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

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 is 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.

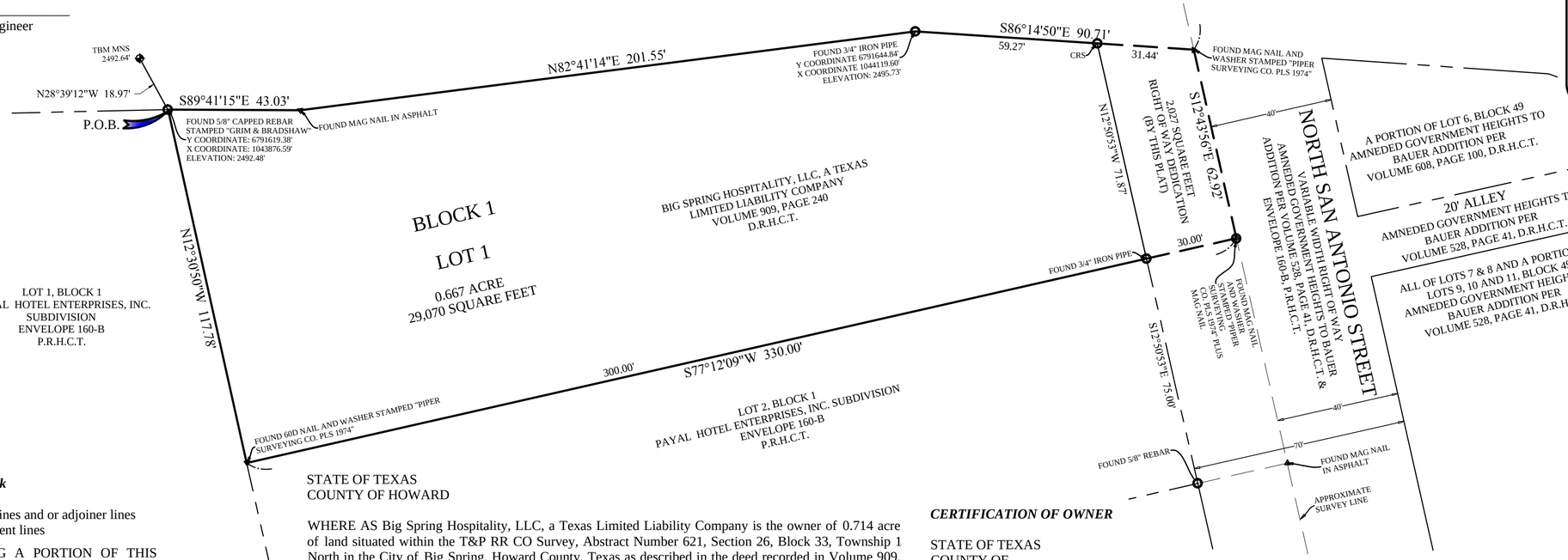
_____
Registered Professional Land Surveyor, No. 6439

CERTIFICATION OF ENGINEER

STATE OF TEXAS
COUNTY OF _____

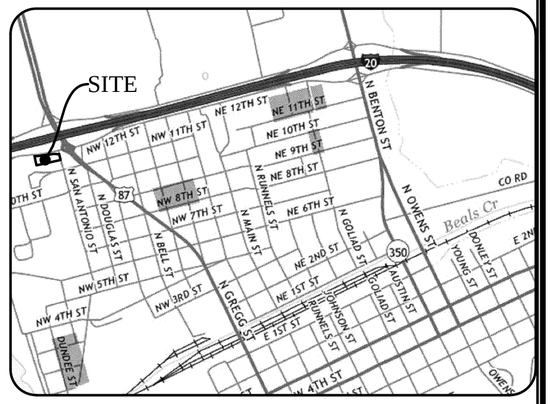
I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

_____
Registered Professional Engineer



VICINITY MAP

NOT TO SCALE



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:

1. All street right-of-way as shown on this plat hereby designated as access, drainage, and general utility easements.
2. 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.
3. 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.
4. Zoning: HC Heavy Commercial

E-1 Distribution Easement and Right-of-way's location is approximate and the actual location may very 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.

JPH LaND Surveying, Inc.

JPH Job No.
2016.022.025
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13563 West SH 29, Suite #4, Liberty Hill, Texas 78642
Telephone (512) 778-5688 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
Dallas - Fort Worth | Austin | Abilene

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:

1. SOUTH 89 degrees 41 minutes 15 seconds EAST, 43.03 feet to a found mag nail;
2. NORTH 82 degrees 41 minutes 14 seconds EAST, 201.55 feet to a found 3/4 inch iron pipe;
3. 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 _____,

at _____O'Clock and _____minutes

in envelope _____, Howard County Plat Records.

_____
Donna Wright, County Clerk
Howard County, Texas

_____
DEPUTY