

D-245

OWNER'S DEDICATION

WHEREAS Perry Equipment Corporation is the owner of that parcel of land located in Mineral Wells, Parker County, Texas and being a part of the Texas and Pacific Railway Company Survey, Abstract No. 1552 and a part of the C.J. Blackwell Survey, Abstract No. 2440, being all of that called Tract 1 and Tract 2 described in deed to Perry Equipment Corporation as recorded in Volume 715, Page 199, Deed Records Parker County, being all of that tract of land described in deed to Perry Equipment Corporation as recorded in Volume 1508, Page 1761, Deed Records Parker County, being all of that tract of land described in deed to Perry Equipment Corporation as recorded in Volume 1511, Page 1267, Deed Records Parker County, being all of that called Tract 1 described in deed to Perry Equipment Corporation as recorded in Volume 1614, Page 710, Deed Records Parker County, being all of that tract of land described in deed to Perry Equipment Corporation as recorded in Volume 1614, Page 714, Deed Records Parker County, and being a part of that tract of land described in deed to Perry Equipment Corporation as recorded in Volume 1645, Page 1521, Deed Records Parker County, and being further described as follows:

BEGINNING at an "X" found in concrete for northwest corner of said Perry Equipment Corporation tract of land described in Volume 1511, Page 1271, Deed Records Parker County, said point being the northeast corner of that called Tract 2 described in deed to S. S. S. Tenancy in Common recorded in Volume 1585, Page 156, Deed Records Parker County, and said point being in the south line of that tract of land described in deed to Rick Bassham recorded in Volume 1837, Page 1493, Deed Records Parker County;

THENCE along the northerly line of said Perry Equipment Corporation tracts as follows: North 89 degrees 39 minutes 51 seconds East, at 131.84 feet passing a three-eighths inch iron rod found for the northeast corner of said Volume 1511, Page 1271 tract of land, in all a total distance of 382.40 feet to a five-eighths inch iron rod set at the southeast corner of that tract of land described in deed to McFlying M, L.L.C. recorded in Volume 2465, Page 94, Deed Records Parker County; South 12 degrees 27 minutes 12 seconds East, 108.80 feet to a metal fence post found for corner; North 61 degrees 00 minutes 05 seconds East, 305.63 feet to a metal fence post found for the northeast corner of said Perry Equipment Corporation tracts of land;

THENCE along the easterly line of said Perry Equipment Corporation tracts as follows: South 00 degrees 28 minutes 42 seconds East, 533.02 feet to a metal fence post found for corner; North 89 degrees 28 minutes 57 seconds East, 266.30 feet to a five-eighths inch iron rod set for corner; South 00 degrees 25 minutes 58 seconds East, 1019.54 feet to a metal fence post found for corner; South 39 degrees 15 minutes 19 seconds East, 236.79 feet to a metal fence post found for corner; South 01 degrees 42 minutes 42 seconds East, 674.48 feet to a five-eighths inch iron rod set at the southeasterly corner of said Perry Equipment Corporation tracts of land, said point being the southwest corner of that called 11.193 acre tract of land described in deed to the City of Mineral Wells recorded in Volume 620, Page 89, Deed Records Parker County, and said point being in the north line of that tract of land described in deed to Elton D. Crutcher and wife, Patricia R. Crutcher recorded in Volume 1368, Page 193, Deed Records Parker County;

THENCE along the southerly line of said Perry Equipment Corporation tracts as follows: North 89 degrees 51 minutes 06 seconds West, 442.80 feet to a five-eighths inch iron rod set for corner; South 30 degrees 42 minutes 56 seconds East, 148.82 feet to a one-half inch iron rod found in the northerly right-of-way line of U.S. Highway No. 180 (a variable width right-of-way); Northwesterly, 583.03 feet along the north right-of-way line of U.S. Highway No. 180 and along a curve to the left having a central angle of 11 degrees 33 minutes 35 seconds, a radius of 2889.81 feet, and whose chord bears North 73 degrees 32 minutes 23 seconds West, 582.04 feet to a one-half inch iron rod found for southwest corner of said Perry Equipment Corporation tracts of land and being in the east line of called Tract 1 described in deed to said S.S.S. Tenancy in Common;

