

CERTIFICATION OF SURVEYOR

STATE OF TEXAS
COUNTY OF _____

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify, to the best of my knowledge and belief, that this plat is true and correct, that it was prepared from an actual survey of the property made under my supervision on the ground, and that all necessary survey monuments are currently shown thereon.
PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

~RELEASED FOR REVIEW TO the City of Big Spring ON December 19, 2016.

Registered Professional Land Surveyor, No. 6439

CERTIFICATION OF ENGINEER

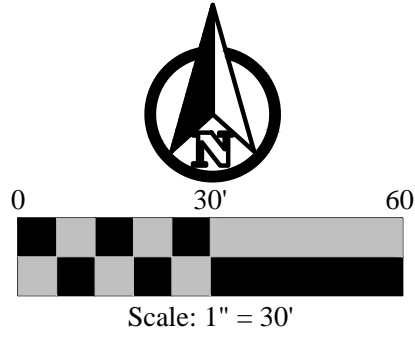
STATE OF TEXAS
COUNTY OF _____

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Registered Professional Engineer

**FINAL PLAT
BIG SPRING HOSPITALITY ADDITION**

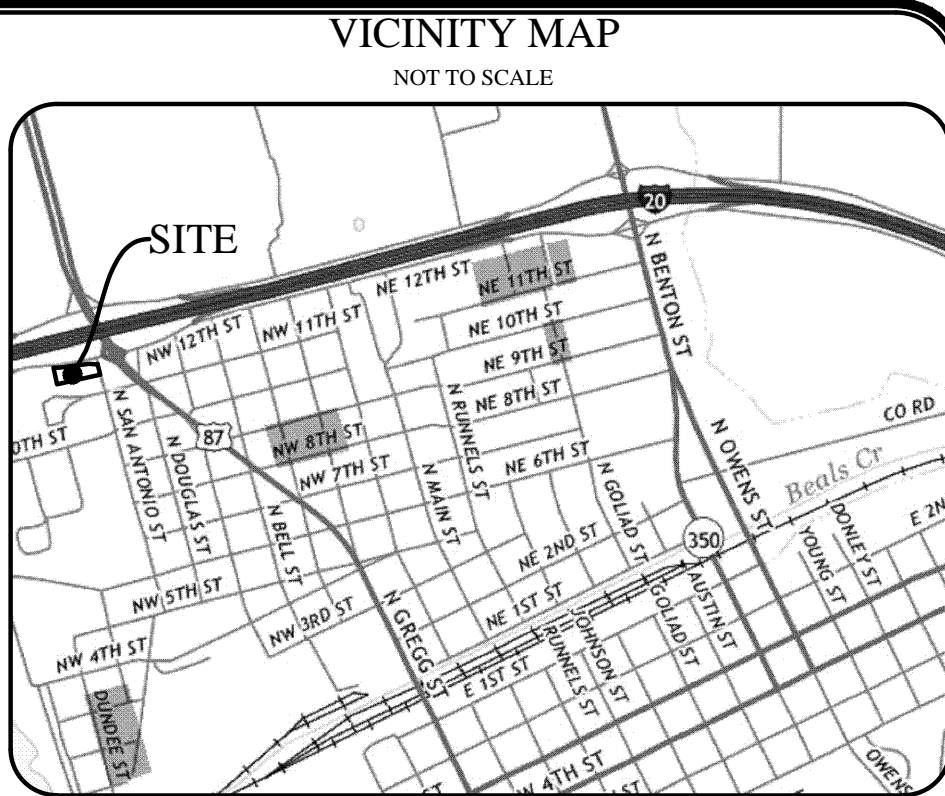
BEING 0.714 ACRE SITUATED IN THE T&P RR CO SURVEY, ABSTRACT NUMBER 621
SECTION 26, BLOCK 33, TOWNSHIP 1 NORTH
AN ADDITION IN THE CITY OF BIG SPRING
HOWARD COUNTY, TEXAS



NORTHEAST CORNER OF SOUTHEAST 1/4 OF SECTION 26, BLOCK NUMBER 33, TOWNSHIP ONE NORTH, T&P RR CO SURVEY, ABSTRACT NO. 621 PER VOLUME 909, PAGE 240, D.R.H.C.T.

