

D-13

Doc# 720367  
Book 2731 Page 691

**FIELD NOTES**

Of a 1.578 acres tract of land out of Section No. 5, T. & P. R.R. Co. Survey, Abstract No. 1552, Parker County, Texas; being part of a certain 3.44 acres tract described in Volume 2490, Page 1614 and being the same tract as described in Volume 2680, Page 698, both in the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

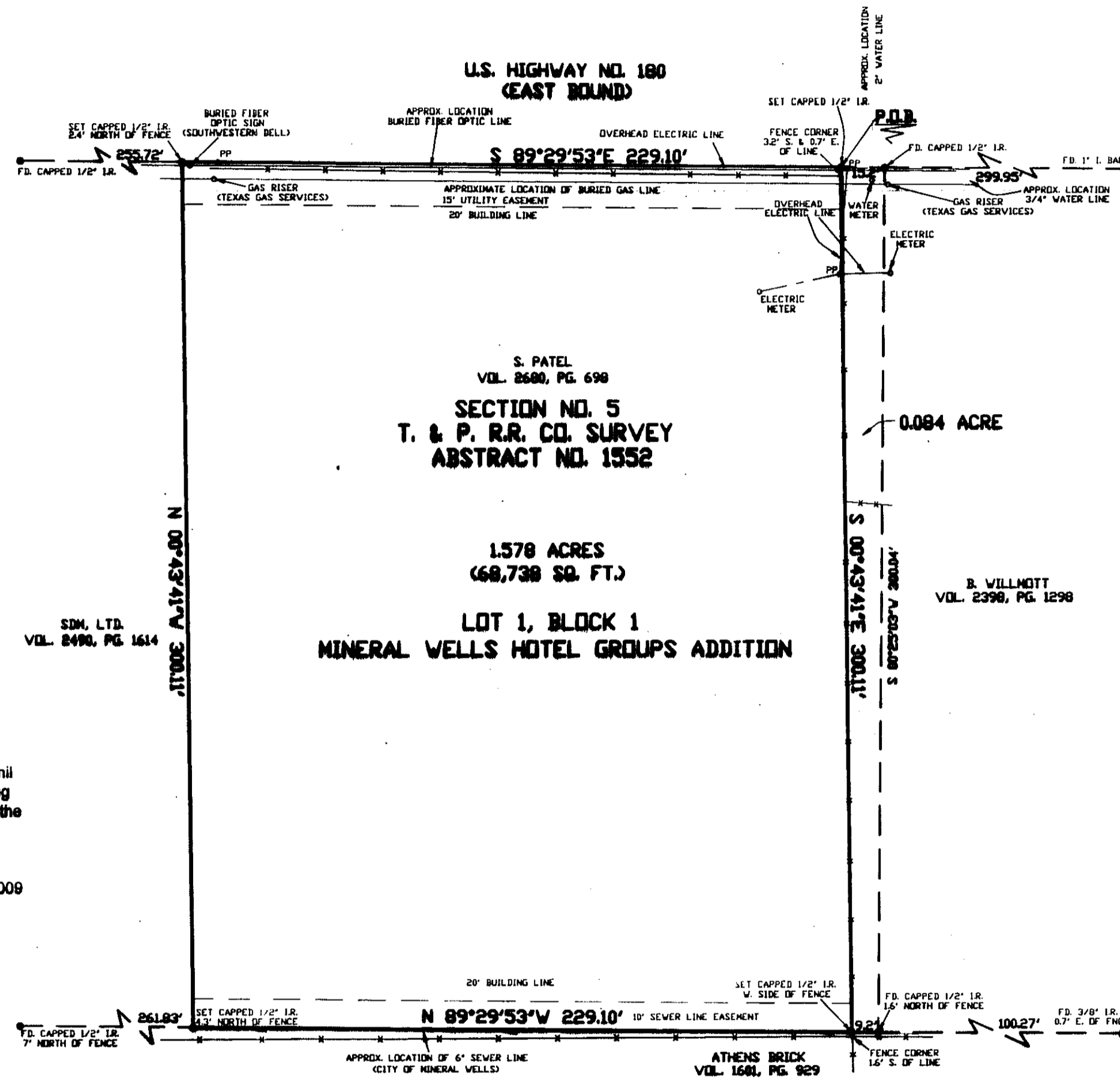
Beginning at a set 1/2" iron rod in the south right of way line of U.S. Highway No. 180 and in the north line of said 3.44 acres tract for the northeast and beginning corner of this tract. Whence the northeast corner of said 3.44 acres tract bears S. 89 deg. 29 min. 53 sec. E. 15.20 feet and a found 1" iron bar at the intersection of the south right of way line of said U.S. Highway No. 180 and the east line of the Northwest 1/4 of said Section No. 5 bears S. 89 deg. 29 min. 53 sec. E. 315.15 feet.

Thence S. 00 deg. 43 min. 41 sec. E. 300.11 feet to a set 1/2" iron rod in the south line of said 3.44 acres tract for the southeast corner of this tract.

Thence N. 89 deg. 29 min. 53 sec. W. 229.10 feet along the south line of said 3.44 acres tract to a set 1/2" iron rod for the southwest corner of this tract.

