

WHEREAS, DENNIS L. YOUNG AND ANNIE L. YOUNG, BEING THE SOLE OWNERS OF A 5.864 ACRES TRACT OF LAND OUT OF THE T. & P. R.R. CO. SURVEY, SECTION 5, BLOCK "A", E.O.B. ABSTRACT NO. 1552, PARKER COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED IN COUNTY CLERK'S DOC# 201613756, OFFICIAL RECORDS, PARKER COUNTY, TEXAS; BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD AT THE CALLED NORTHEAST CORNER OF SAID SECTION 5, SAME BEING THE NORTHERLY COMMON CORNER OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DOUGLAS L. TOLIN TRUST IN VOLUME 1476, PAGE 63, O.R.P.C.T. & SAID SUTTON TRACTS, FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT.

THENCE S 00°18'20" E 685.95 FEET ALONG THE COMMON LINE OF SAID TOLIN TRUST TRACT & SUTTON TRACT TO A FOUND 3/8" IRON ROD IN THE MONUMENTED NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 180, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 59°40'26" W 639.86 FEET ALONG THE MONUMENTED NORTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 180 TO A FOUND 3/8" IRON ROD, AT THE SOUTHERLY COMMON CORNER OF THAT CALLED 1.650 ACRES TRACT OF LAND CONVEYED TO CRUTCHER IN VOLUME 1368, PAGE 193, O.R.P.C.T. & SAID SUTTON TRACTS, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE NORTHERLY ALONG THE COMMON LINE OF SAID CRUTCHER TRACT & SAID SUTTON TRACTS AS FOLLOWS:

N 30°09'08" E 211.25 FEET TO A SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP; NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 32.50 FEET, AND WHOSE CHORD BEARS N 44°28'33" E 32.16 FEET TO A FOUND 3/8" IRON ROD; N 00°24'34" W 155.17 FEET TO A RESET DISTURBED 1/2" IRON ROD IN APPARENT NORTH LINE OF SAID SECTION 5 AND THE SOUTH LINE OF THAT CALLED 11.193 ACRES TRACT OF LAND CONVEYED TO THE CITY OF MINERAL WELLS IN VOLUME 620, PAGE 89, D.R.P.C.T., FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°42'59" E 421.12 FEET ALONG THE COMMON LINE OF SAID CITY OF MINERAL WELLS TRACT & SAID SUTTON TRACTS TO THE POINT OF BEGINNING.

BEARINGS & DISTANCES DERIVED FROM G.P.S. OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT SURFACE ADJUSTED, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, USING TEXAS DEPARTMENT OF TRANSPORTATION SURFACE ADJUSTMENT FACTOR OF 1.00012.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DENNIS L. YOUNG & ANNIE L. YOUNG, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, HALF PRICE STORAGE, AN ADDITION TO THE CITY OF MINERAL WELLS, PARKER COUNTY, TEXAS; AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF MINERAL WELLS. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF MINERAL WELLS USE THEREOF. THE CITY OF MINERAL WELLS AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF MINERAL WELLS AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MINERAL WELLS, TEXAS.

WITNESS MY HAND AT PALO PINTO COUNTY, TEXAS
THIS THE 11th DAY OF October, 2016.

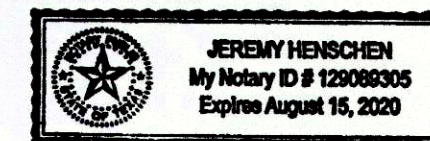
Dennis L. Young
DENNIS L. YOUNG

STATE OF TEXAS
COUNTY OF PALO PINTO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF October, 2016.

Jeremy Henschen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



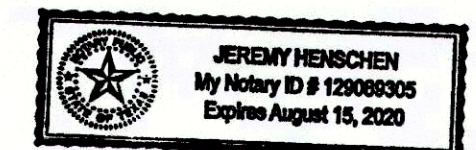
Annie L. Young
ANNIE L. YOUNG

STATE OF TEXAS
COUNTY OF PALO PINTO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF October, 2016.