APPROXIMATE SURVEY LINE
APPROXIMATELY N13°W, 192'
E.F. DAWSON SURVEY
ABSTRACT NUMBER 621
GEORGE BAUER SURVEY
ABSTRACT NUMBER 596

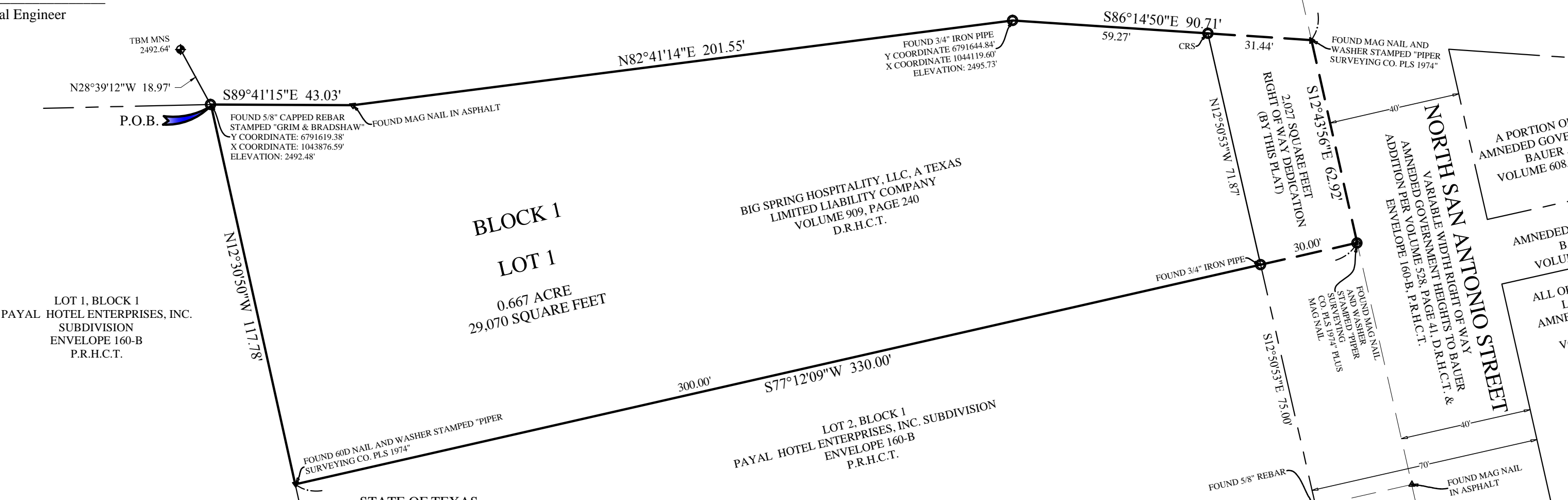
INTERSTATE 20
(VARIABLE WIDTH RIGHT OF WAY)
STATE OF TEXAS
VOLUME 286, PAGE 189 & VOLUME 288, PAGE 194
D.R.H.C.T.



MONUMENTS / DATUMS / BEARING BASIS
CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
○ Monuments are found if not marked MNS or CRS.
△ Found Nail

LEGEND OF ABBREVIATIONS
US.SyFt. United States Survey Feet
TxCS, '83, NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.H.C.T. Plat Records of Howard County, Texas
O.P.R.H.C.T. Official Public Records of Howard County, Texas
D.R.H.C.T. Deed Records of Howard County, Texas
POB Point of Beginning
POC Point of Commencing

- NOTES:**
- All street right-of-way as shown on this plat hereby designated as access, drainage, and general utility easements.
 - Building setback line shall be in accordance with the city of Big Spring Zoning Ordinance. Gas service provided by Atmos Energy. Electric service provided by Oncor.
 - This property lies within Flood Hazard Zone "X", unshaded as shown by the Federal Emergency Management Agency Federal Insurance Administration Map Community Panel No. 48227C0315C, effective date October 6, 2010.
 - Zoning: HC Heavy Commercial
- E-1 Distribution Easement and Right-of-way's location is approximate and the actual location may vary due to the qualifying clause within the document stating "the easement hereby granted shall apply to the actual location of said line when constructed."