Thence N. 00 deg. 43 min. 41 sec. W. 300.11 feet to a set 1/2" iron rod in the south right of way line of said U.S. Highway No. 180 and in the north line of said 3.44 acres tract for the northwest corner of this tract.

Thence S. 89 deg. 29 min. 53 sec. E. 229.10 feet to the place of beginning.



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

Approved: [Signature] 2009

City of Mineral Wells  
Parker County, Texas

By: [Signature] Mayor

Attest: [Signature] City Clerk

Planning and Zoning  
Commission Chairman



**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 the foregoing plat with its Certificate of Authentication, was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2009, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

COUNTY CLERK

**OWNERS CERTIFICATE**

That I, Sunil Patel, 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 Mineral Wells Hotel Groups Addition to the City of Mineral Wells, Parker County, Texas, being a part of Section No. 5, T. & P. R.R. Co. Survey, Abstract No. 1552, 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 6th DAY OF August, 2009

BY: [Signature]  
(SUNIL PATEL)

STATE OF TEXAS  
COUNTY OF Park

BEFORE ME, the undersigned authority, on this day did personally appear Sunil Patel, 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 6 day of August, 2009

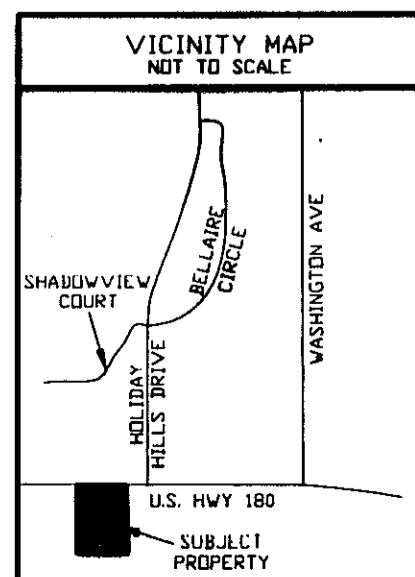
Signature: [Signature]  
My Commission Expires On 8-25-09



**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 NOVEMBER 20, 2008.

[Signature]  
Michael Price, Surveyor, R.P.L.S. No. 5492  
Price Surveying, 213 South Oak Avenue, Mineral Wells, TX 76067  
940-325-4841 JN09097 09097F.dwg 08408.crd FN081124



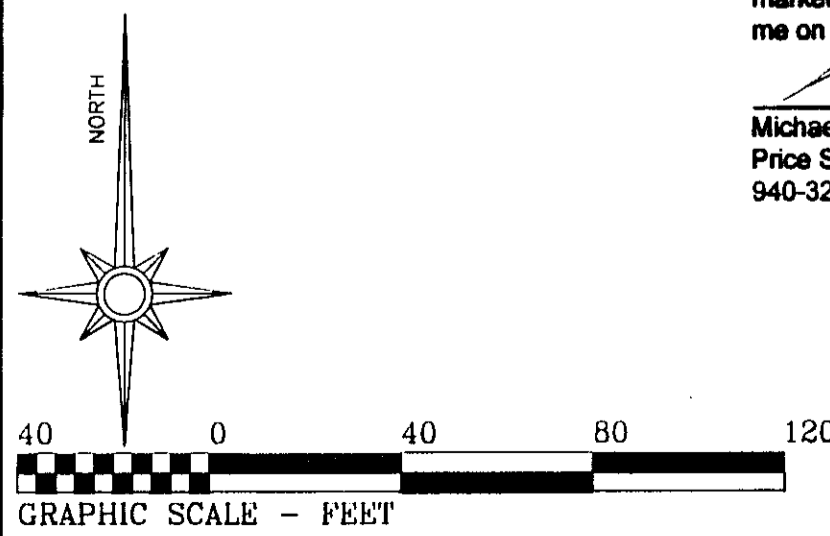
ACCT. NO.: 15226  
SCH. DIST.: GA  
CITY: MW  
MAP NO.: A-13

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

**FINAL PLAT**  
LOT 1, BLOCK 1  
"MINERAL WELLS HOTEL GROUPS ADDITION"  
TO THE CITY OF MINERAL WELLS

OF A 1.578 ACRES TRACT OF LAND OUT OF SECTION NO. 5, T. & P. R.R. CO. SURVEY, ABSTRACT NO. 1552, PARKER COUNTY, TEXAS.

NOTE: BEARING BASIS = GEODETIC NORTH  
NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480617 0005 C AND PANEL NO. 480617 0004 C, BOTH DATED MAY 17, 1990  
NOTE: THIS PROPERTY IS ZONED COMMERCIAL  
NOTE: THE CITY OF MINERAL WELLS WILL BE GRANTED AN ACCESS EASEMENT ACROSS THIS PROPERTY FOR THE PURPOSE OF MAINTAINING THE EXISTING SANITARY SEWER LINE



Doc# 720367 Fees: \$68.00  
08/07/2009 1:54PM # Pages 1  
Filed & Recorded in Official Records of  
PARKER COUNTY, TEXAS