

LEGAL DESCRIPTION

Of a 15.009 acres tract of land out of the Northwest 1/4 of Section No. 4, (E. P. Folly Survey), Abstract No. 1247, and the Southwest 1/4 of Section No. 4, (J. M. Creekspaum Survey), Abstract No. 1633, both in T. & P. R.R. Co. Survey, Block "A", E.O.B., Palo Pinto County, Texas and the Northwest 1/4 of Section No. 4, (E. P. Folly Survey), T. & P. R.R. Co. Survey, Block "A", E.O.B., Abstract No. 2304, Parker County, Texas; being part of a certain 29.103 acres tract described in Volume 2353, Page 896 of the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Gorgas Avenue (paved) and at the most easterly northeast corner of said 29.103 acres tract for the northeast and beginning corner of this tract. Whence a found 1/2" iron rod at the southeast corner of Lot 1 in Block 1 of Custard Family Development Addition to the City of Mineral Wells, Palo Pinto County, Texas, according to the plat recorded in Volume 9, Page 146 of the Plat Records of Palo Pinto County, Texas, bears N. 20 deg. 14 min. 08 sec. W. 126.08 feet.

Thence S. 20 deg. 14 min. 08 sec. E. 126.08 feet along the west right of way line of said Gorgas Avenue to a found 1/2" iron rod for a corner of this and said 29.103 acres tract.

Thence S. 25 deg. 07 min. 13 sec. E. 525.50 feet along the west right of way line of said Gorgas Avenue to a found 1/2" iron rod in the north right of way line of Ross Road (paved) for the southeast corner of this and said 29.103 acres tract.

Thence S. 54 deg. 59 min. 03 sec. W. 401.53 feet along the north right of way line of said Ross Road to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of a certain 4.772 acres tract described in Volume 2179, Page 378 of said Official Public Records for a corner of this and said 29.103 acres tract.

Thence S. 54 deg. 23 min. 55 sec. W. 420.00 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said 4.772 acres tract and in the east line of a certain 45.175 acres tract described in Volume 468, Page 453 of the Deed Records of Palo Pinto County for the southwest corner of this and said 29.103 acres tract.

Thence N. 21 deg. 46 min. 59 sec. W. 502.19 feet to a found 1/2" iron rod at the northeast corner of said 45.175 acres tract for a corner of this and said 29.103 acres tract.

Thence N. 71 deg. 17 min. 30 sec. W. 529.74 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 45.175 acres tract and in the west line of said 29.103 acres tract for the northwest corner of this tract.

Thence N. 68 deg. 22 min. 40 sec. E. at 340.42 feet pass a found 1/2" iron rod with cap (PRICE SURVEYING) at a corner of said 29.103 acres tract and in all 1174.39 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, CITY OF MINERAL WELLS, 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 INDUSTRIAL RESERVE NO. 1. I, by the recording of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot number as indicated hereon.

EXECUTED THIS THE 19 DAY OF October, 2021

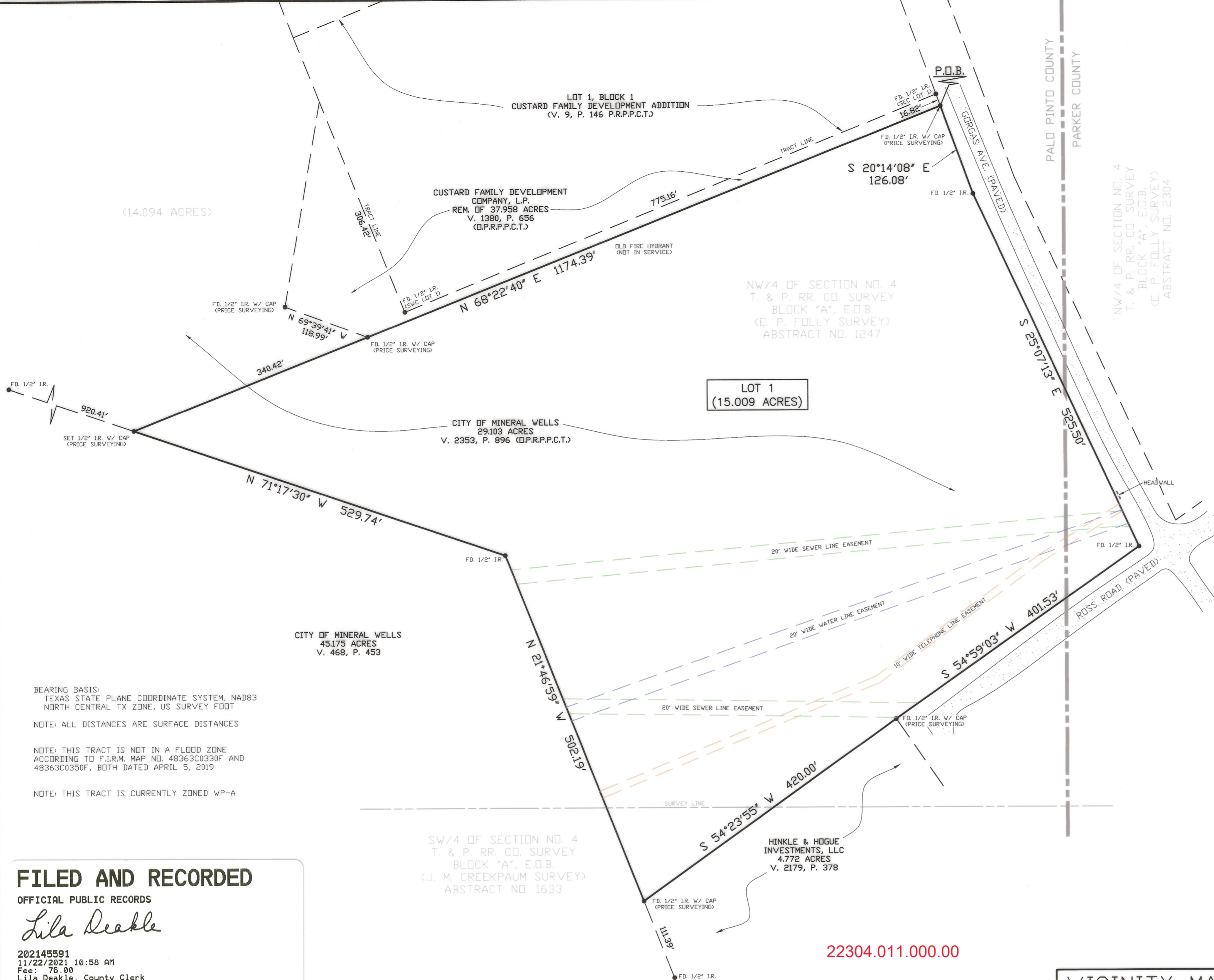
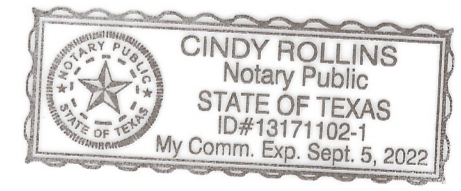
BY: Randy Criswell  
RANDY CRISWELL, City Manager

