

D135

NW/4 SECTION NO. 6
T. & P. R.R. CO. SURVEY
(B.C. HARVEY SURVEY)
BLOCK 'A', E.O.B.
ABSTRACT NO. 2612

NE/4 SECTION NO. 6
M.E.P. & P. R.R. CO. SURVEY
(H. LITTLE SURVEY)
ABSTRACT NO. 1837

Doc# 770054
Book 2852 Page 1347

| Course | Bearing | Distance |
|--------|---------------|----------|
| L1 | N 25°10'39" W | 80.41' |
| L2 | S 89°37'25" E | 87.82' |
| L3 | N 00°11'53" E | 40.12' |

MOB. L. MINYARD, INC.
1255.71 ACRES
VOL. 1870, PG. 1861

INTERNATIONAL SEISMIC TECHNOLOGY
5000 ACRES
VOL. 1846, PG. 309

CITY OF MINERAL WELLS
1139 ACRES
VOL. 2841, PG. 1640

INTERNATIONAL SEISMIC TECHNOLOGY
12.68 ACRES
VOL. 1839, PG. 317

SW/4 SECTION NO. 6
T. & P. R.R. CO. SURVEY
(H.R. PURYEAR SURVEY)
BLOCK 'A', E.O.B.
ABSTRACT NO. 2849

SE/4 SECTION NO. 6
T. & P. R.R. CO. SURVEY
(J.W. MERRITT SURVEY)
BLOCK 'A', E.O.B.
ABSTRACT NO. 2779

MINERAL WELLS INDUSTRIAL FOUNDATION, INC.
REMAINDER OF 38192 ACRES
VOL. 1746, PG. 181

MINERAL WELLS INDUSTRIAL FOUNDATION, INC.
REMAINDER OF 94174 ACRES
VOL. 1155, PG. 368

INTERNATIONAL SEISMIC TECHNOLOGY, INC.
0.030 ACRE
VOL. 2841, PG. 1643

N 89°57'14"W 778.48'

N 89°57'14"W 373.59'

69.678 ACRES

LOT 2
61.142 ACRES
2663329 SQ. FEET

LOT 1
8.537 ACRES
371872 SQ. FEET

S-TEC PROPERTIES, INC.
10.638 ACRES
VOL. 1661, PG. 1706

FIELD NOTES

Of a 69.678 acres tract of land out of the Southeast 1/4 of Section No. 6, T. & P. R.R. Co. Survey (J.W. Merritt Survey), Block "A", E.O.B., Abstract No. 2779, Parker County, Texas; being part of a certain 94.174 acres tract described in Volume 1155, Page 368, of a certain 38.192 acres tract described in Volume 1746, Page 181, and all of a certain tract described in Volume 2841, Page 1637, all in the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1" iron pipe at the northeast corner of said Northeast 1/4 of Section No. 6, same being the northeast corner of said 94.174 acres tract, and at an ell corner of a certain 1255.71 acres tract described in Volume 1870, Page 1851 of the Real Records of Parker County, Texas, for the northeast and beginning corner of this tract.

Thence S. 00 deg. 18 min. 03 sec. W. 1216.00 feet to a set 1/2" iron rod in the west line of said 1255.71 acres tract and at the southeast corner of said tract described in Volume 2841, Page 1637, for the southeast corner of this tract.

Thence N. 89 deg. 17 min. 47 sec. W. 2333.20 feet to a found 3/8" iron rod at the southwest corner of said tract described in Volume 2841, Page 1637 for the most southerly southwest corner of this tract.

Thence N.00 deg 02 min. 46 sec. E. 590.44 feet to a set 1/2" iron rod at the northeast corner of a certain 10.638 acres tract described in Volume 1661, Page 1706 of the Real Records of Parker County, Texas for an ell corner of this tract.

Thence N. 89 deg. 57 min. 14 sec. W. 373.59 feet to a found spike at the southeast corner of a certain 0.030 acre tract described in Volume 2841, Page 1643 of the Official Records and at the southwest corner of a certain 0.521 acre roadway easement described in Volume 1661, Page 1713 of the Real Records of Parker County, Texas, for the most westerly southwest corner of this tract.

Thence N. 00 deg. 09 min. 36 sec. W. 487.73 feet to a found 1/2" iron rod at the north corner of said 0.030 acre tract and at a corner of a certain 12.68 acres tract described in Volume 1839, Page 317 of the Real Records of Parker County, Texas, for a corner of this tract.

Thence N. 25 deg. 10 min. 39 sec. W. 80.41 feet to a found 1/2" iron rod in the south line of Harvey Road (Paved) and at the northeast corner of said 12.68 acres tract and in the south line of a certain 1.139 acres tract described in Volume 2841, Page 1640 of the Official Records of Parker County, Texas, for the most westerly northwest corner of this tract.

