

C-534

Doc# 630443  
Book 2516 Page 83

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, RNS PROPERTIES, INC., a Texas corporation, being the sole owner of a 1.000 acre tract of land out of BLOCK 4, HOLIDAY HILLS ESTATES, an addition to the City of Mineral Wells, Parker County, Texas; being a portion of Block 4, HOLIDAY HILLS ESTATES, an addition to the City of Mineral Wells, according to the plat recorded in Plat Cabinet A, Slide 600, Plat Records, Parker County, Texas, and being a portion of Tract IV as described in Volume 2388, Page 975, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 3/8" iron rod at the intersection of the north right of way line of U.S. Highway No. 180 and the east right of way line of Holiday Hills Drive (a paved surface), same being the southwest corner of said Block 4, for the southwest and beginning corner of this tract.

THENCE N 00°21'46" W 270.58 feet along the east right of way line of said Holiday Hills Drive and the west line of said Block 4 to a set 1/2" iron rod, for the northwest corner of this tract.

THENCE S 89°40'05" E 161.00 feet parallel to the north right of way line of said U.S. Highway No. 180 and the south line of said Block 4 to a set 1/2" iron rod, for the northeast corner of this tract.

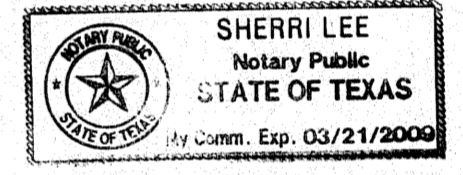
THENCE S 00°21'46" E 270.58 feet parallel to the east right of way line of said Holiday Hills Drive, to a set 1/2" iron rod in the north right of way line of said U.S. Highway No. 180 and the south line of said Block 4, for the southeast corner of this tract. WHENCE a found 3/8" iron rod at the southeast corner of said Block 4 bears S 89°40'05" E 152.22 feet.

THENCE N 89°40'05" W 161.00 feet along the north right of way line of said U.S. Highway No. 180 and the south line of said Block 4 to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RNS PROPERTIES, INC. (OWNER) does hereby adopt this plat designating the herein above described real property as LOT 1-R, BLOCK 4, HOLIDAY HILLS ESTATES, AN ADDITION TO THE CITY OF MINERAL WELLS, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown therein.

WITNESS my hand at Mineral Wells, Parker County, Texas this the 9th day of February, 2002.  
*Sherril Lee*  
Title



STATE OF TEXAS  
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared *Patrick Carter*, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of February, 2002.  
*Sherril Lee*  
Notary Public in and for the State of Texas

**SURVEYORS CERTIFICATE**

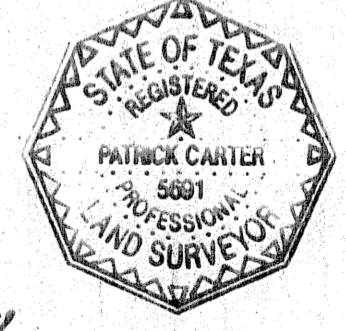
THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF MINERAL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

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.  
817-594-0400 JND51219RP, 051219.CRD JANUARY 2007.

Doc# 630443 Fees: \$66.00  
03/02/2007 1:11PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS  
JEANE BRUNSON, COUNTY CLERK

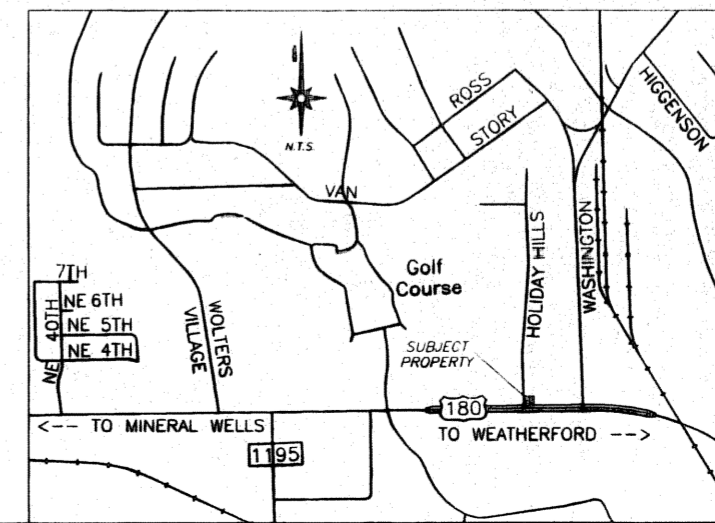
FILED  
At 1:30 o'clock P.M.

FEB 14 2002  
*Bobbie Smith*  
Clerk of the County Court  
Palo Pinto County, Texas



