

D-79

FIELD NOTES

Of a 2.068 acres tract of land out of the Northwest 1/4 (E.P. Folly Survey), Abstract No. 1247, and the Southwest 1/4 (J.M. Creekaum Survey), Abstract No. 1633, of Section No. 4, T. & P. R.R. Co. Survey, Block "A", E.O.B., Palo Pinto County, Texas, and out of the Northwest 1/4 (E.P. Folly Survey), Abstract No. 2304 and the Southwest 1/4 (J.M. Creekaum Survey), Abstract No. 2293, of Section No. 4, T. & P. R.R. Co. Survey, Parker County, Texas; being all of a certain 2.064 acres tract described in Volume 1715, Page 321 of the Official Records of Parker County, Texas; being part of Tract XXXIV of the Fort Wolters Military Reservation as shown in Volume 4, Page 41 of the Plat Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the west line of Gorgas Avenue (Paved) and at the southeast corner of a certain 0.318 acre tract described in Volume 2456, Page 1927 of the Official Records of Parker County, Texas, for the northeast and beginning corner of this tract. Whence the northwest corner of Section No. 3, T. & P. R.R. Co. Survey, Block "A", E.O.B., Abstract No. 869, Palo Pinto County, Texas, is called to bear N. 13 deg. 16 min. 28 sec. W. 7779.01 feet.

Thence S. 38 deg. 36 min. 40 sec. E. 58.65 feet to a found 1/2" iron rod in the west line of said Gorgas Avenue and at the northeast corner of a certain 0.257 acre tract described in Volume 1894, Page 449 of the Real Records of Parker County, Texas for the most easterly southeast corner of this tract.

Thence S. 55 deg. 19 min. 57 sec. W. 98.36 feet to a found 1" steel rod at the northwest corner of said 0.257 acre tract for an ell corner of this tract.

Thence S. 35 deg. 05 min. 04 sec. E. 116.48 feet to a found 1/2" iron rod at the southwest corner of said 0.257 acre tract and in the north line of Tract XLI of said Fort Wolters Military Reservation for a corner of this tract.

Thence S. 55 deg. 24 min. 54 sec. W. 61.69 feet to a found 5/8" iron rod at the northwest corner of said Tract XLI for an ell corner of this tract.

Thence S. 34 deg. 41 min. 01 sec. E. 77.97 feet to a found 5/8" iron rod in the west line of said Tract XLI for a corner of this tract.

Thence S. 55 deg. 16 min. 07 sec. W. 178.98 feet to a found 5/8" iron rod for an ell corner of this tract.

Thence S. 34 deg. 41 min. 13 sec. E. 199.67 feet to a found 1/2" iron rod in the north line of Van Story Road and at the southwest corner of a certain 1.076 acres tract described in Volume 1230, Page 655 of the Official Public Records of Palo Pinto County, Texas for the most southerly southeast corner of this tract.

Thence S. 54 deg. 46 min. 38 sec. W. 59.78 feet along said Van Story Road to a found 5/8" iron rod at the southeast corner of Tract XL of said Fort Wolters Military Reservation for the southwest corner of this tract.

Thence leaving said Van Story Road, N. 35 deg. 45 min. 40 sec. W. 339.60 feet to a found 1/2" iron rod at the northeast corner of said Tract XL and at a corner of a certain 37.958 acres tract described in Volume 1380, Page 656 of the Official Public Records of Palo Pinto County, Texas for a corner of this tract.

Thence N. 35 deg. 19 min. 29 sec. W. 111.32 feet to a found 1/2" iron rod at a corner of said 37.958 acres tract for the northwest corner of this tract.

Thence N. 54 deg. 58 min. 52 sec. E. 401.60 feet to the place of beginning.

CERTIFIED CORRECT AS SURVEYED ON THE GROUND.
NO ENCROACHMENTS EXCEPT AS SHOWN: JULY 7, 2010

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492.
PRICE SURVEYING, 213 SOUTH OAK AVENUE, MINERAL WELLS, TX 76067.
940-325-4841 JN10440 FN100711

SURVEYOR'S CERTIFICATE

This is to certify that I, MICHAEL PRICE, 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 shall be properly marked on the ground, and that this plat correctly represents that survey made by me on JULY 7, 2010.

Michael Price
Michael Price, Surveyor, R.P.L.S. No. 5492
Price Surveying, 213 South Oak Avenue, Mineral Wells, TX 76067
940-325-4841 JN10440 10440F.DWG FN100711

NOTE: BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83,
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

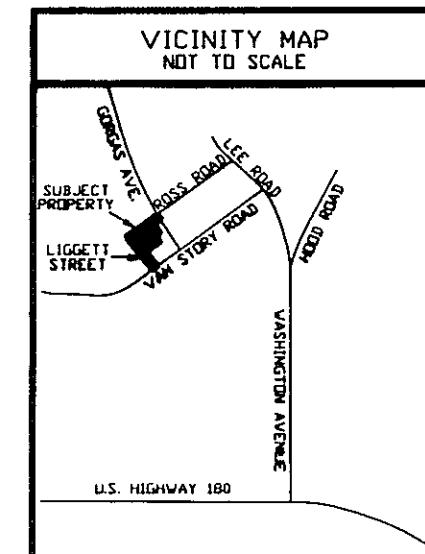
COMBINED SCALE FACTOR: 0.99984377

TO CONVERT SURFACE TO GRID DISTANCES MULTIPLY
THE SURFACE DISTANCE BY 0.99984377

NOTE: THIS PROPERTY IS NOT IN A
FLOOD ZONE ACCORDING TO F.I.R.M.
COMMUNITY PANEL NO. 480517 0006 C
DATED MAY 17, 1990

NOTE: THIS PROPERTY IS ZONED
WOLTERS PARK ZONE "A" (WPA)