Legend of Line work
--- Deed lines and or adjoiner lines
- - - Easement lines

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

STATE OF TEXAS
COUNTY OF HOWARD

WHERE AS Big Spring Hospitality, LLC, a Texas Limited Liability Company is the owner of 0.714 acre of land situated within the T&P RR CO Survey, Abstract Number 621, Section 26, Block 33, Township 1 North in the City of Big Spring, Howard County, Texas as described in the deed recorded in Volume 909, Page 240 of the Deed Records of Howard County, Texas (hereafter referred to as the Big Spring parcel). Said 0.714 acre of land surveyed on the ground in the month of November 2016, under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor No. 6439 and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1, Block 1 as shown on the plat titled "Payal Hotel Enterprises, Inc." recorded in Envelope 160-B of the Plat Records of Howard County, Texas;

THENCE the following three (3) calls with the south right of way line of Interstate 20, a variable width right of way, as described in the deeds to the State of Texas recorded in Volume 286, Page 189 and Volume 288, Page 194 of said Deed Records:

- SOUTH 89 degrees 41 minutes 15 seconds EAST, 43.03 feet to a found mag nail;
- NORTH 82 degrees 41 minutes 14 seconds EAST, 201.55 feet to a found 3/4 inch iron pipe;
- SOUTH 86 degrees 14 minutes 50 seconds EAST, 90.71 feet to a mag nail with a washer stamped "Piper Surveying Co. PLS 1974" found at the northeast corner of said Big Spring parcel;

THENCE SOUTH 12 degrees 43 minutes 56 seconds EAST, 62.92 feet with the east line of said Big Spring parcel to a mag nail with a washer stamped "Piper Surveying Co. PLS 1974" found at the northeast corner of the right of way dedication as shown on said plat titled "Payal Hotel Enterprises, Inc.";

THENCE SOUTH 77 degrees 12 minutes 09 seconds WEST, with the south line of said Big Spring parcel, passing at a distance of 30.00 feet a 3/4 inch iron pipe found at the northeast corner of Lot 2, Block 1 as shown on said plat titled "Payal Hotel Enterprises, Inc.", continuing with the south line of said Big Spring parcel a total distance of 330.00 feet to a 60d nail with a washer stamped "Piper Surveying Co. PLS 1974" found at the northwest corner of said Lot 2, Block 1;

THENCE NORTH 12 degrees 30 minutes 50 seconds WEST, 117.78 feet with the east line of said Lot 1, Block 1 to the POINT OF BEGINNING, containing 0.714 acre of land. The Basis of Bearings for this description is Grid North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone.

CERTIFICATION OF OWNER

STATE OF TEXAS
COUNTY OF _____

I, the undersigned, owner of the land shown on this plat, and designated herein as the **BIG SPRING HOSPITALITY ADDITION**, to the City of Big Spring, Texas, and who name is subscribed hereto, hereby declare my intention to dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places as shown hereon.

By: Big Spring Hospitality, LLC, a Texas Limited Liability Company

Signature _____ Print Name _____ Title _____

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ of Big Spring Hospitality, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 20__.

Notary Public in and for Howard County, Texas

CERTIFICATION OF DIRECTOR OF PUBLIC WORKS

I, the undersigned, Director of Public Works of the City of Big Spring, hereby certify that this subdivision plat conforms to all requirements of the City of Big Spring and hereby recommend approval.

Director of Public Works

FILED FOR RECORD

This _____ day of _____, 20__
at _____ O'Clock and _____ minutes
in envelope _____, Howard County Plat Records.

Donna Wright, County Clerk
Howard County, Texas

DEPUTY _____



JPH Job No. 2016.022.025
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Dallas - Fort Worth | Austin | Abilene