THENCE along the westerly line of said Perry Equipment Corporation tracts of land and along the east line of said S.S.S. Tenancy in Common tract of land as follows: North 00 degrees 19 minutes 33 seconds West, at 404.74 feet passing a one-half inch iron rod found for corner, in all a total distance of 580.84 feet to a one-half inch iron rod found for corner; South 89 degrees 57 minutes 00 seconds East, 118.20 feet to a two inch iron pipe found for corner; North 30 degrees 51 minutes 24 seconds West, 395.26 feet to a five-eighths inch iron rod set for corner; Northwesterly, 353.52 feet along a curve to the right having a central angle of 30 degrees 02 minutes 29 seconds, a radius of 674.24 feet, and whose chord bears North 15 degrees 50 minutes 10 seconds West, 349.48 feet to a 60d nail found for corner; South 89 degrees 21 minutes 45 seconds West, 5.66 feet to a "PK" nail set for corner; North 00 degrees 24 minutes 55 seconds West, 1069.19 feet to the POINT OF BEGINNING and containing 2,026,070 square feet or 46.512 acres of land.

BASIS OF BEARING: Basis of bearing is derived from monuments found along the north line of that called 3.75 acre tract of land described in deed to Perry Equipment Corporation recorded in Volume 1614, Page 714, Deed Records Parker County, Texas.

OWNER'S CERTIFICATE:

I, Scott Thompson, President, the owner of the land shown here on, 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 to the City of Mineral Wells, Parker County, Texas, the PECOFacet (US), Inc. Addition, being an addition to the City of Mineral Wells.

I, by the recordation of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 17 DAY OF MAY, 2013.

BY: Scott Thompson, President

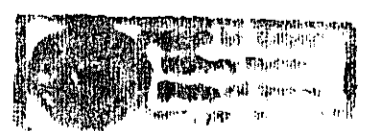
ACCT. NO.: 16232  
SCH. DIST.: GA  
CITY: CMW  
MAP NO.: A-13

STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Thompson, President, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he(he)(they) executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 17 day of MAY, 2013.

Signature: [Signature]  
My Commission Expires On: 6-13-13



CERTIFICATE OF RECORD

THE STATE OF TEXAS  
COUNTY OF PARKER

I, \_\_\_\_\_, Clerk of the County Court, in and for said County, do hereby certify that plat with its Certificate of Authorization, was filed for record in my office \_\_\_\_\_, 2013, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded the \_\_\_\_\_, 2013.

