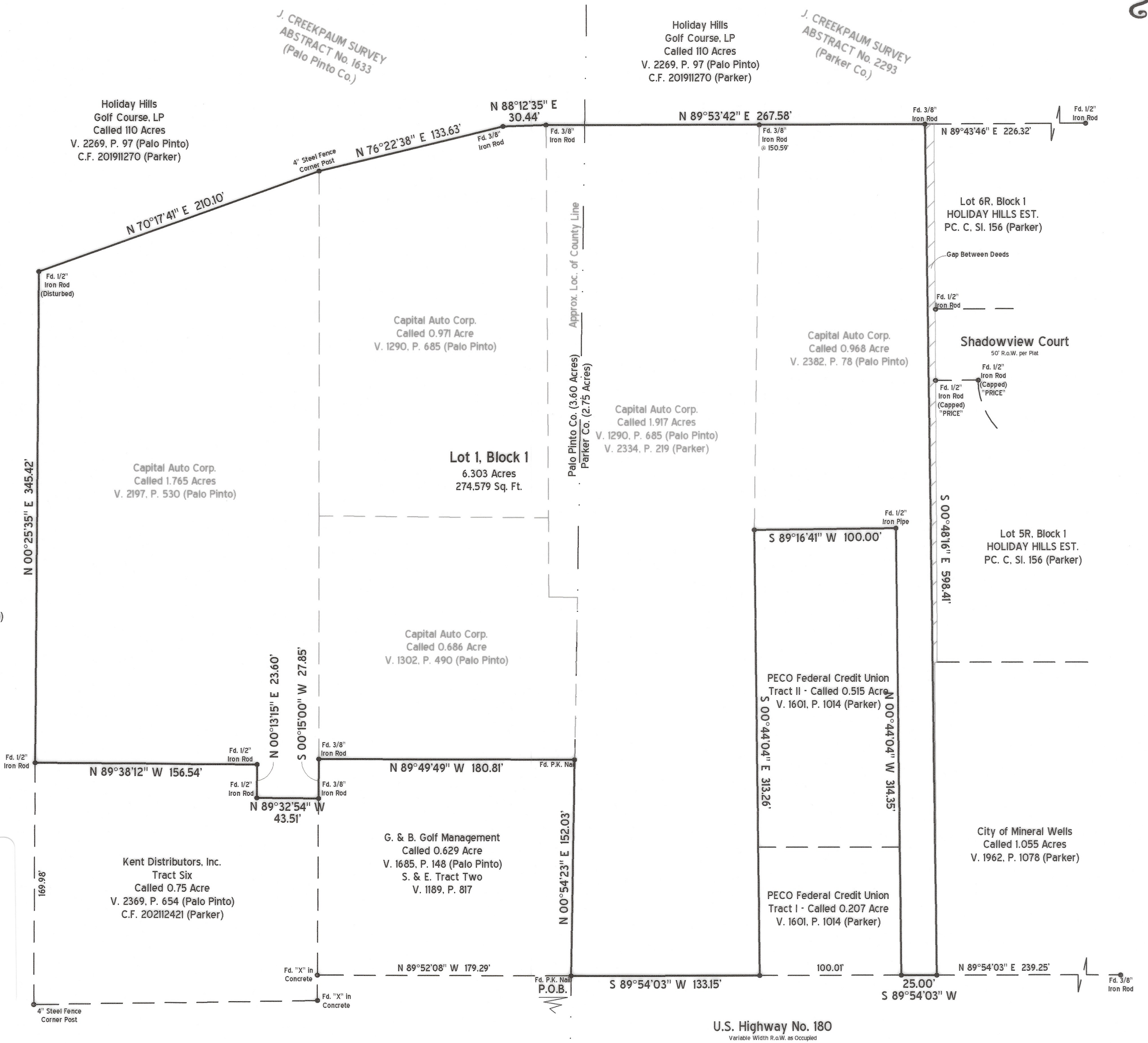
ADDITIONAL NOTES

No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

All corners are set 1/2" iron rods with red plastic caps stamped "TEXAS SURVEYING INC.", unless otherwise noted.

