U.S. HIGHWAY NO. 180 (EAST BOUND) FD. 1/2' IR. W/ CAP S 89°43′56" E 255.72" DVERHEAD ELECTRIC 229.10 APPROX. LOC. OF BURIED FIBER OPTIC LINE APPROX. LOC. OF BURIED GAS LINE TEXAS GAS SERVICES RISER STATE OF TEXAS SECTION NO. 5 T. & P. RR. CO. SURVEY ABSTRACT NO. 1552 A.M. RAILSBACK V. 199, P. 230 LOT 1 MINERAL WELLS HOTEL 1.782 ACRES GROUPS ADDITION LOT 1, BLOCK 1 (CAB. "D", SL. 13, P.R.P.C.T.) R. DALE STEED & CHRISTY M. STEED Parker County, Texas N 89°43′59" W 261.83' APPROX. LOC. OF 6" SEVER LINE (CITY OF MINERAL WELLS) ATHENS BRICK V. 1601, P. 929 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 FILED AND RECORDED 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 AUGUST 8, 2017. OFFICIAL PUBLIC RECORDS Philip E. Colvin, Jr., R.P.L.S. No. 6258 201807237 04/02/2018 01:42 PM Fee: 76.00 FN170818 JN17735 Fee: 76.00
Jeane Brunson, County Clerk
Parker County, Texas
PLAT

OWNER'S CERTIFICATE

That We, R. DALE STEED and CHRISTY M. STEED, the owners 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 BRONCO PLAZA. We, by the recordation of this plat, do hereby plat the property shown hereon, said lot to be hereafter known by the lot number as indicated hereon.

DAY OF NORMALL, 2017

COUNTY OF Palo Pinto

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared R. DALE STEED and CHRISTY M. STEED, known to me to be the person(s) whose name(s) is(are) 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.

Shaun Maulain



201807237 PLAT Total Pages: 1

LEGAL DESCRIPTION

Of a 1.782 acres tract of land out of Section No. 5, T. & P. RR. Co. Survey, Abstract No. 1552, Parker County, Texas; being the same tract described in Document No. 201712858 of the Official Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod with cap in the south right of way line of U.S. Highway No. 180 and at the northeast corner of a certain tract described in Volume 199, Page 230 of the Deed Records for the northwest and beginning corner of this tract. Whence 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. 43 min. 56 sec. E. 799.97

Thence S. 89 deg. 43 min. 56 sec, E. 255.72 feet along the south right of way line of said U.S. Highway No. 180 to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of Lot 1, Block 1, Mineral Wells Hotel Groups Addition, according to plat recorded in Cabinet "D", Slide 13 of the Plat Records, for the northeast corner of this

Thence S. 00 deg. 57 min. 42 sec. E. 300.11 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said Lot 1 for the southeast corner of this

Thence N. 89 deg. 43 min. 59 sec. W. 261.83 feet to a found 1/2" iron rod with cap at the southeast corner of said tract described in Volume 199, Page 230 for the southwest corner of this tract.

Thence N. 00 deg. 12 min. 16 sec. E. 300.04 feet to the place of beginning.

CITY COUNCIL AND PLANNING AND ZONING COMMISSION APPROVAL

VICINITY MAP

PROPERTY

(NOT TO SCALE)

City of Mineral Wells

Mayor

PALO PINTO

US HWY 180

Planning and Zoning

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48363C0350E, DATED AUGUST 2, 2012

NOTE: THIS TRACT IS CURRENTLY ZONED "C" COMMERCIAL

21552.007.001.00

SURVEYOR

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

PLAT

BRONCO PLAZA BEING A SUBDIVISION OF A 1.782 ACRES

TRACT OF LAND OUT OF SECTION NO. 5, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1552, PARKER COUNTY, TEXAS