Doc# 747294 Fees: \$66.00
08/05/2010 2:08PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
JEANE BRUNSON, COUNTY CLERK



ACCT. NO.: 17105
SCH. DIST.: GA
CITY: MW
MAP NO.: A-12

SURVEYOR
MICHAEL PRICE
PRICE SURVEYING
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

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 Ross Addition to the City of Mineral Wells, Palo Pinto and Parker County, Texas, being a part of the Northwest 1/4 (E.P. Folly Survey), Abstract No. 1247, and the Southwest 1/4 (J.M. Creekaum Survey), Abstract No. 1633, of Section No. 4, T. & P. R.R. Co. Survey, Block "A", E.O.B., Palo Pinto County, Texas, and out of the Northwest 1/4 (E.P. Folly Survey), Abstract No. 2304 and the Southwest 1/4 (J.M. Creekaum Survey), Abstract No. 2293, of Section No. 4, T. & P. R.R. Co. Survey, Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE 3RD DAY OF AUGUST, 2010

BY: *Bill Terry*
(BILL TERRY)

STATE OF TEXAS

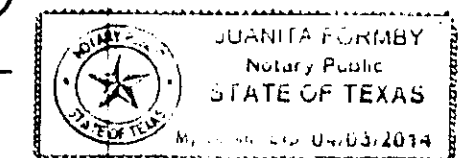
COUNTY OF PALO PINTO

BEFORE ME, the undersigned authority, on this day did personally appear Bill Terry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was an act of the owner of the property indicated hereon and for the purposes indicated hereon and for the purposes and consideration as stated.

GIVEN under my hand and seal of office this 3RD day of AUGUST, 2010

Juanita Formby
Signature

My Commission Expires On 04-03-2014



CERTIFICATE OF RECORD

THE STATE OF TEXAS

COUNTY OF _____

I, _____, Clerk of the County Court, in and for said county, do hereby certify that the foregoing plat with its Certificate of Authentication, was filed for record in my office the _____ day of _____, 2010, at _____ o'clock _____ M. and duly recorded the _____ day of _____, 2010.

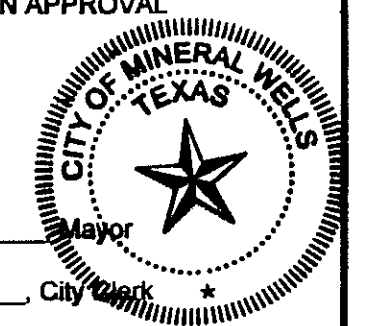
COUNTY CLERK

CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL

Approved: AUGUST 3, 2010

City of Mineral Wells
Palo Pinto and Parker County, Texas

By: *Mark Allen*
Attest: *Juanita Formby*
Mayor
City Clerk
Planning and Zoning
Commission Chairman



FINAL PLAT
LOTS 1 & 2, BLOCK 1
ROSS ADDITION
TO THE CITY OF MINERAL WELLS
Of a 2.068 acres tract of land out of the Northwest 1/4 (E.P. Folly Survey), Abstract No. 1247, and the Southwest 1/4 (J.M. Creekaum Survey), Abstract No. 1633, of Section No. 4, T. & P. R.R. Co. Survey, Block "A", E.O.B., Palo Pinto County, Texas, and out of the Northwest 1/4 (E.P. Folly Survey), Abstract No. 2304 and the Southwest 1/4 (J.M. Creekaum Survey), Abstract No. 2293, of Section No. 4, T. & P. R.R. Co. Survey, Parker County, Texas;

NW/4 SECTION NO. 4
T. & P. R.R. CO. SURVEY
BLOCK "A", E.O.B.
(E.P. FOLLY SURVEY)
ABSTRACT NO. 1247
(PALO PINTO COUNTY)

CUSTARD FAMILY DEVELOPMENT CO., L.P.
37.958 ACRES
VOL. 1380, PG. 656
O.P.R. PALO PINTO COUNTY, TX

NW/4 SECTION NO. 4
T. & P. R.R. CO. SURVEY
BLOCK "A", E.O.B.
(E.P. FOLLY SURVEY)
ABSTRACT NO. 2304
(PARKER COUNTY)

SW/4 SECTION NO. 4
T. & P. R.R. CO. SURVEY
BLOCK "A", E.O.B.
(J.M. CREEKAUM SURVEY)
ABSTRACT NO. 1633
(PALO PINTO COUNTY)

SW/4 SECTION NO. 4
T. & P. R.R. CO. SURVEY
BLOCK "A", E.O.B.
(J.M. CREEKAUM SURVEY)
ABSTRACT NO. 2293
(PARKER COUNTY)

FILED

At 12:49 O'Clock P M

AUG 05 2010
Bobbe Smith
Clerk of the County Court
Palo Pinto County, Texas
By: *Agnes* Deputy

Vol 9 Pg. 193 slide 757

