

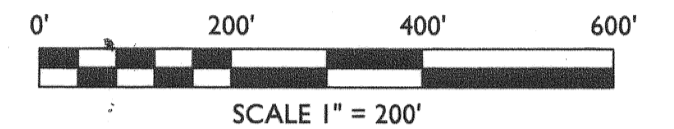
F:\2017\170023-LOZOYA CONSTRUCTION-GARDENDALE TERRACE 70 ACRE PLAT\DRAWINGS\PLAT 17-0023 - FINAL PLAT.DWG

GARDENDALE TERRACE, 3RD FILING

BEING 73.829 ACRES LOCATED IN SECTION 10, BLOCK 41, T-I-S, T&P RR. CO. SURVEY, ECTOR COUNTY, TEXAS

LEGEND

- ⊙ DENOTES FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ DENOTES SET 1/2" IRON ROD
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- - - DENOTES EASEMENT LINE
- - - DENOTES ADJACENT LOT LINES



GRID:

COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF Ector

WHEREAS WTX BUILDERS, LLC, is the record owner of a tract of land situated in the North part of Section 10, Block 41, T-I-S, T&P RR. Co. Survey, Ector County, Texas and more particularly described hereon,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WTX BUILDERS, LLC, being the owner of the land shown on this plat designated as GARDENDALE TERRACE, 3RD FILING, an Addition to Ector County, Texas and whose name is subscribed hereto, does hereby dedicate to the public use forever the streets, alleys, and easements shown thereon.

WITNESS my hand at 11:45 A.M., this 3 day of April, 2019.

BY: Pete Martinez

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF Ector

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pete Martinez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as owner, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the 3 day of April, 2019.

Kelsey Ann Stine
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, WESLEY C. HUNTER, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown therein were properly located under my personal supervision, in accordance with the Subdivision Regulations of Ector County, Texas.

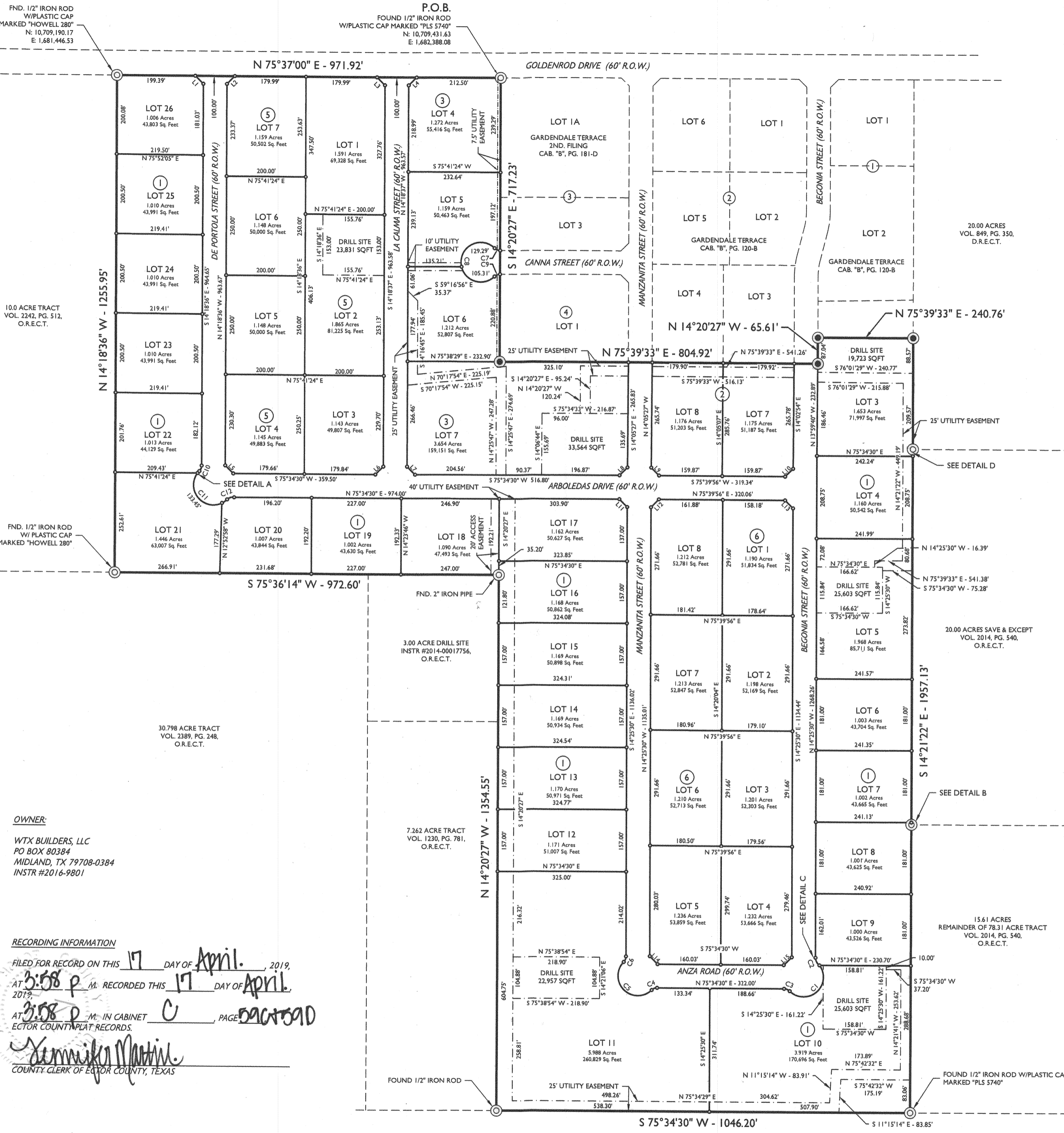
Wesley C. Hunter
WESLEY C. HUNTER, R.P.L.S.
Registered Professional Land Surveyor #6268
Maverick Survey, LLC (TX Firm #10194452)
1909 W. Wall Street, Suite K
Midland, TX 79701



