2013-30P
Watson

15292440

BRIARWOOD ADDITION

BEING A REPLAT OF LOTS 59–69, BLOCK 10, BRIARWOOD ADDITION REPLAT, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, LOCATED IN SECTION 29, BLOCK 42, TOWNSHIP 2 SOUTH, T & P RY. COMPANY SURVEY, ECTOR COUNTY, TEXAS

LEGEND

- ● 80d SPIKE FOUND
- ○ IRON ROD SET W/CAP MARKED "WPG INC"
- Ⓦ WATER METER
- Ⓖ GAS METER
- POWER/UTILITY POLE
- MANHOLE
- —— OHE —— OVERHEAD ELECTRIC LINE
- —— SS —— SANITARY SEWER LINE
- —— V_x —— WATER LINE
- —— * —— CHAINLINK FENCE
- (R) RECORD
- D.R.E.C. DEED RECORDS ECTOR COUNTY, TEXAS
- P.R.E.C. PLAT RECORDS ECTOR COUNTY, TEXAS

N P W G E S

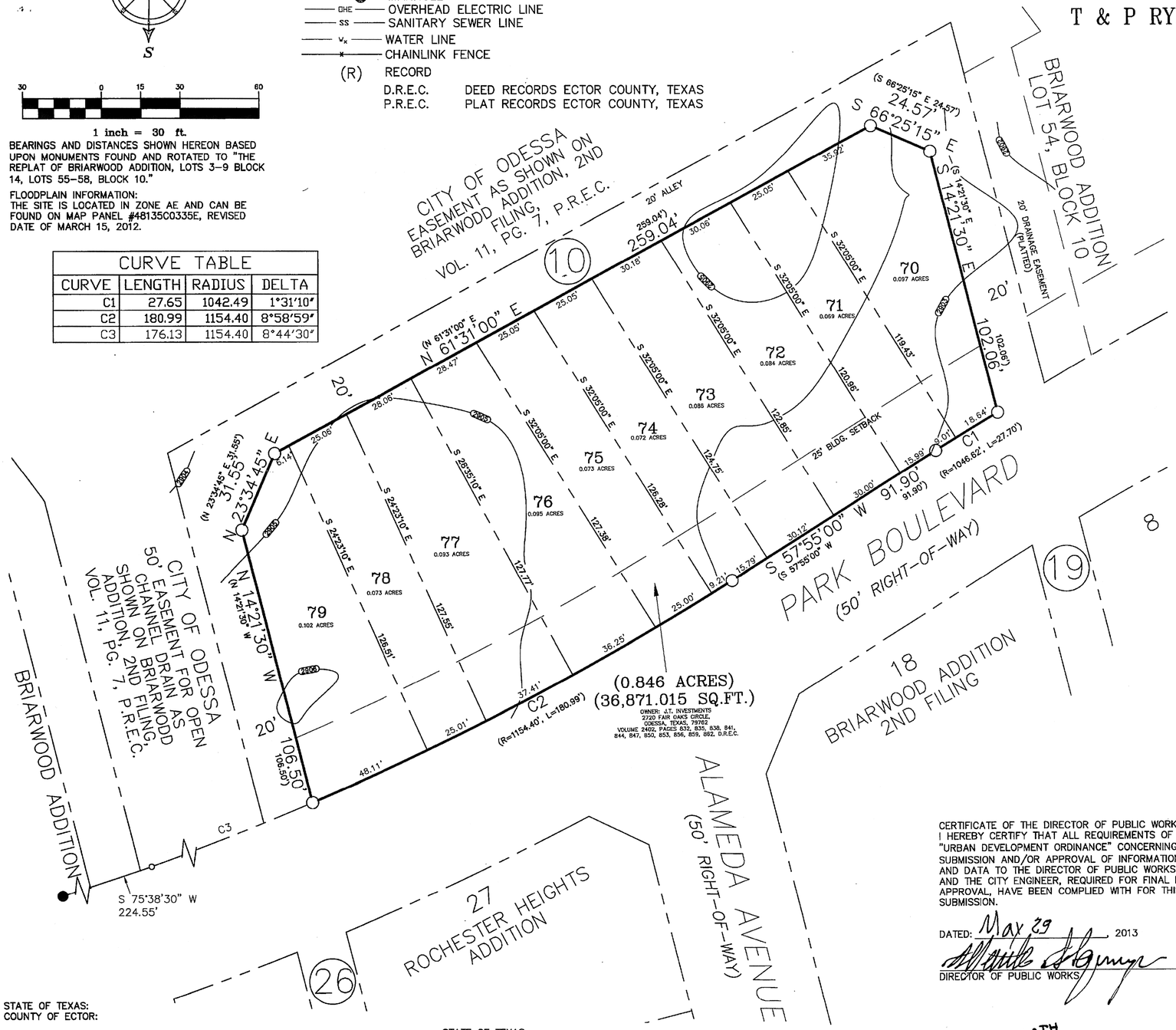
30 0 15 30 60

1 inch = 30 ft.

BEARINGS AND DISTANCES SHOWN HEREON BASED UPON MONUMENTS FOUND AND ROTATED TO "THE REPLAT OF BRIARWOOD ADDITION, LOTS 3–9 BLOCK 14, LOTS 55–58, BLOCK 10."

FLOODPLAIN INFORMATION:
THE SITE IS LOCATED IN ZONE AE AND CAN BE FOUND ON MAP PANEL #48135C0335E, REVISED DATE OF MARCH 15, 2012.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	27.65	1042.49	1°31'10"
C2	180.99	1154.40	8°58'59"
C3	176.13	1154.40	8°44'30"



METES AND BOUNDS DESCRIPTION

BEING A 0.846 ACRE TRACT OF LAND, BEING ALL OF LOTS 59–69, BLOCK 10, BRIARWOOD ADDITION REPLAT, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, LOCATED IN SECTION 29, BLOCK 42, TOWNSHIP 2 SOUTH, T & P RY. COMPANY SURVEY, ECTOR COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN TRACTS DESCRIBED IN DEEDS TO J.T. INVESTMENTS, RECORDED IN VOLUME 2402, PAGES 832, 835, 838, 841, 844, 847, 850, 853, 856, 859, 862, DEED RECORDS OF