

INTERSTATE 20



SITE  
(FROM TO MARKET HIGHWAY NUMBER 171)  
SOUTH MAIN STREET

Doc Bk Vol Pg  
00459602 OR 2047 1554

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On Oct 09, 2002 at 03:13P

Document Number: 00459602

Amount: \$6.00

By  
Bonnie Morris

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was  
filed on the date and time stamped herein by me  
and was duly recorded in the volume and page  
of the named records of Parker County  
as stamped herein by me.

Oct 09, 2002

Jeanne Brunson, County Clerk  
Parker County

CITY APPROVAL STATEMENT

APPROVED BY THE CITY OF WEATHERFORD, TEXAS,  
PURSUANT TO THE AUTHORITY DELEGATED TO THE  
CITY SECRETARY UNDER SECTION 2.5, ARTICLE 2  
ORDINANCE 1991-1 AND SECTION 212.0065,  
TEXAS LOCAL GOVERNMENT CODE ALLOWING FOR  
ADMINISTRATIVE APPROVAL OF CERTAIN PLAT VACATIONS,  
CORRECTIONS, REPLATS OR MINOR PLATS AS DESCRIBED  
THEREIN.

DATE 10-8-02  
ANGELA WINKLER  
CITY SECRETARY  
CITY OF WEATHERFORD, TEXAS

LOT 1R AND LOT 1R-1  
BEING A REPLAT OF ALFORD ADDITION  
AND ALFORD ADDITION, PHASE II  
AN ADDITION TO THE CITY OF  
WEATHERFORD, PARKER COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF PARKER

WHEREAS, PREM HOSPITALITY, INC. dba HOLIDAY INN EXPRESS  
acting by and through its duly authorized officer, NIMISH PANCHAL &  
AUBREY KINCAID being the sole owners of 2.804 Acres situated in and  
being all of LOT 1, ALFORD ADDITION, an addition to the City of  
Weatherford, Parker County, Texas, according to the plat recorded in Plat  
Cabinet A, Slide 764, Plat Records, Parker County, Texas and all of LOT 1,  
BLOCK 1, ALFORD ADDITION, PHASE II, an addition to the City of  
Weatherford, Parker County, Texas, according to the plat recorded in Plat  
Cabinet B, Slide 139, Plat Records, Parker County, Texas and being more  
particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west right of way line of South Main  
Street, State Highway No. 171 at the northeast corner of said Lot 1, Alford  
Addition;  
THENCE S 27°18'37" E, with the west right of way line of said South  
Main Street, 329.0 feet to an iron rod set;  
THENCE S 70°56'57" W, 375.15 feet to an iron rod set;  
THENCE N 27°18'37" W, 329.0 feet to an iron rod found;  
THENCE N 70°56'57" E, 375.15 feet to the POINT OF BEGINNING and  
containing 2.804 acres (122144 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, PREM HOSPITALITY, INC. dba HOLIDAY INN EXPRESS NIMISH  
PANCHAL & AUBREY KINCAID do hereby adopt this plat designating the  
hereinabove described real property as LOT 1R AND LOT 1R-1, BEING A  
REPLAT OF ALFORD ADDITION AND ALFORD ADDITION, PHASE II, AN  
ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS and  
does hereby dedicate to the public's use the streets, (alleys, parks) and  
easements shown thereon.

WITNESS my hand at \_\_\_\_\_ Parker County,  
Texas this \_\_\_\_\_ day of \_\_\_\_\_ 2002.

Prem Hospitality Officer  
Nimish Panchal  
Aubrey A. Kincaid

DEED RESTRICTION CERTIFICATION STATEMENT

I hereby certify that the area of this plat does not include  
any lots of a prior subdivision limited by deed restriction  
to residential use for not more than two residential units  
per lot.

Owner  
Nimish Panchal 09/20/02

SWORN TO AND SUBSCRIBED before me this 20 day of SEPT  
2002.

Notary Public in and for the State  
of Texas



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 foregoing 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 \_\_\_\_\_ 2002.

Notary Public in and for the State of Texas

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 foregoing 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 \_\_\_\_\_ 2002.

Notary Public in and for the State of Texas



STATE OF TEXAS  
COUNTY OF PARKER

The undersigned, as lien holder on the acreage  
subdivided according to this plat, hereby  
consents to such subdivision and joins in the  
dedication of the streets and easements.

TITLE  
SVP, TEXAS BANK

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 foregoing 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 \_\_\_\_\_ 2002.

Notary Public in and for the State of Texas



STATE OF TEXAS  
COUNTY OF PARKER

The undersigned, as lien holder on the acreage  
subdivided according to this plat, hereby  
consents to such subdivision and joins in the  
dedication of the streets and easements.

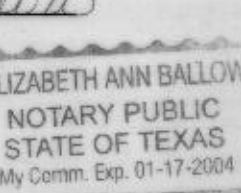
TITLE

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 foregoing instrument, and acknowledged to  
me that he executed the same for the purposes and  
consideration expressed and in the capacity therein  
stated.

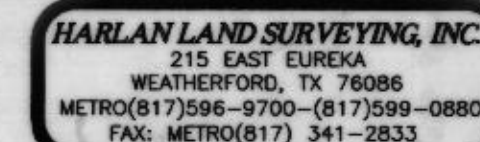
GIVEN UNDER MY HAND AND SEAL OF OFFICE on  
this the \_\_\_\_\_ day of \_\_\_\_\_ 2002.

Notary Public in and for the State of Texas



NORTH

SCALE: 1" = 50'



THIS is to certify that I, David Harlan Jr., a Registered  
Public Land Surveyor of the State of Texas, have plotted  
the above subdivision from an actual survey on the ground  
and all lot corners, angle points and points of curve are  
properly marked on the ground, and that this plat correctly  
represents that survey made by me or under my supervision.

David Harlan, Jr.  
Registered Professional Land Surveyor, No. 2074  
June 2002



INTERSTATE 20

STAR ENTERPRISES  
VOLUME 1596, PAGE 893

LOT 1R  
1.546 ACRES  
(67346 SF)

ALFORD ADDITION

THIS PORTION OF EASEMENT TO BE  
ABANDONED BY CITY OF WEATHERFORD

CITY OF WEATHERFORD  
UTILITY EASEMENT  
VOLUME 1117, PAGE 345

LOT 1R-1  
1.258 ACRES  
(54798 SF)

ALFORD ADDITION  
PHASE II

ALFORD DRIVE  
(60' ROW)

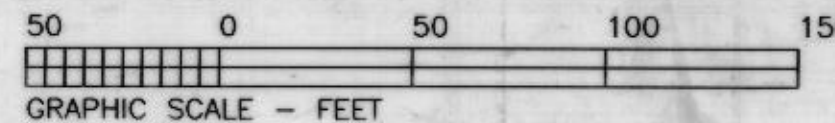
STATEMENT ACKNOWLEDGING VISIBILITY TRIANGLES

"There shall be provided at the intersections of all public  
streets, visibility triangles as required by Section 8.7 of  
the Subdivision Ordinance of the City."

NOTE: 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.

ALL BUILDING SET BACK LINES SHALL CONFORM TO CURRENT ZONING  
ORDINANCES OF THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS

DEVELOPER:  
NIMISH PANCHAL  
2500 South Main Street  
Weatherford, TX 76086  
817-599-3700



PC B 738