COUNTY CERTIFICATE

This plat is hereby approved this 26th day of February, 2019,
by the Commissioners Court of Ector County, Texas.

Wesley C. Hunter
ECTOR COUNTY CLERK



FND. 1/2" IRON ROD W/PLASTIC CAP MARKED "HOWELL 280" N. 10.709,190.17 E. 1.681,446.53

P.O.B. FOUND 1/2" IRON ROD W/PLASTIC CAP MARKED "PLS 5740" N. 10.709,431.63 E. 1.682,388.08

10.0 ACRE TRACT VOL. 2242, PG. 512, O.R.E.C.T.

FND. 1/2" IRON ROD W/PLASTIC CAP MARKED "HOWELL 280"

30.798 ACRE TRACT VOL. 2389, PG. 248, O.R.E.C.T.

3.00 ACRE DRILL SITE INSTR #2014-00017756, O.R.E.C.T.

20.00 ACRES SAVE & EXCEPT VOL. 2014, PG. 540, O.R.E.C.T.

15.61 ACRES REMAINDER OF 78.31 ACRE TRACT VOL. 2014, PG. 540, O.R.E.C.T.

JAMES D. & HEIDI D. HORTON
157.06 ACRES
VOL. 1125, PG. 38,
O.R.E.C.T.

OWNER:
WTX BUILDERS, LLC
PO BOX 80384
MIDLAND, TX 79708-0384
INSTR #2016-9801

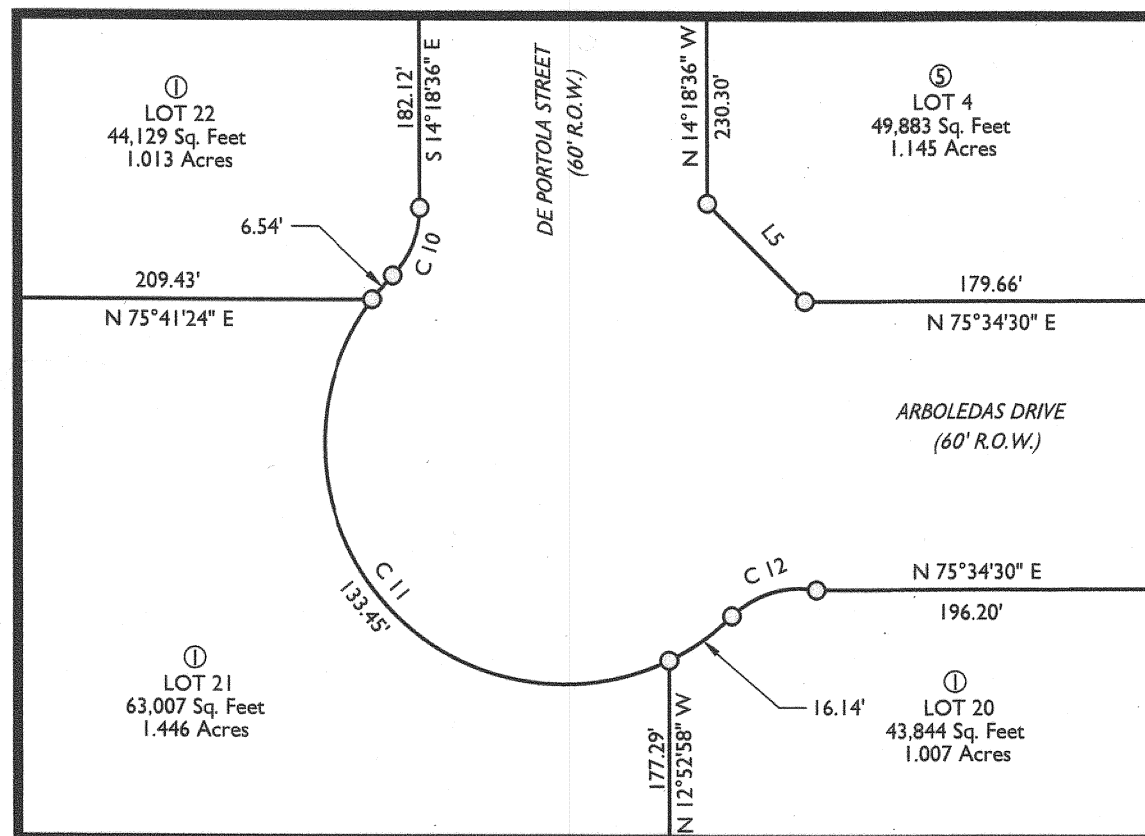
RECORDING INFORMATION
FILED FOR RECORD ON THIS 17 DAY OF April, 2019,
AT 3:58 P.M. RECORDED THIS 17 DAY OF April, 2019,
AT 3:58 P.M. IN CABINET C, PAGE 504759D
ECTOR COUNTY PLAT RECORDS.
Semiko Martin
COUNTY CLERK OF ECTOR COUNTY, TEXAS