Jeremy Henschen
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYORS CERTIFICATE

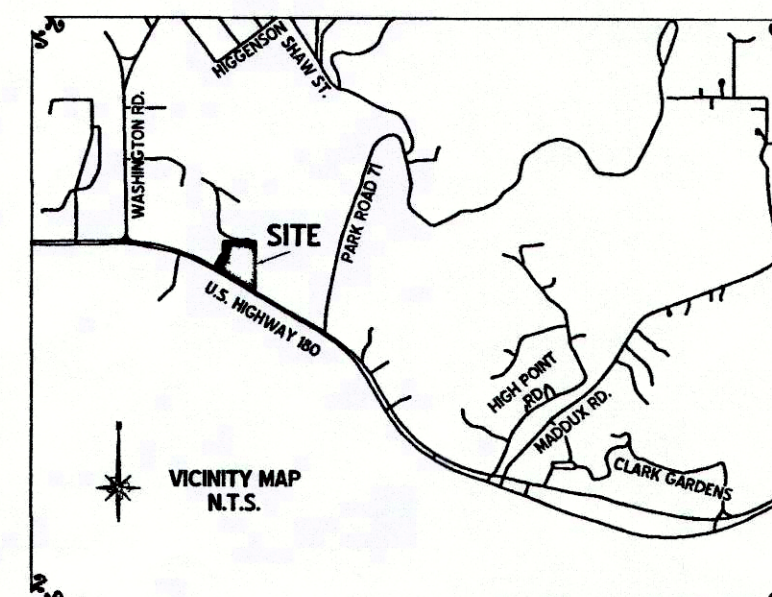
THIS IS TO STATE THAT MICAH HAMILTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO STATE, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF PARKER COUNTY. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

Micah Hamilton

MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5865,
CARTER SURVEYING AND MAPPING, 110A PALO PINTO ST. WEATHERFORD, TX 76086
M16035P- AUGUST 2016.



ACCT. NO: 13043
SCH. DIST.: GA
CITY: A-13
MAP NO.:



D629

FINAL PLAT OF
LOT 1, BLOCK 1
HALF PRICE STORAGE
BEING A 5.864 ACRES TRACT OUT OF
ABSTRACT No. 1552, PARKER COUNTY, TEXAS
AUGUST 2016

CARTER SURVEYING
& MAPPING, INC.

110 A PALO PINTO STREET - WEATHERFORD, TEXAS
(P) 817-594-0400 - (F) 817-594-0403

21552.002.003.00
21552.002.004.00

NOTES:
1) ON THE DATE OF THIS SURVEY, THIS TRACT APPEARS TO BE LOCATED WITHIN ZONE "Y". AREAS DETERMINED TO BE LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE F.L.R.M. COMMUNITY PANEL 483630350E, DATED AUGUST 02, 2012. FOR MORE INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A. WEBSITE AT WWW.FEMA.GOV.

2) ALL CORNERS ARE SET 1/2" IRON RODS CAPPED - "CARTER-WFORD", UNLESS OTHERWISE NOTED.

3) 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 AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

4) UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND THE CITY OF MINERAL WELLS USE THEREOF. THE CITY OF MINERAL WELLS AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENT. THE CITY OF MINERAL WELLS AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS, WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL TEXAS 811 AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

6) NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE 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.

7) BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES & REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY. (I.E. ARCHITECTURAL CONTROL COMMITTEE, MUNICIPAL DEPARTMENTS, HOME OWNERS ASSOC., ETC.)

8) THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE AVAILABILITY.

9) VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS: THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

10) THIS PROPERTY CURRENTLY HAS NO LIEN HOLDER AT THE TIME OF THIS PLAT.

CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL

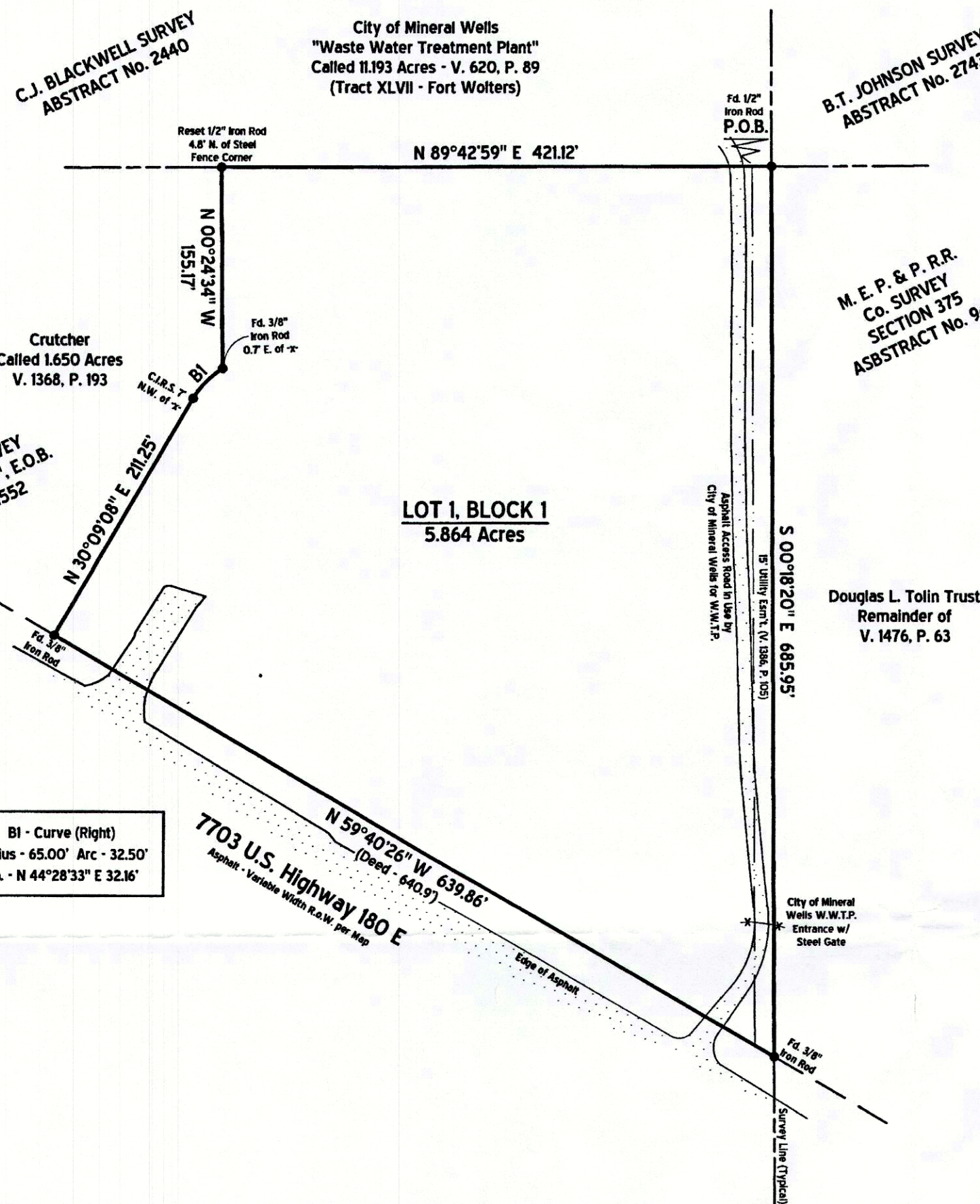
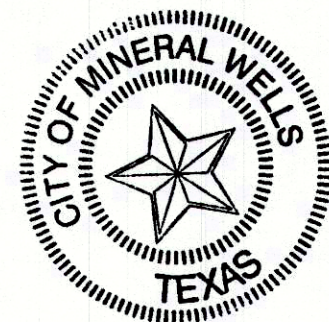
APPROVED: September 20, 2016.

CITY OF MINERAL WELLS
PALO PINTO COUNTY, TEXAS

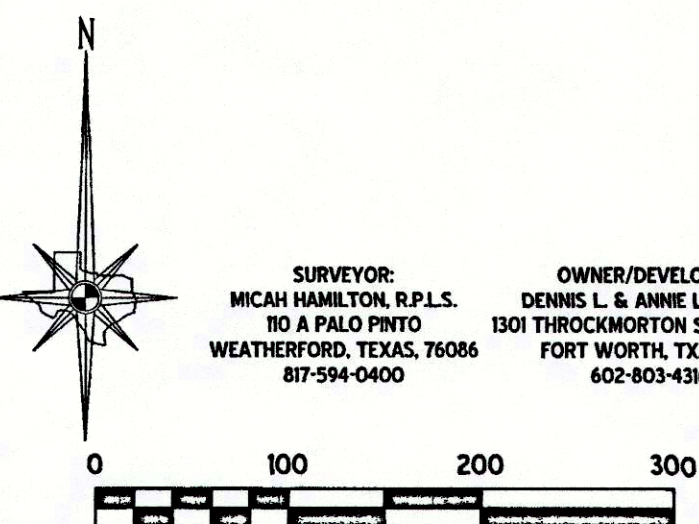
BY: *[Signature]* MAYOR.

ATTEST: *[Signature]* CITY CLERK.

[Signature]
PLANNING AND ZONING COMMISSION CHAIRMAN



B1 - Curve (Right)
Radius - 65.00' Arc - 32.50'
Ch. - N 44°28'33" E 32.16'



SURVEYOR:
MICAH HAMILTON, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS, 76086
817-594-0400

OWNER/DEVELOPER:
DENNIS L. & ANNIE L. YOUNG
1301 THROCKMORTON ST. APT. 1706
FORT WORTH, TX, 76102
602-803-4316

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jeanne Brunson
201625138
11/02/2016 01:24 PM
Fee: 76.00
Jeanne Brunson, County Clerk
Parker County, Texas
PLAT