Holiday Hills
 Golf Course, LP
 Called 110 Acres
 V. 2269, P. 97 (Palo Pinto)
 C.F. 201911270 (Parker)



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
 202143936
 11/09/2021 01:13 PM
 Fee: 76.00
 Lila Deakle, County Clerk
 Parker County, Texas
 PLAT

City Council and Planning & Zoning Commission Approval

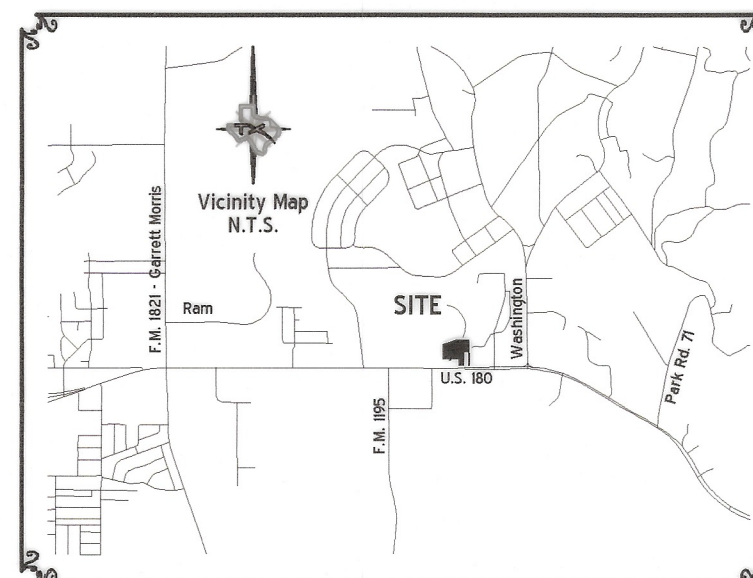
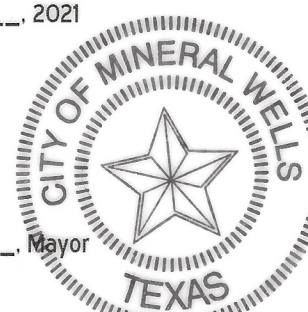
Approved: October 19, 2021

City of Mineral Wells
 Palo Pinto County, Texas

By: *Regan Johnson* Mayor

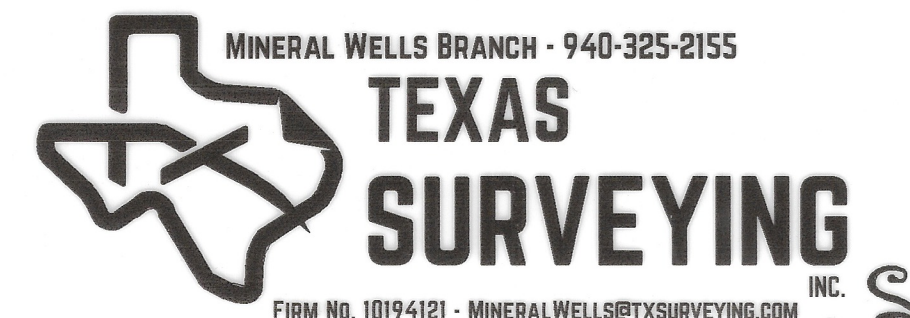
Attest: *Peggy CF* City Clerk

W. B. Johnson
 Planning & Zoning Commission Chairman



FINAL PLAT

Lot 1, Block 1, CAPITAL AUTO STORAGE
 An aggregation of 6.303 acres of land conveyed to Capital Auto Corp. out of the J. CREEKPAUM SURVEY, ABSTRACT No. 1633, Palo Pinto County, ABSTRACT No. 2293, Parker County, Texas.
 July 2021



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