MAVERICK ENGINEERING
1909 West Wall Street, Suite "K"
Midland, Texas 79701 FIRM: F-15089
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

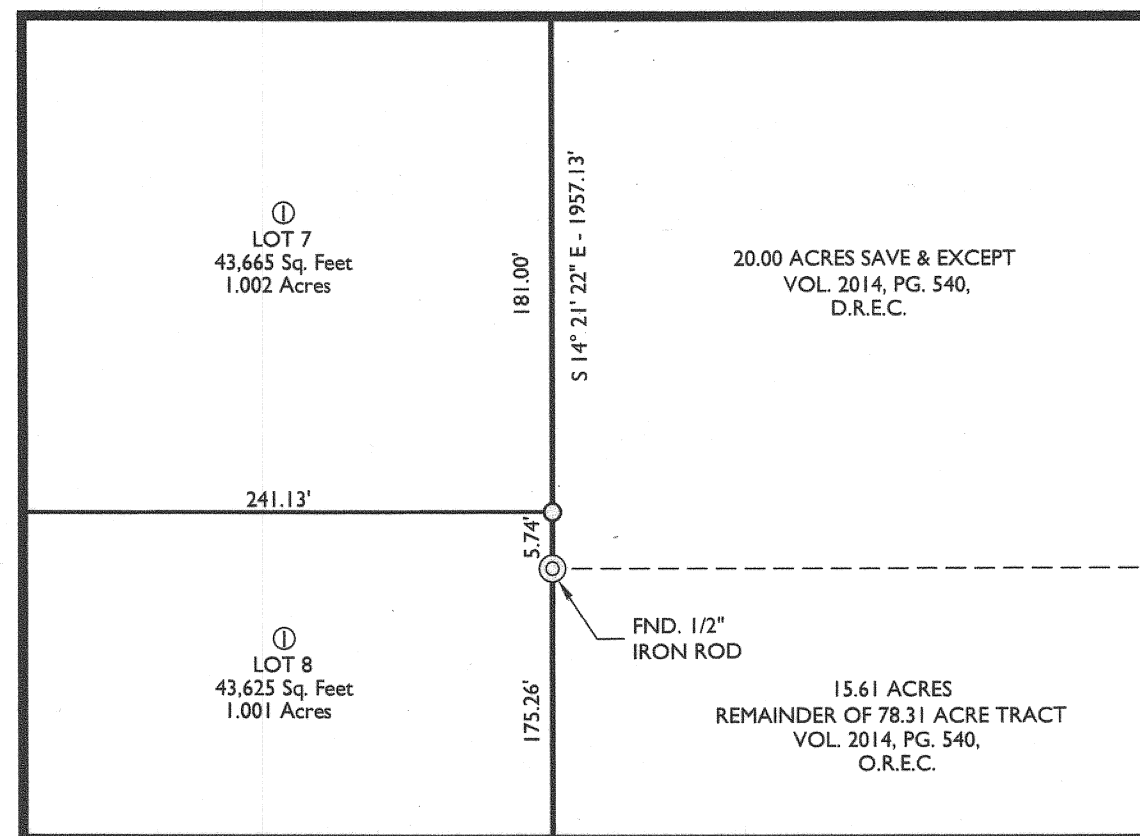
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GARDENDALE TERRACE, 3RD FILING