ECTOR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD SET IN THE NORTH RIGHT–OF–WAY LINE OF PARK BOULEVARD, FOR THE SOUTHEAST CORNER OF A 20 FOOT WIDE ALLEY, THE SOUTHWEST CORNER HEREOF, FROM WHICH A 80d SPIKE FOUND FOR THE SOUTHEAST CORNER OF LOT 15, BLOCK 1, REPLAT OF BLOCK 1 BRIARWOOD ADDITION RECORDED IN VOLUME 10, PAGE 17, PLAT RECORDS OF ECTOR COUNTY, TEXAS, BEARS ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1154.40 FEET AND A ARC LENGTH OF 176.13, AND SOUTH 75°38'30" WEST, A DISTANCE OF 224.55;

THENCE NORTH 14°21'30" WEST, ALONG THE EAST LINE OF THE SAID 20 FOOT WIDE ALLEY, A DISTANCE OF 106.50 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER CUT AT THE NORTHWEST CORNER HEREOF;

THENCE NORTH 23°34'45" EAST, ALONG THE SAID CORNER CUT, A DISTANCE OF 31.55 FEET TO A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF SAID 20 FOOT WIDE ALLEY, FOR THE NORTH CORNER CUT AT THE NORTHWEST CORNER HEREOF;

THENCE NORTH 61°31'00" EAST, ALONG THE SAID SOUTH LINE OF THE SAID 20 FOOT WIDE ALLEY, A DISTANCE OF 259.04 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTH CORNER CUT AT THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 66°25'15" EAST, ALONG THE SAID CORNER CUT, A DISTANCE OF 24.57 FEET TO A 1/2 INCH IRON ROD SET IN THE WEST LINE OF SAID 20 FOOT WIDE ALLEY, FOR THE SOUTH CORNER CUT AT THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 14°21'30" EAST, ALONG THE SAID WEST LINE OF SAID 20 FOOT WIDE ALLEY, A DISTANCE OF 102.06 FEET TO A 1/2 INCH IRON ROD SET IN THE SAID NORTH RIGHT–OF–WAY LINE OF SAID PARK BOULEVARD, FOR THE SOUTHEAST CORNER HEREOF;