County Clerk

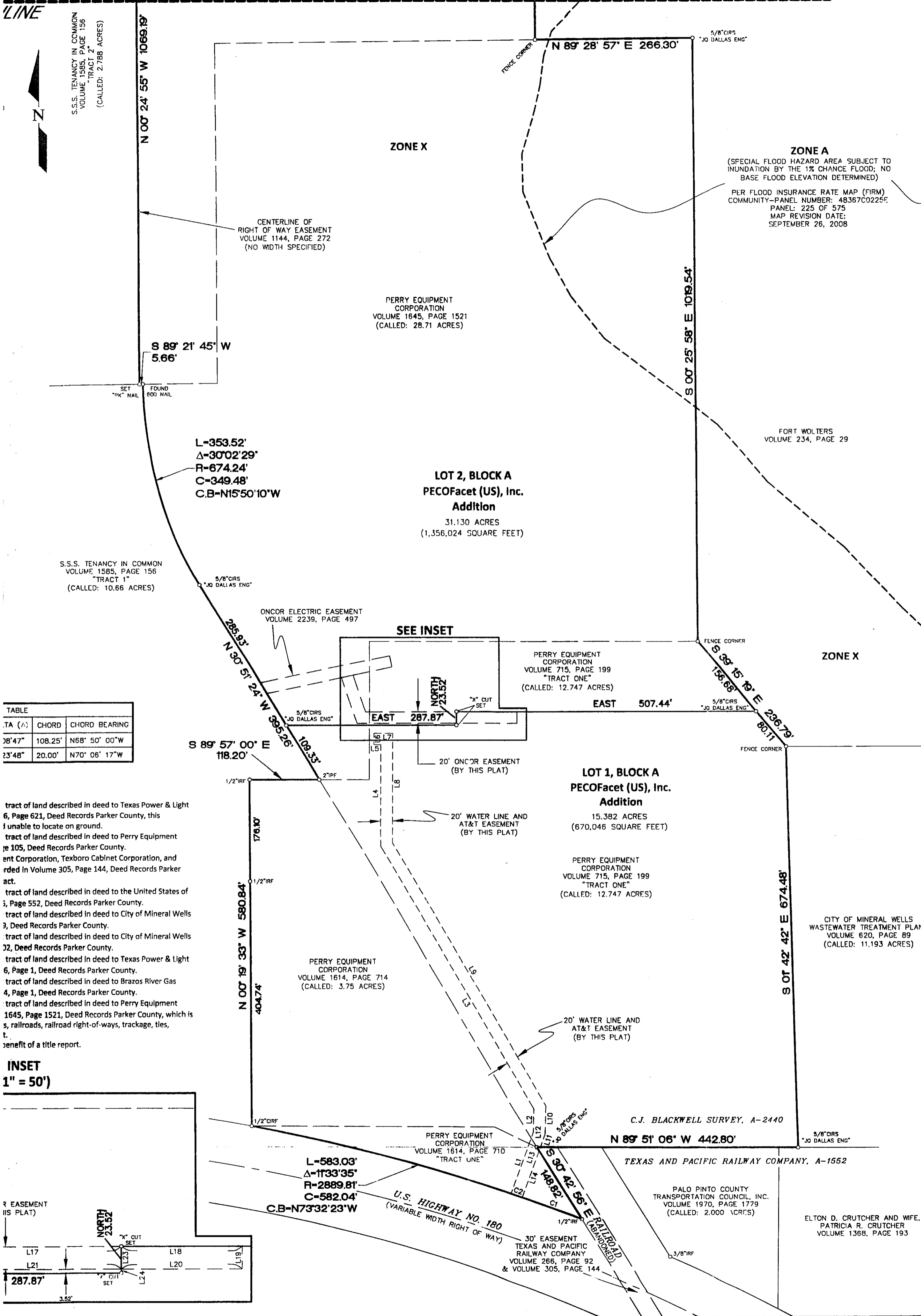


TABLE with columns: TA (Δ), CHORD, CHORD BEARING. Rows: 38'47", 23'48", 20.00', 170' 06" 17"W

tract of land described in deed to Texas Power & Light 6, Page 621, Deed Records Parker County, this I unable to locate on ground.  
tract of land described in deed to Perry Equipment Corporation, Texboro Cabinet Corporation, and recorded in Volume 305, Page 144, Deed Records Parker County.  
tract of land described in deed to the United States of America, Page 552, Deed Records Parker County.  
tract of land described in deed to City of Mineral Wells 3, Deed Records Parker County.  
tract of land described in deed to City of Mineral Wells 2, Deed Records Parker County.  
tract of land described in deed to Texas Power & Light 6, Page 1, Deed Records Parker County.  
tract of land described in deed to Brazos River Gas 4, Page 1, Deed Records Parker County.  
tract of land described in deed to Perry Equipment Corporation, Volume 1645, Page 1521, Deed Records Parker County, which is subject to easements, railroads, railroad right-of-ways, trackage, ties, and other interests, the benefit of a title report.

