05-21P
LCA

# Castle Ridge Estates

## BEING A 34.464 ACRE TRACT OF LAND IN SECTION 16, BLOCK 41, T-2-S, T & P RR CO. SURVEY, ECTOR COUNTY, TEXAS

### CURVE DATA

| CV# | Δ | R | L | CD. BRN. | CD. DIST |
|---|---|---|---|---|---|
| 1 | 18°40'27" | 774.90' | 252.56' | S 53°57'22" W | 251.44' |
| 2 | 17°21'4" | 4527.11' | 1370.97' | N 52°54'28" E | 1365.73' |
| 3 | 47°40'32" | 880.00' | 732.25' | S 7°53'15" E | 711.30' |
| 4 | 11°1'15" | 450.00' | 86.56' | S 10°26'24" W | 86.43' |
| 5 | 54°18'53" | 10.00' | 9.48' | S 8°26'17" E | 9.13' |
| 6 | 288°37'46" | 50.00' | 251.88' | N 54°24'16" E | 58.33' |
| 7 | 54°18'53" | 10.00' | 9.48' | N 8°26'17" W | 9.13' |
| 8 | 54°18'53" | 10.00' | 9.48' | S 8°26'17" E | 9.13' |
| 9 | 288°37'46" | 50.00' | 251.88' | N 54°24'16" E | 58.33' |
| 10 | 54°18'53" | 10.00' | 9.48' | N 8°26'17" W | 9.13' |
| 11 | 54°18'53" | 10.00' | 9.48' | S 8°26'17" E | 9.13' |
| 12 | 288°37'46" | 50.00' | 251.88' | N 54°24'16" E | 58.33' |
| 13 | 54°18'53" | 10.00' | 9.48' | N 8°26'17" W | 9.13' |
| 14 | 80°9'25" | 13.35' | 18.67' | N 34°9'56" E | 17.19' |
| 15 | 59°5'49" | 10.00' | 10.32' | S 76°11'42" E | 9.87' |
| 16 | 180°00'00" | 17.00' | 53.41' | S 46°52'58" W | 34.00' |
| 17 | 53°46'22" | 50.00' | 46.93' | S 73°46'09" W | 45.22' |
| 18 | 53°46'22" | 100.00' | 93.85' | N 73°46'09" E | 90.44' |
| 19 | 45°28'25" | 100.00' | 79.37' | N 56°36'28" W | 77.30' |
| 20 | 45°28'25" | 150.00' | 119.05' | S 56°36'28" E | 115.95' |
| 21 | 2°08'44" | 880.00' | 32.96' | N 32°47'53" W | 32.95' |
| 22 | 49°49'17" | 830.00' | 721.72' | S 8°57'37" E | 699.20' |
| 23 | 11°01'15" | 500.00' | 96.18' | S 10°26'24" W | 96.03' |
| 24 | 74°33'21" | 705.00' | 917.38' | S 5°50'22" E | 854.01' |
| 25 | 72°12'15" | 685.00' | 863.24' | S 7°00'55" E | 807.24' |
| 26 | 4°14'07" | 834.89' | 61.71' | N 44°57'57" E | 61.70' |
| 27 | 86°08'25" | 560.00 | 841.92' | N 0°2'49" W | 764.84' |
| 28 | 85°36'34" | 500.00' | 747.08' | S 0°18'45" E | 679.50' |
| 29 | 2°07'37" | 774.00' | 28.77' | S 43°33'20" W | 28.77' |
| 30 | 20°47'44" | 752.90' | 273.27' | S 52°53'23" W | 271.77' |
| 31 | 5°37'08" | 478.00' | 46.88' | S 39°40'57" W | 46.86' |
| 32 | 36°34'57" | 100.00' | 63.85' | N 75°36'38" E | 62.77' |
| 33 | 38°19'53" | 150.00' | 100.35' | S 76°29'06" W | 98.49' |
| 34 | 84°01'54" | 100.00' | 146.66' | N 15°18'12" E | 133.87' |
| 35 | 12°53'26" | 150.00' | 33.75' | S 20°16'02" E | 33.68' |
| 36 | 69°34'35" | 10.00' | 12.14' | S 48°36'36" E | 11.41' |
| 37 | 183°11'01" | 50.00' | 159.86' | S 8°02'56" W | 99.96' |
| 38 | 69°34'35" | 10.00' | 12.14' | S 48°36'36" W | 11.41' |
| 39 | 27°06'37" | 150.00' | 70.98' | S 43°45'51" W | 70.32' |

STATE OF TEXAS
COUNTY OF ECTOR

KNOW ALL MEN BY THESE PRESENT THAT I, ELDON BLOUNT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS CASTLE RIDGE ESTATES BEING A 34.464 ACRE TRACT OF LAND IN SECTION 16, BLOCK 41, T-2-S, T & P RR CO. SURVEY, AN ADDITION TO THE CITY OF ODESSA, 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: _____
EASTRIDGE EST. LTD., BEB INC.,
CORPORATE GENERAL PARTNER, ELDON BLOUNT, PRESIDENT

STATE OF TEXAS
COUNTY OF ECTOR

BEFORE ME THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR THE COUNTY OF ECTOR AND THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ELDON BLOUNT, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 3rd DAY OF Nov, 2005.

Krista G. Quirez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Krista G. Quirez
My Commission Expires
August 11, 2007

*NOTE: BEARINGS, DISTANCES & COORDINATES ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, 1983 NAD, CENTRAL ZONE, BASED ON THE CITY OF ODESSA GPS CONTROL MONUMENTS WITH A COMBINED GRID FACTOR OF 0.999866910 & A THETA ANGLE OF -01°00'27" NEAR THE CENTER OF THIS SURVEY. ACREAGE STATED HEREON IS HORIZONTAL SURFACE AS MEASURED.*

THAT I, JOHN F. LANDGRAF, DO HEREBY CERTIFY THAT I 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: 26 Oct, 2005 _____ REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JOHN F. LANDGRAF
2410
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT IS HEREBY APPROVED THIS 17TH DAY OF NOVEMBER, 2005, BY THE PLANNING AND ZONING COMMISSION, CITY OF ODESSA, TEXAS.

_____ CHAIRMAN, PLANNING COMMISSION

_____ DIRECTOR OF PLANNING

CERTIFICATE OF 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: April 28, 2006 _____
DIRECTOR OF PUBLIC WORKS

FILED FOR RECORD ON THIS 3rd DAY OF May, 2006, AT 2:19 P.M. RECORDED THIS 3rd DAY OF May, 2006, AT 2:19 P.M. IN CABINET B, PAGE 13-B&C, ECTOR COUNTY PLAT RECORDS.

Linda Finney
COUNTY CLERK OF ECTOR COUNTY, TEXAS

SHEET 2 of 2

Landgraf, Crutcher and Associates Inc.
TRANSPORTATION • ENVIRONMENTAL • CIVIL ENGINEERS ODESSA, TEXAS
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