STATE OF TEXAS  
COUNTY OF Palo Pinto

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RANDY CRISWELL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he (she) (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 19th day of October, 2021

Signature Cindy Rollins



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
Lila Deakle  
202145591  
11/22/2021 10:58 AM  
Fee: 76.00  
Lila Deakle, County Clerk  
Parker County, Texas  
PLAT

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., 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 are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on DECEMBER 3, 2020.

Philip E. Colvin, Jr.  
Philip E. Colvin, Jr., R.P.L.S. No. 6258  
JN21071 201195.crd FN210182



**F 89**

CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL

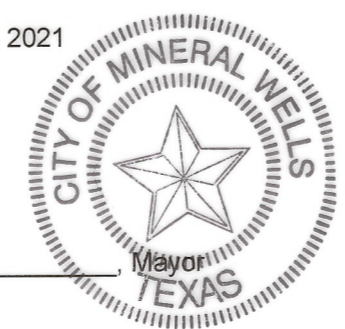
Approved: April 20, 2021

City of Mineral Wells  
Parker County, Texas

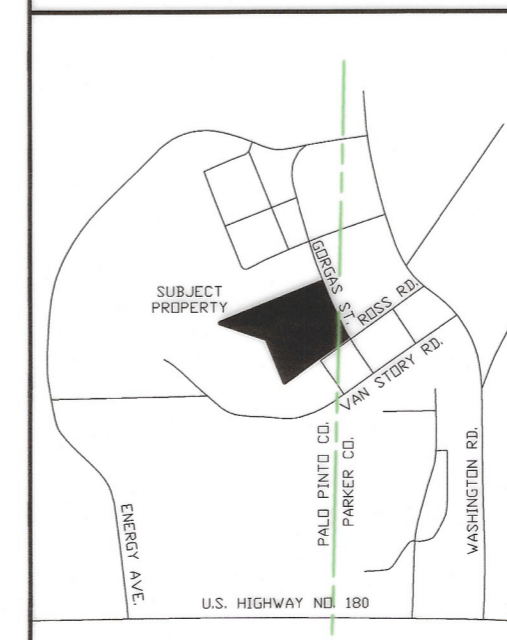
By: Regan Johnson

Attest: Peggy Cfo City Clerk

Mark Planning and Zoning Commission Chairman



VICINITY MAP  
(NOT TO SCALE)



**15227  
GA  
CMW  
A-12**

SURVEYOR

PHILIP E. COLVIN, JR.  
PRICE SURVEYING  
FIRM #10034200  
213 SOUTH OAK AVENUE  
MINERAL WELLS, TX 76067  
940-325-4841

FINAL PLAT  
MINERAL WELLS INDUSTRIAL RESERVE NO. 1  
LOT 1, BLOCK 1

BEING A SUBDIVISION OF A 15.009 ACRES TRACT OF LAND OUT OF THE NORTHWEST 1/4 OF SECTION NO. 4, (E. P. FOLLY SURVEY), ABSTRACT NO. 1247 AND THE SOUTHWEST 1/4 OF SECTION NO. 4, (J. M. CREEKPAUM SURVEY), ABSTRACT NO. 1633, BOTH IN T. & P. R.R. CO. SURVEY, BLOCK "A", E.O.B., PALO PINTO COUNTY, TEXAS AND IN THE NORTHWEST 1/4 OF SECTION NO. 4, (E. P. FOLLY SURVEY), T. & P. R.R. CO. SURVEY, BLOCK "A", E.O.B., ABSTRACT NO. 2304, PARKER COUNTY, TEXAS

PLAT DATE: OCTOBER 12, 2021