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Book 2432 Page 941

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Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS

LT2-2432-941-1

LT1-2-596344-1

CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL

APPROVED: APRIL 18 2006.

CITY OF MINERAL WELLS
PALO PINTO COUNTY, TEXAS

BY: Clarence Hill MAYOR.

ATTEST: Janita Searles CITY CLERK.

Janita Searles PLANNING AND ZONING
COMMISSION CHAIRMAN

HOLIDAY HILLS ESTATES
P.C. A, S. 600
BLOCK 4

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.

TRACT III
V. 2388, P. 975

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 of 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.

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 217.82 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 northeast corner of this tract.

THENCE S 89°40'05" E 200.00 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 217.82 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 113.22 feet.

THENCE N 89°40'05" W 200.00 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 thereon.

WITNESS my hand at Mineral Wells Parker County, Texas
this 18 day of April 2006.

Sherry Lee
Notary Public

Title

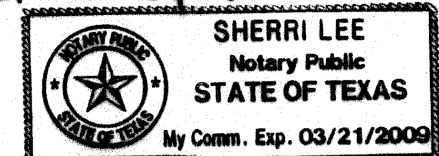
STATE OF TEXAS

COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared Sherry Lee, 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 18 day of April 2006.

Sherry Lee
Notary Public in and for the State of Texas

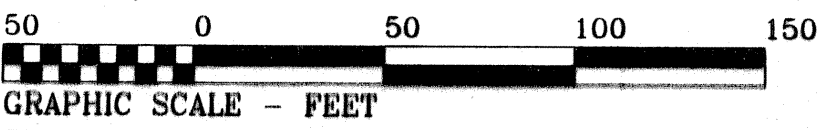
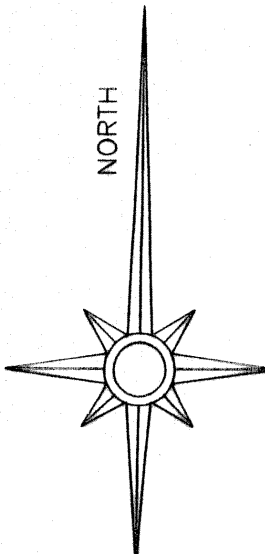
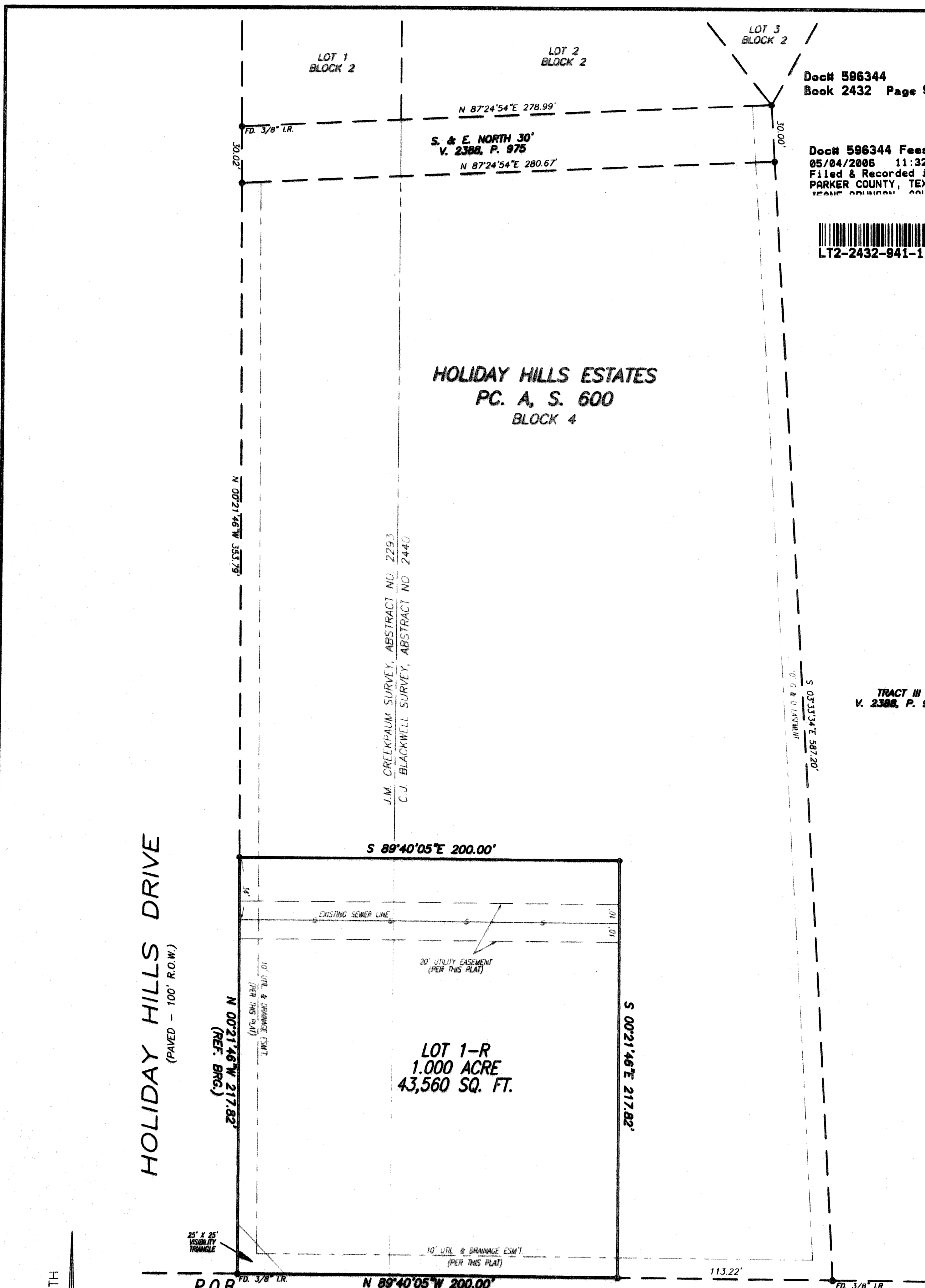


