

# Survey Description

STATE OF TEXAS  
 COUNTY OF PALO PINTO

Of a 1.975 acres tract of land out of BLOCK 36, HITT'S ADDITION, City of Mineral Wells, Palo Pinto County, Texas; said HITT'S ADDITION being recorded in Volume 14, Page 591, Deed Records, Palo Pinto County, Texas; being all of those certain tracts of land conveyed to CH-Montana 2 LLC in Volume 2312, Page 367, and Volume 2448, Page 507, Official Public Records, Palo Pinto County, Texas; being further described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect Surface Adjusted, N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, using Texas Department of Transportation Surface Adjustment Factor of 1.00012.

BEGINNING at a found 100d nail in the north right of way line of East Hubbard Street a.k.a. U.S. Highway No. 180, at the southeast corner of that certain tract of land conveyed to D. Richey in Volume 807, Page 88, O.P.R.P.P.C.T., for the southwest and beginning corner of this tract. WHENCE the southwest corner of said BLOCK 36 is called by deed to bear S 89°35'52" W 650 feet.

THENCE along the common line of said Richey tract & said CH-Montana tract as follows:

N 00°10'49" E 299.82 feet to a found p.k. nail in concrete, for an ell corner of this tract.

S 89°37'13" W 4.17 feet to a found 1/2" iron rod with red plastic cap stamped "PRICE", at the southeast corner of Lot 1, Block 36, HITT ADDITION, a replat of 6.536 acres out of said Block 36, for an ell corner of this tract.

THENCE N 00°36'57" W 248.46 feet along the common line of said Lot 1 & said CH-Montana tract to a found 1/2" iron rod with red plastic cap stamped "PRICE", for the northwest corner of this tract.

THENCE N 89°35'52" E 159.20 feet parallel to the north line of said East Hubbard Street, to a point in the west line of Elmwood Cemetery, for the northeast corner of this tract.

THENCE S 00°22'32" E 548.27 feet to a found p.k. nail in concrete in the north right of way line of said East Hubbard Street, for the southeast corner of this tract.

THENCE S 89°35'52" W 156.90 feet along the north right of way line of said East Hubbard Street to the POINT OF BEGINNING.

## Surveyor Certification

That I, Micah Hamilton, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

*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.*

Micah Hamilton, Registered Professional Land Surveyor No. 5865  
 M20073-P - October 2023

## Know All Men by These Presents

That, CH-Montana 2 LLC, being the sole owner, do hereby adopt this plat designating the herein described real property as Lot 2, Block 36, HITT'S ADDITION, an addition City of Mineral Wells, Palo Pinto County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