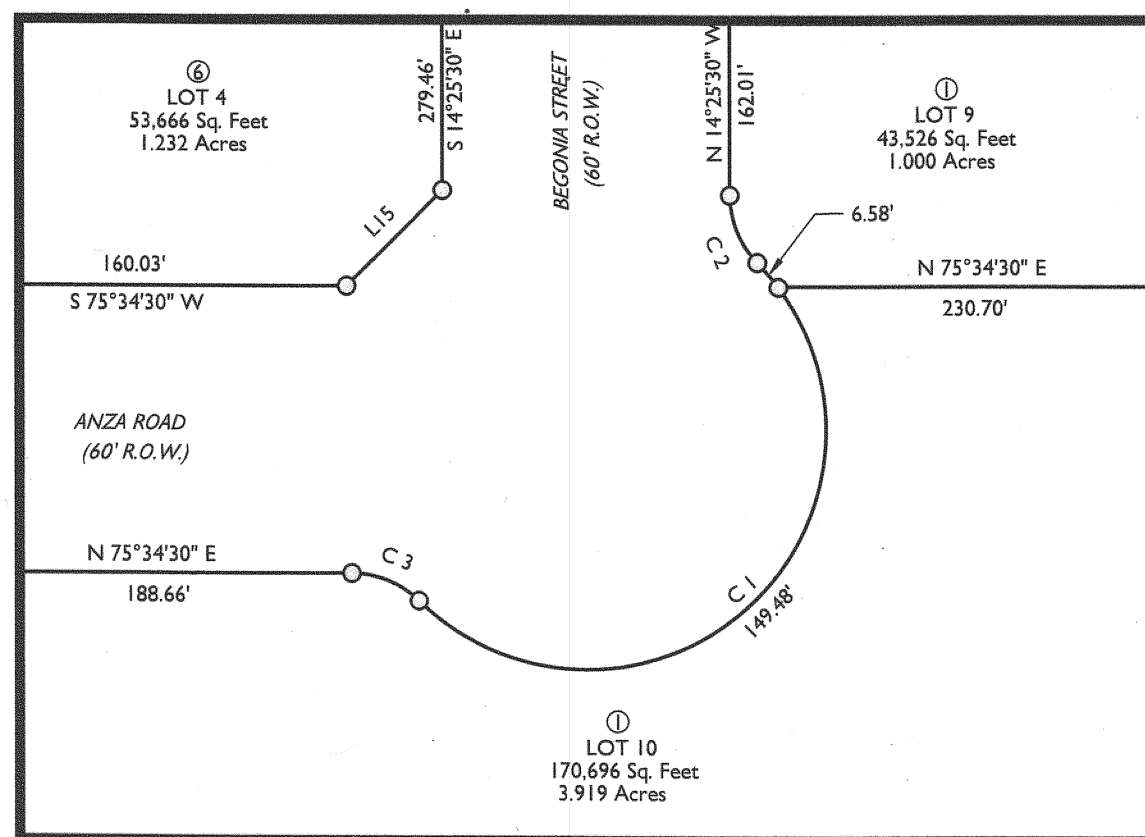
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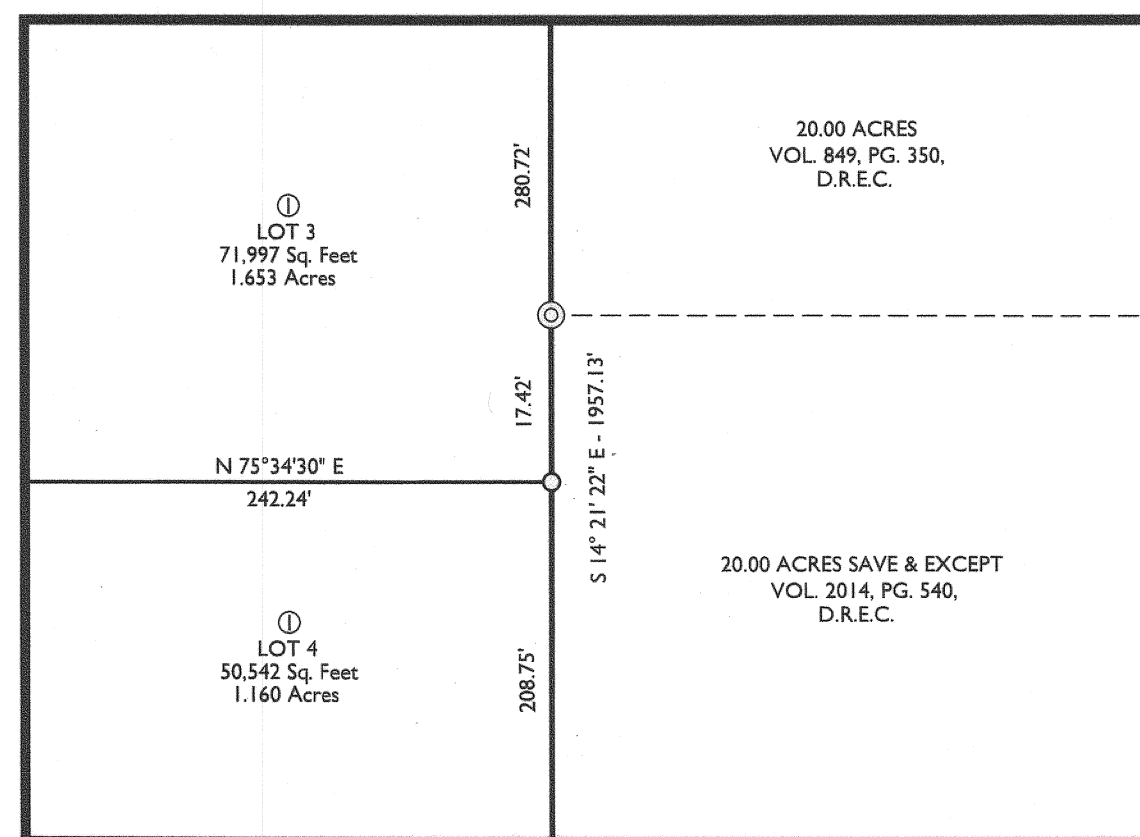
DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