Thence S. 89 deg. 37 min. 25 sec. E. 87.82 feet to a set 1/2" iron rod at the southeast corner of said 1.139 acres tract for a corner of this tract.

Thence N. 00 deg. 11 min. 53 sec. E. 40.12 feet to a found 1" iron pipe at a southwest corner of said 1255.71 acres tract and at the northeast corner of said 1.139 acres tract and in the north line of said 94.174 acres tract for the most northerly northwest corner of this tract.

Thence S. 89 deg. 55 min. 24 sec. E. 2680.34 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, Richard Ball, 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 Valair Addition to the City of Mineral Wells, Parker County, Texas, being part of the Southeast 1/4 (J.W. Merritt Survey), Abstract No. 2779 and part of the Southwest 1/4 (H.R. Puryear Survey), Abstract No. 2849, of Section No. 6, T. & P. R.R. Co. Survey, Block "A", E.O.B., 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 2ND DAY OF JUNE, 2011

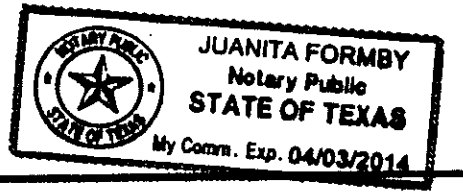
BY: RICHARD BALL PRESIDENT
MINERAL WELLS INDUSTRIAL FOUNDATION

STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day did personally appear RICHARD BALL 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 2nd day of June, 2011

Juanita Formby
Signature
04-03-2014
My Commission Expires On



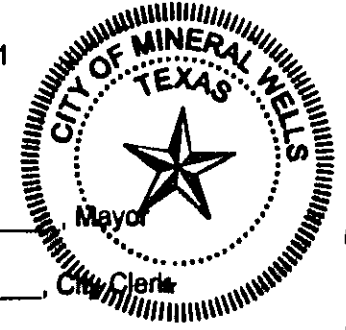
CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL

Approved: May 17, 2011

City of Mineral Wells
Parker County, Texas

By: Michelle Allen
Attest: Juanita Formby

Planning and Zoning
Commission Chairman



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 _____, 2011, at _____ o'clock _____ M. and duly recorded the _____ day of _____, 2011.

COUNTY CLERK

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

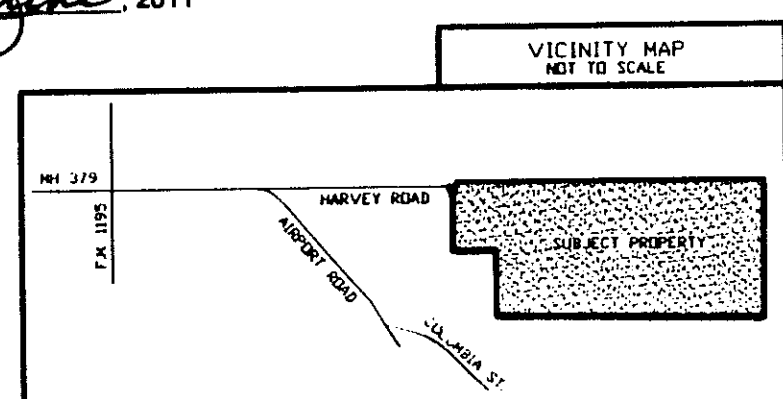
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE
ACCORDING TO F.I.R.M. COMMUNITY PANEL NO.
480517 0004 C, DATED MAY 17, 1990

NOTE: THIS PROPERTY IS ZONED LIGHT
INDUSTRIAL (LI)

ACCT. NO.: 18693
SCH. DIST.: MW
CITY: CMW
MAP NO.: A-14

Doc# 770054 Fees: \$66.00
06/28/2011 2:23PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
YOUR ORIGINAL COUNTY CLERK



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

FINAL PLAT
LOTS 1 & 2, BLOCK 1
VALAIR ADDITION
TO THE CITY OF MINERAL WELLS
Of a 69.678 acres tract of land out of the Southeast 1/4 of
Section No. 6, T. & P. R.R. Co. Survey (J.W. Merritt Survey),
Block "A", E.O.B., Abstract No. 2779, Parker County, Texas

SW/4 SECTION NO. 374
T. & P. R.R. CO. SURVEY
(G.J. SIMMONS SURVEY)
ABSTRACT NO. 1896

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 JANUARY 28, 2011.

Michael Price
Michael Price, Surveyor, R.P.L.S. No. 5492
Price Surveying, 213 South Oak Avenue, Mineral Wells, TX 76067
940-325-4841 JN11024 11024F.DWG FN110510

