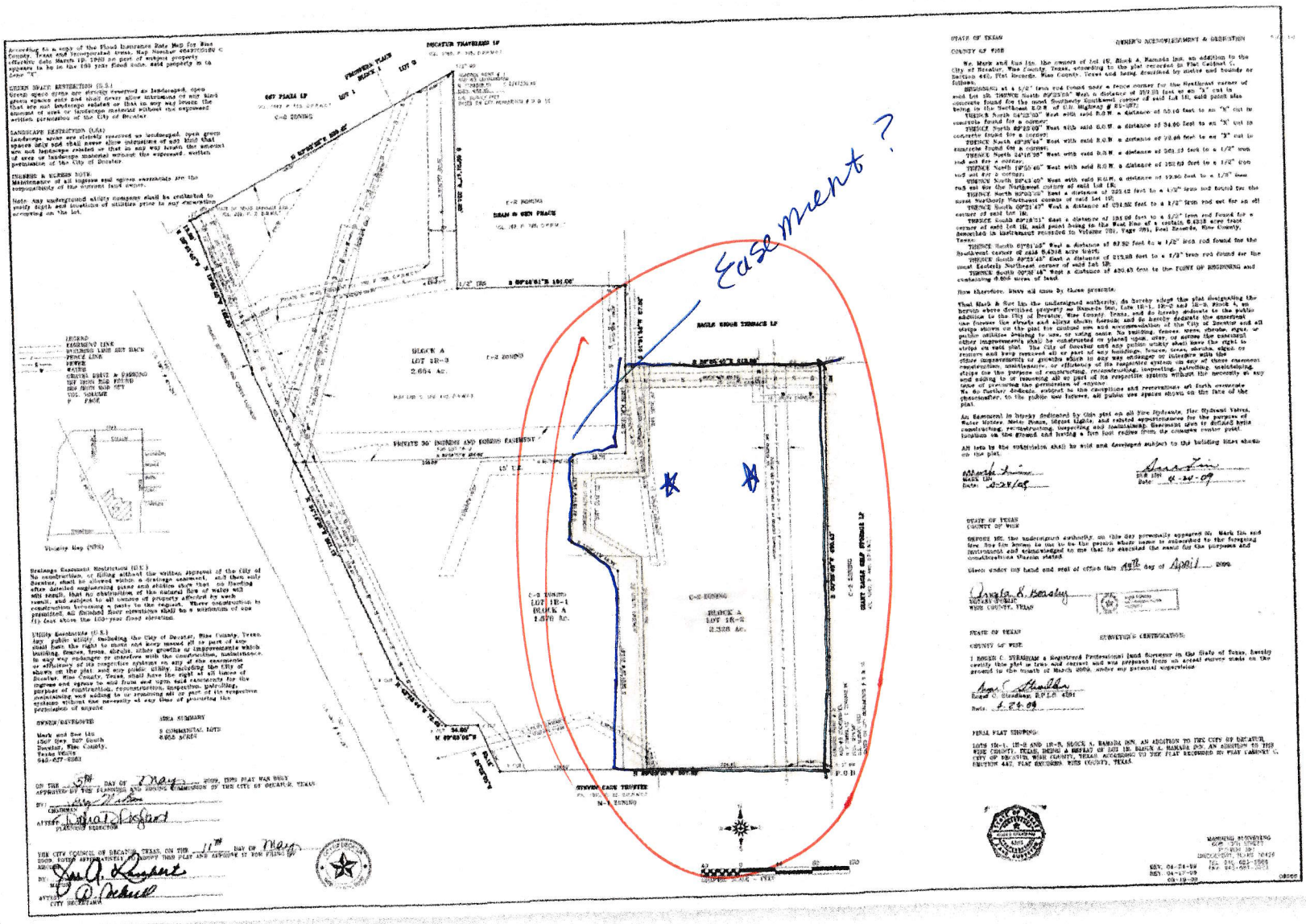

STATE OF TEXAS
COUNTY OF WISE

OWNER'S ACKNOWLEDGMENT & DEDICATION

We, Mark and Sue Ida the owners of Lot 1R, Block A, Hamada Inn, an addition to the City of Decatur, Wise County, Texas, according to the plat recorded in Plat Cabinet C, Section 448, Plat Records, Wise County, Texas and being described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found near a fence corner for the Northeast corner of said Lot 1R, THENCE South 00°23'55" West a distance of 359.35 feet to an "X" cut in concrete found for the most Southerly Southwest corner of said Lot 1R, said point also being in the Northeast R.O.W. of U.S. Highway # 81-287;

THENCE North 64°20'00" West with said R.O.W. a distance of 50.10 feet to an "X" cut in concrete found for a corner;

THENCE North 89°29'09" West with said R.O.W. a distance of 34.00 feet to an "X" cut in concrete found for a corner;

THENCE North 49°39'14" West with said R.O.W. a distance of 98.66 feet to an "X" cut in concrete found for a corner;

THENCE North 24°16'36" West with said R.O.W. a distance of 301.13 feet to a 1/2" iron rod set for a corner;

THENCE North 19°50'46" West with said R.O.W. a distance of 152.83 feet to a 1/2" iron rod set for a corner;

THENCE North 80°43'00" West with said R.O.W. a distance of 12.00 feet to a 1/2" iron rod set for the Northwest corner of said Lot 1R;