DETAIL C
NOT TO SCALE



DETAIL D
NOT TO SCALE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	156.06'	50.00'	178°49'50"	S 30°34'30" W	99.99'
C2	15.50'	20.00'	44°24'55"	N 36°37'57" W	15.12'
C3	15.50'	20.00'	44°24'55"	S 82°13'02" E	15.12'
C4	15.50'	20.00'	44°24'55"	S 53°22'03" W	15.12'
C5	156.06'	50.00'	178°49'50"	S 59°25'30" E	99.99'
C6	15.50'	20.00'	44°24'55"	S 07°46'58" W	15.12'
C7	15.50'	20.00'	44°24'55"	S 82°08'00" E	15.12'
C8	234.60'	50.00'	268°49'50"	N 14°20'27" W	71.43'
C9	15.50'	20.00'	44°24'55"	N 53°27'05" E	15.12'
C10	15.50'	20.00'	44°24'55"	N 07°53'51" E	15.12'
C11	133.45'	50.00'	152°55'10"	N 53°51'11" W	86.05'
C12	15.50'	20.00'	44°24'55"	S 53°23'47" W	15.12'

LINE	BEARING	DISTANCE
L1	N 59°20'48" W	28.28'
L2	N 30°39'12" E	28.32'
L3	S 59°20'48" E	28.28'
L4	S 30°39'12" W	28.32'
L5	N 59°21'11" W	28.74'
L6	N 30°38'49" E	28.53'
L7	S 59°21'11" E	28.42'
L8	S 30°43'54" W	28.36'
L9	S 59°13'23" E	28.23'
L10	S 31°11'29" W	28.54'
L11	S 59°25'30" E	28.28'
L12	S 30°37'13" W	28.26'
L13	N 59°22'47" W	28.31'
L14	N 59°25'30" W	28.28'
L15	S 30°34'30" W	28.28'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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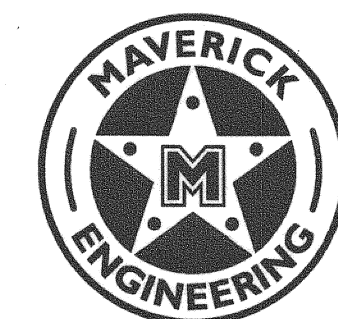
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Jennifer Mann
COUNTY CLERK OF ECTOR COUNTY, TEXAS

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48135C0125E, DATED MARCH 15, 2012, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF PIPER SURVEYING COMPANY.



**MAVERICK
ENGINEERING**

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Midland, Texas 79701 FIRM: F-15089
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GARDENDALE TERRACE, 3RD FILING
SHEET 2 OF 2