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Doc# 643599
Book 2548 Page 456

Doc# 643599 Fees: \$66.00
06/18/2007 2:18PM # Pages 1
Filed & Recorded in Official Records of
PARKER COUNTY, TEXAS
TRACER ORIGINAL COUNTY CLERK

STATE OF TEXAS
COUNTY OF PARKER

WHEREAS, MADHU LODGING PARTNERS, LP, being the sole owner of a 1.555 acres tract of land out of the C.J. BLACKWELL SURVEY, ABSTRACT NO. 2440, Parker County, Texas; being all of Tract I, Tract II, and a portion of Tract III, as recorded in Volume _____, Page _____, Real Records, Parker County, Texas; and being more particularly described by metes and bounds, as follows:

BEGINNING at a found 3/8" iron rod at the intersection of the north right of way line of U.S. Highway No. 180 and the west right of way line of Washington (a paved surface), same being the southeast corner of said Tract I, for the southeast and beginning corner of this tract. WHENCE the southeast corner of the T. & P. R.R. CO. SURVEY NO. 4, is called by deed to bear N 89°40'05" W 318.07 feet, SOUTH 76.6± feet, and EAST 2395.0± feet.

THENCE N 89°40'05" W 315.00 along the north right of way line of said U.S. Highway No. 180 and the south line of said Tract I, the south line of said Tract III, to a set 1/2" iron rod, for the southwest corner of this tract. WHENCE a found 3/8" iron rod at the southeast corner of said Tract III bears N 89°40'05" W 3.07 feet.

THENCE N 00°25'04" W 215.00 feet to a set 1/2" iron rod for the northwest corner of this tract.

THENCE S 89°40'05" E 315.00 feet to a set 1/2" iron rod in the west right of way line of said Washington, for the northeast corner of this tract. WHENCE a found 5/8" iron rod at the northeast corner of said Tract III bears N 00°25'04" W 1034.07 feet.

THENCE S 00°25'04" E 215.00 feet along the west right of way line of said Washington to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MADHU LODGING PARTNERS, LP (OWNER) does hereby adopt this plat designating the herein above described real property as LOT 1, BLOCK 1, HOLIDAY INN EXPRESS ADDITION, THE CITY OF MINERAL WELLS, PARKER COUNTY, TEXAS; and do hereby dedicate to the public's use the streets, alleys, parks, and easements shown thereon.

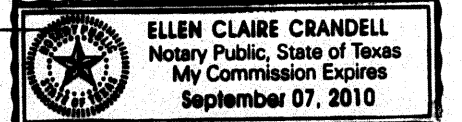
WITNESS my hand at _____, Parker County, Texas this the _____ day of _____, 2007.

Title
STATE OF TEXAS
COUNTY OF PARKER

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2007.

Notary Public in and for the State of Texas



SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL CORNER MONUMENTS "SET" WERE PROPERLY PLACED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF MINERAL WELLS. THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

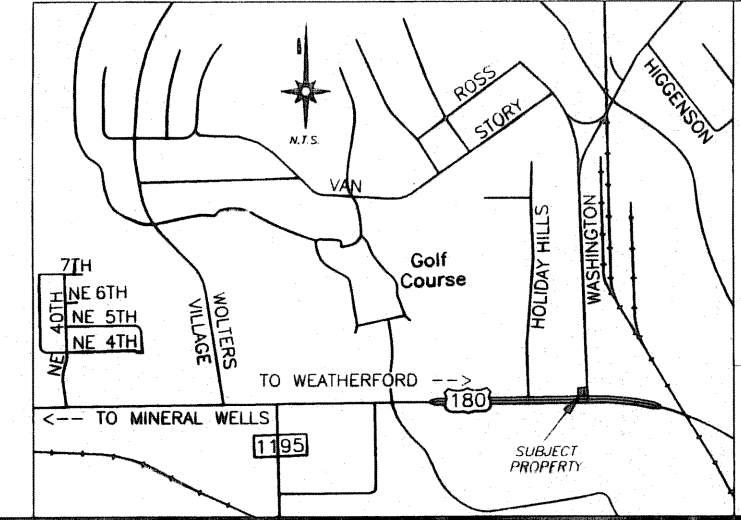
PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
817-594-0400 - JN070104P - 051219.CRD

ACCT. NO.: 1A760
SCH. DIST.: GA
CITY: CO
MAP NO.: A-12

FILED
2:30 PM
JUN 13 2007
Dobbi Smith
Clerk of the County Court
Palo Pinto County, Texas
S. Maloney Deputy

DEVELOPER:
MADHU LODGING PARTNERS, LP
8312 S. LANCASTER ROAD
DALLAS, TEXAS 75214

SURVEYOR:
PATRICK CARTER, R.P.L.S.
110 A PALO PINTO
WEATHERFORD, TEXAS 76086



FINAL PLAT
MADHU LODGING ADDITION
TO THE CITY OF MINERAL WELLS
PARKER COUNTY, TEXAS
BEING A 1.555 ACRES SUBDIVISION OUT OF
C.J. BLACKWELL SURVEY, ABSTRACT NO. 2440
PARKER COUNTY, TEXAS
APRIL 2007

CARTER SURVEYING & MAPPING
110 A Palo Pinto Street
Weatherford, TX 76086
817-594-0400 FAX: 817-594-0403

STATEMENT ACKNOWLEDGING EASEMENTS:
We do hereby waive all claims for damages against the City occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

Utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and the City's use thereof. The City and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easement. The City and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements, without the necessity at any time procuring permission from anyone.

STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES:
There shall be provided at the intersections of all public streets, visibility triangles as required by the Subdivision Ordinance of the City.

SPECIAL NOTICE:
Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

NOTES:

This property does not appear to lie within the limits of a flood zone according to the F.I.R.M. Community Panel no. 480517 0005 C, dated May 17, 1990.

All corners are set 1/2" iron rods, unless otherwise noted.

Underground utilities were not located during this survey, before construction call 1-800-DIG-TESS.

J.M. CREEKPAUM SURVEY
ABSTRACT NO. 2293

HOLIDAY HILLS DRIVE
(PAVED - 100' R.O.W.)

HOLIDAY HILLS ESTATES
P.C. A, S. 600

REM. OF
TRACT IV
V. 2388, P. 975

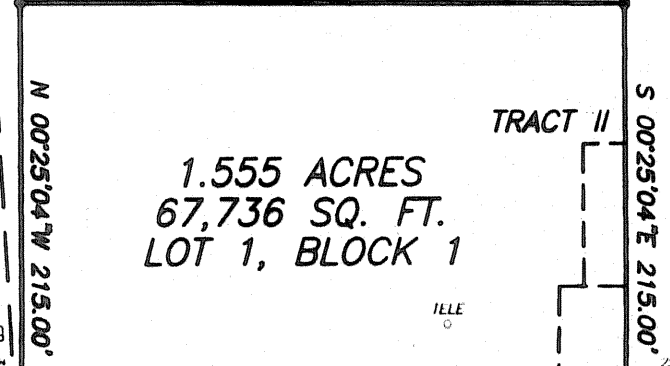
BLOCK 4
HOLIDAY HILLS ESTATES
P.C. A, S. 600

LOT 1-R
P.C. C., SL. 534

C.J. BLACKWELL SURVEY
ABSTRACT NO. 2440

REM. OF
TRACT III
V. 2388, P. 975

S 89°40'05" E 315.00'



U.S. HIGHWAY NO. 180
(PAVED - VARIABLE WIDTH R.O.W.)

WASHINGTON
(PAVED - VARIABLE WIDTH R.O.W.)