THENCE North 10°01'00" East a distance of 225.12 feet to a 1/2" iron rod found for the most Northerly Northwest corner of said Lot 1R;

THENCE South 00°21'47" West a distance of 194.86 feet to a 1/2" iron rod set for an ell corner of said Lot 1R;

THENCE South 89°38'13" East a distance of 191.00 feet to a 1/2" iron rod found for a corner of said Lot 1R, said point being in the West line of a certain 6.4318 acre tract described in instrument recorded in Volume 781, Page 781, Real Records, Wise County, Texas;

THENCE South 07°31'55" West a distance of 87.92 feet to a 1/2" iron rod found for the Southwest corner of said 6.4318 acre tract;

THENCE South 89°23'43" East a distance of 215.00 feet to a 1/2" iron rod found for the most Easterly Northwest corner of said Lot 1R;

THENCE South 00°36'16" West a distance of 430.43 feet to the POINT OF BEGINNING and containing 4.898 acres of land.

Now therefore, Know all men by these presents,

That Mark & Sue Ida the undersigned authority, do hereby adopt the plat designating the hereon above described property as Hamada Inn, Lots 1R-1, 1R-2 and 1R-3, Block A, an addition to the City of Decatur, Wise County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Decatur and all public utilities desiring to use, or using same. No building, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over, or across the easement strips on said plat. The City of Decatur and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

We do further dedicate, subject to the exceptions and reservations set forth hereunder to the public use forever, all public use spaces shown on the face of the plat.

An Easement is hereby dedicated by this plat on all Fire Hydrants, Fire Hydrant Valves, Water Meters, Meter Boxes, Street Lights, and related appurtenances for the purpose of constructing, reconstructing, inspecting and maintaining. Easement given is defined herein locations on the ground and having a five foot radius from the concerned center point.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

Mark Ida
Date: 3-24-09

Sue Ida
Date: 4-24-09

STATE OF TEXAS
COUNTY OF WISE

BEFORE ME, the undersigned authority, on this day personally appeared Mr. Mark Ida and Mrs. Sue Ida known to me to be the person whose name is subscribed to the foregoing deed instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this 4th day of April 2009.

Angela K. Beasley
NOTARY PUBLIC
WISE COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WISE

SURVEYOR'S CERTIFICATION:

I ROGER C. STEARMAN a Registered Professional Land Surveyor in the State of Texas, hereby certify the plat as here said correct and was prepared from an actual survey made on the ground by the month of March 2009, under my personal supervision.

Roger C. Stearman, R.P.L.S. 4581
Date: 4-24-09

FINAL PLAT ZONING:

LOTS 1R-1, 1R-2 AND 1R-3, BLOCK A, HAMADA INN, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS, BEING A RESAT OF LOT 1R, BLOCK A, HAMADA INN, AN ADDITION TO THE CITY OF DECATUR, WISE COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET C, SECTION 448, PLAT RECORDS, WISE COUNTY, TEXAS.

According to a copy of the Flood Insurance Rate Map for Wise County, Texas and Incorporated Areas, Map Number 48497C0105 C effective date March 19, 1990 no part of subject property appears to be in the 100 year flood zone, said property is in Zone "X".

GREEN SPACE RESTRICTION (G.S.)
Green space areas are strictly reserved as landscaped, open green spaces only and shall never allow intrusions of any kind where such are not landscape related or that in any way breach the intent of area or landscape material without the expressed, written permission of the City of Decatur.

LANDSCAPE RESTRICTION (L.S.)
Landscape areas are strictly reserved as landscaped, open green spaces only and shall never allow intrusions of any kind that are not landscape related or that in any way breach the intent of area or landscape material without the expressed, written permission of the City of Decatur.

TRIMMING & MOWING NOTE:
Maintenance of all ingress and egress easements are the responsibility of the current land owner.

Note: Any underground utility companies shall be contacted to verify depth and location of utilities prior to any excavating or mowing on the lot.

LEGEND
EASEMENT LINE
BUILDING LINE SET BACK
FENCE LINE
SEWER
WATER
CENTRAL DRIVE & PARKING
IRF IRON ROD FOUND
IRS IRON ROD SET
VOL VOLUME
F FENCE

Vicinity Map (NTS)

Drainage Easement Restrictions (D.E.)
No construction, or filling without the written approval of the City of Decatur, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction of the natural flow of water will result, and subject to all owners of property affected by such permit, and subject to all terms of the permit. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation.

Utility Easements (U.E.)
Any public utility, including the City of Decatur, Wise County, Texas, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Decatur, Wise County, Texas, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER/DEVELOPER:
Mark and Sue Ida
1507 Hwy 287 South
Decatur, Wise County,
Texas 76234
940-627-0081

AREA SUMMARY
3 COMMERCIAL LOTS
4.898 ACRES

ON THE 5TH DAY OF May 2009, THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DECATUR, TEXAS.

BY: [signature]
CHAIRMAN
ATTEST: [signature]
PLANNING SECRETARY

THE CITY COUNCIL OF DECATUR, TEXAS, ON THE 11TH DAY OF May 2009, VOTED APPROXIMATELY TO ADOPT THIS PLAT AND AUTHORIZE IT FOR FILING OF RECORD.

BY: [signature]
MAYOR
ATTEST: [signature]
CITY SECRETARY

MANNING ENGINEERING
[illegible]
DECATUR, TEXAS 76234
REV: 04-24-09
REV: 04-17-09
04-19-09