THENCE ALONG THE SAID NORTH RIGHT–OF–WAY LINE OF SAID PARK BOULEVARD, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1042.49 FEET, A DELTA ANGLE OF 01°31'10", AN ARC DISTANCE OF 27.65 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF CURVATURE ON THE SOUTH LINE HEREOF;

THENCE SOUTH 57°55' 00" WEST, ALONG THE SAID NORTH RIGHT–OF–WAY LINE OF SAID PARK BOULEVARD, A DISTANCE OF 91.90 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF CURVATURE ON THE SOUTH LINE HEREOF;

THENCE ALONG THE SAID NORTH RIGHT–OF–WAY LINE OF SAID PARK BOULEVARD, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1154.40 FEET, A DELTA ANGLE OF 08°58'59", AN ARC DISTANCE OF 180.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.846 ACRES, MORE OR LESS.

NOTE: 1/2 INCH IRON ROD SET WITH CAP MARKED "WPG INC"

STATE OF TEXAS:
COUNTY OF ECTOR:

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS LOTS 59–69, BLOCK 10, BRIARWOOD ADDITION, 2nd FILING, AN ADDITION TO THE CITY OF ODESSA, ECTOR COUNTY, TEXAS, AND BEING THOSE LOTS DESCRIBED IN VOLUME 2402, PAGES 832, 835, 838, 838, 841, 844, 847, 850, 853, 856, 859, AND 862, OF THE DEED RECORDS OF ECTOR COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, THEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATER COURSES, DRAINS, EASEMENTS, PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND A EASEMENT OF EGRESS AND INGRESS FOR TRASH COLLECTION PURPOSES IS HEREBY GRANTED.

BY: Jot Tucker
JT INVESTMENTS

STATE OF TEXAS:
COUNTY OF ECTOR:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 24, 2013
BY JOT TUCKER, JT INVESTMENTS

Kimberly Holmes
NOTARY PUBLIC, STATE OF TEXAS

Kimberly Holmes
PRINTED NAME OF NOTARY

10-10-13
MY COMMISSION EXPIRES

KIMBERLY HOLMES
Notary Public, State of Texas
My Commission Expires
October 13, 2013

CERTIFICATE OF THE DIRECTOR OF PUBLIC WORKS:
I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE "URBAN DEVELOPMENT ORDINANCE" CONCERNING SUBMISSION AND/OR APPROVAL OF INFORMATION AND DATA TO THE DIRECTOR OF PUBLIC WORKS AND THE CITY ENGINEER, REQUIRED FOR FINAL PLAT APPROVAL, HAVE BEEN COMPLIED WITH FOR THIS SUBMISSION.

DATED: May 29, 2013
DIRECTOR OF PUBLIC WORKS

APPROVED THIS 18TH DAY OF APRIL, 2013 BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ODESSA, TEXAS,

CHAIRMAN

Randal J Brunk
DIRECTOR OF PLANNING

FILED FOR RECORD THIS 03 DAY OF JUNE, 2013, 3:47 P.M.
RECORDED THIS 03 DAY OF JUNE, 2013, 3:47 P.M. IN CABINET B, PAGE 109-A, ECTOR COUNTY PLAT RECORDS.

Linda Haney
COUNTY CLERK OF ECTOR COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF ECTOR:
KNOW ALL MEN BY THESE PRESENTS THAT W.D WATSON, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I, OR OTHERS UNDER MY SUPERVISION, PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

DATED: April 23, 2013

W.D. WATSON, JR. REGISTERED PROFESSIONAL LAND SURVEYOR #1989

STATE OF TEXAS REGISTERED W. D. WATSON, JR. 1989 PROFESSIONAL LAND SURVEYOR

Watson Professional Group Inc
CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
P.O. DRAWER 11186
MIDLAND, TEXAS 79702
(432) 520-9200
FAX (432) 520-9212
wdwatson@wpg-us.com

DATE: MARCH 13, 2013 DATE SURVEYED: FEBRUARY 2013
JOB NO.: 13-1101-00 FIELD BOOK 709/16 DRAFT TA REV. 0
FILE: T:\ECTOR\TITLE\BRIARWOOD REPLAT