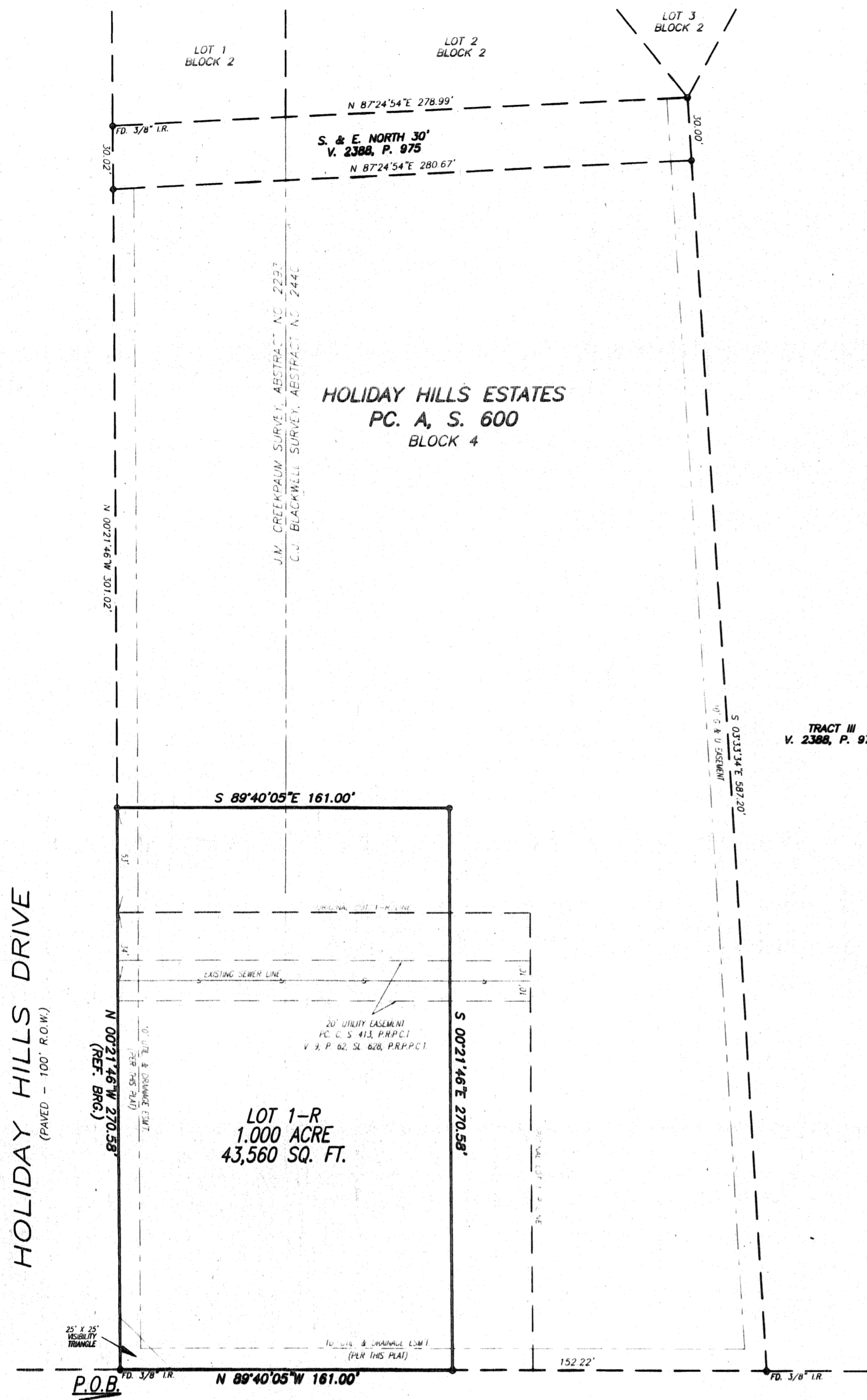
ACCT. NO.: 13610  
SCH. DIST.: GA  
CITY: CO  
MAP NO.: A-12

Vol 9 Pg. 90 Slide 656



CORRECTION PLAT OF LOT 1-R, BLOCK 4  
HOLIDAY HILLS ESTATES  
AN ADDITION TO THE CITY OF MINERAL WELLS  
PARKER COUNTY, TEXAS  
BEING A REPLAT OF BLOCK 4, HOLIDAY HILLS ESTATES,  
AN ADDITION TO THE CITY OF MINERAL WELLS  
ACCORDING TO THE PLAT RECORDED IN  
PLAT CABINET A, SLIDE 600, PLAT RECORDS  
PARKER COUNTY, TEXAS  
JANUARY 2007

CARTER SURVEYING & MAPPING  
110 A Palo Pinto Street  
Weatherford, TX 76086  
817-594-0400 FAX: 817-594-0403



**CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL**

APPROVED: *February 6, 2007 2008*

CITY OF MINERAL WELLS  
PALO PINTO COUNTY, TEXAS

BY: *Clarence Williams* MAYOR.

ATTEST: *N/A* PLANNING AND ZONING COMMISSION CHAIRMAN

STATE OF TEXAS  
COUNTY OF PARKER

The undersigned, as lien holder on the acreage subdivided according to this plat, hereby consents to such subdivision and joins in the dedication of the streets and easements.

*Patrick Carter*  
Title

STATEMENT ACKNOWLEDGING EASEMENTS:  
We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

Utility easements may also 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's use thereof. The City and public utility entities shall have the right to remove and keep removed all or parts of any building, 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 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.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:  
There shall be provided at the intersections of all public streets, visibility triangles as required by the Subdivision Ordinance of the City.

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.

LOT SIZE:  
1,000 ACRES - 43,560 SQ. FT.

U.S. HIGHWAY NO. 180  
(PAVED - VARIABLE WIDTH R.O.W.)

DEVELOPER:  
RNS PROPERTIES, INC.  
P.O. BOX 1309  
MINERAL WELLS, TEXAS 76068

SURVEYOR:  
PATRICK CARTER, R.P.L.S.  
110 A PALO PINTO  
WEATHERFORD, TEXAS 76086

- NOTES:
- 1) THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A FLOOD ZONE ACCORDING TO THE F.I.R.M. COMMUNITY PANEL NO. 480517 0005 C, DATED MAY 17, 1990.
  - 2) ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
  - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY, BEFORE CONSTRUCTION CALL UTILITY PROVIDERS AND/OR 1-800-DIG-TESS.