SURVEYORS CERTIFICATE

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
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 JMS1218P03-21-06, 051218.CRD MARCH 2006.

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



DEVELOPER:
RNS PROPERTIES, INC.
P.O. BOX 1309
MINERAL WELLS, TEXAS 76086

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

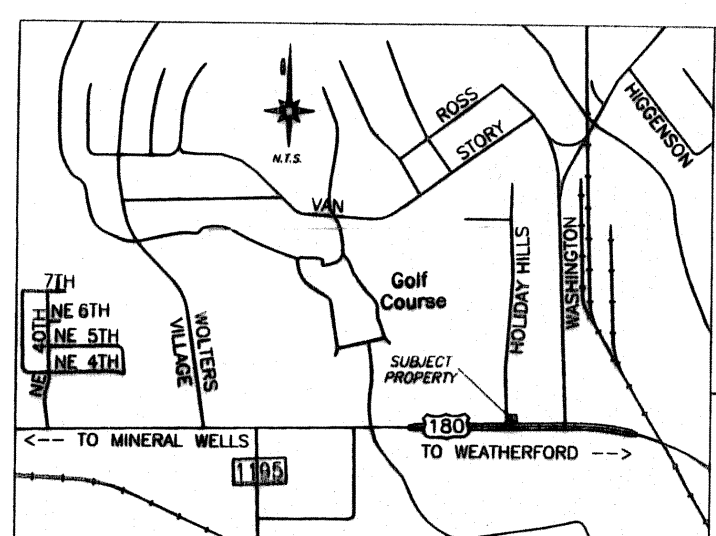
- NOTES:
- 1) THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A FLOOD ZONE ACCORDING TO THE F.I.R.M. COMMUNITY PANEL NO. 480517 0058 C, DATED MAY 17, 1990.
 - 2) ALL CORNERS ARE SET 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
 - 3) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY, BEFORE CONSTRUCTION CALL UTILITY PROVIDERS AND/OR 1-800-DIG-TESS.

Vol 9 Pg 62 SLIDE 628

LOT SIZE:
1.000 ACRES - 43,560 SQ. FT.

FILED
At 2:05 O'Clock P. M.
MAY 01 2006
Bobbie Smith
Clerk of the County Court
Palo Pinto County, Texas

By J. Goss Deputy



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
MARCH 2006

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