## Owner

Agent or Representative

Title

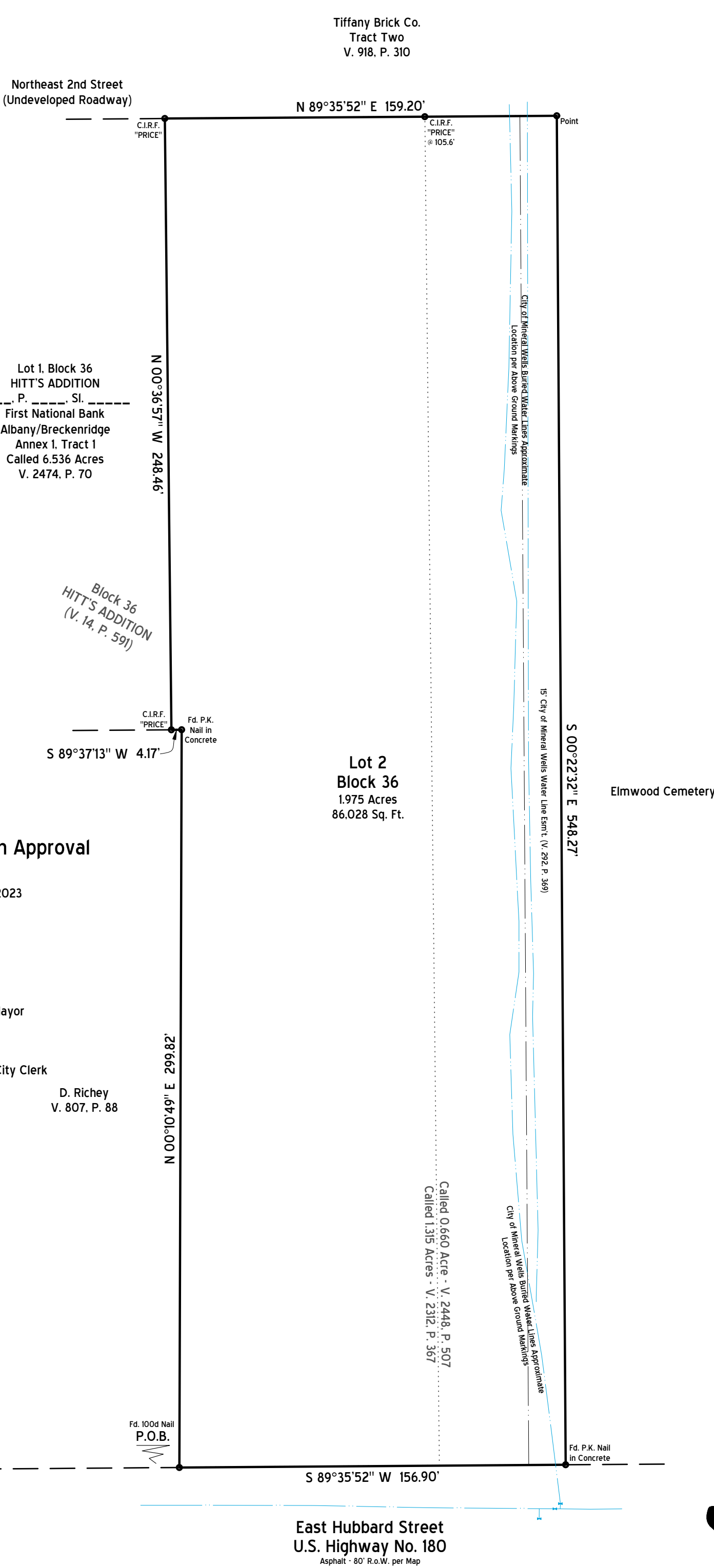
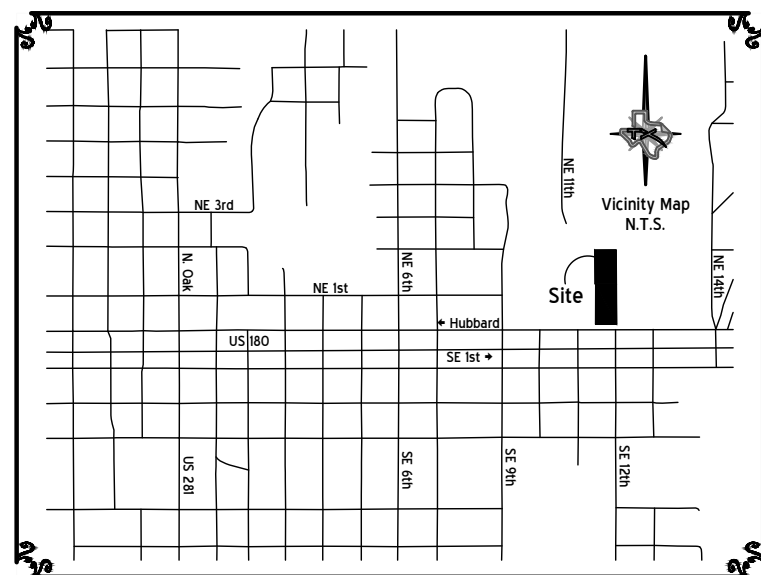
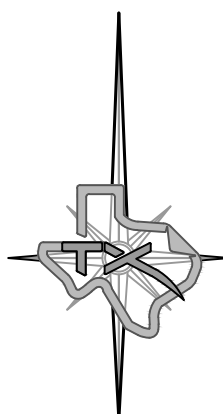
## State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

**Surveyor:**  
 Texas Surveying, Inc.  
 Mineral Wells Branch  
 112 S.E. 1st Street  
 Mineral Wells, TX 76067  
 940-325-2155  
 Firm No. 10194121

**Owner:**  
 CH-Montana 2 LLC  
 11802 Bunker Hill Circle  
 Houston, TX 77024



## City Council and Planning & Zoning Commission Approval

Approved: \_\_\_\_\_ 2023

City of Mineral Wells  
 Palo Pinto County, Texas

By: \_\_\_\_\_ Mayor

Attest: \_\_\_\_\_ City Clerk

D. Richey  
 V. 807, P. 88

\_\_\_\_\_  
 Planning & Zoning Commission Chairman

## Utility Easements

Any public franchise utility, including the City of Mineral Wells, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems, on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone.

## Construction over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric, cable or other utility easement of any type.

## Underground Utilities

Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

## Flood Hazard Note

This tract appears to be located within Other Areas, Zone "X" - areas determined to be located outside of the 0.2% Annual Chance Flood Plain, according to the F.I.R.M. Community Panel 48363C0340F, dated April 5, 2019.

## 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, withholding of utilities, and/or building permits.

## Additional Notes

No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

All corners are set 1/2" iron rods with red plastic caps stamped "TEXAS SURVEYING INC", unless otherwise noted.

## Replat

Lot 2, Block 36  
 HITT'S ADDITION

A replat of a 1.975 acres tract of land out of Block 36, HITT'S ADDITION, an addition to the City of Mineral Wells, according to the plat as recorded in Volume 14, Page 591, Deed Records, Palo Pinto County, Texas, all of those certain tracts of land conveyed to CH-Montana 2 LLC in Volume 2312, Page 367, and Volume 2448, Page 507, Official Public Records, Palo Pinto County, Texas.

October 2023

