12-94P
LCA

15295190

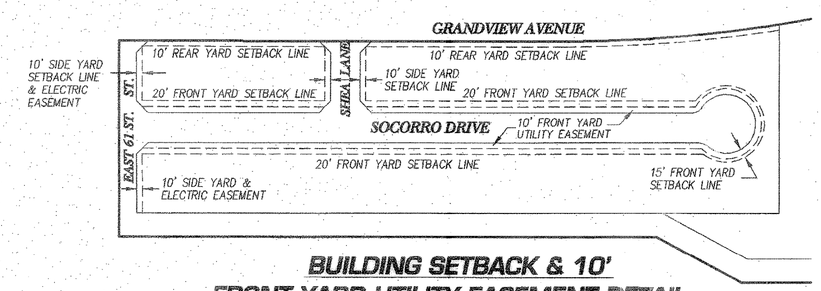
DESERT RIDGE, 1ST FILING

BEING A 13.85 ACRE TRACT LOCATED IN SECTION 2, BLOCK 42, T-2-S. T&P RR. CO. SURVEY, ODESSA, ECTOR COUNTY, TEXAS

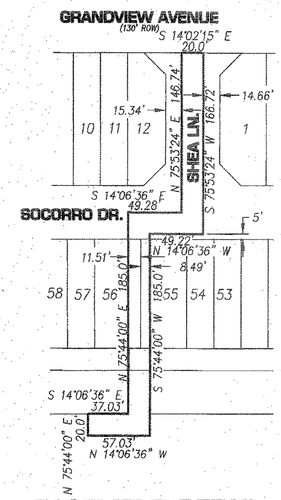
100' 0 100'
SCALE : 1" = 100'

LEGEND

- ⊕ FOUND 1/2" IRON ROD W/CAP "LCA ODESSA, TX"
- ○ SET 1/2" I.R. W/CAP "LCA ODESSA TX"
- (CM) CONTROLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- E.C.D.R. ECTOR COUNTY DEED RECORDS
- ■ 10' X 10' ELECTRIC EASEMENT CENTERED ON LOT LINE



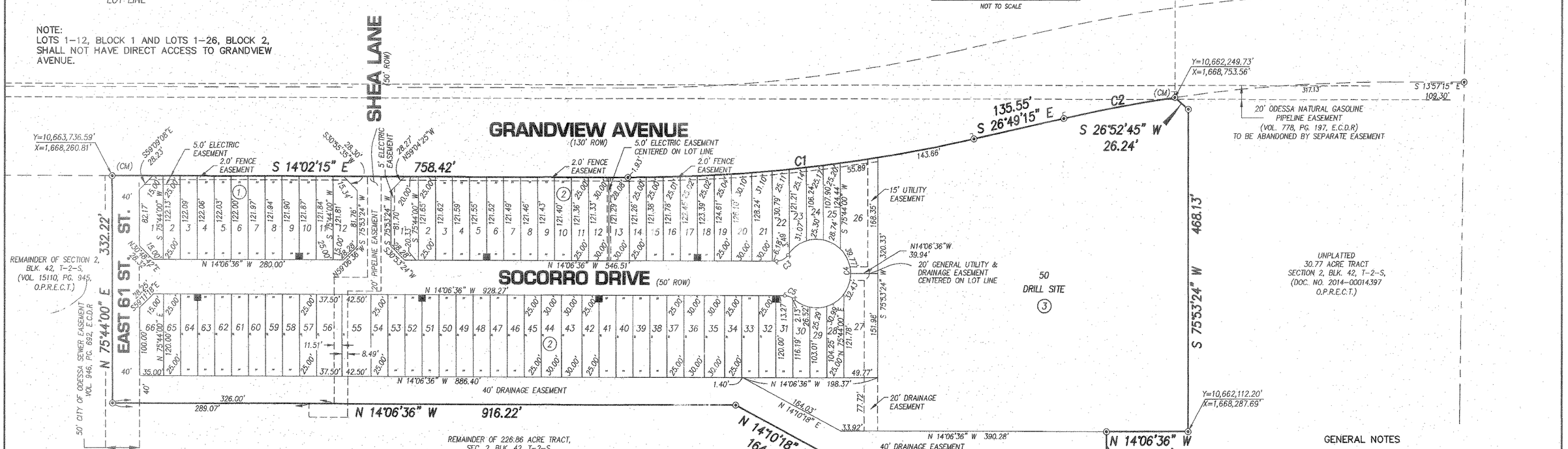
BUILDING SETBACK & 10' FRONT YARD UTILITY EASEMENT DETAIL
NOT TO SCALE



EASEMENT DETAIL
NOT TO SCALE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	12°47'00"	2296.43'	512.36'	S 20°25'45" E	511.30'
C2	04°25'22"	2151.88'	166.11'	S 24°36'34" E	166.07'
C3	57°06'19"	20.00'	19.93'	S 42°39'46" E	19.12'
C4	279°09'02"	50.00'	243.60'	S 68°21'36" W	64.84'
C5	42°02'43"	20.00'	14.68'	N 06°54'45" E	14.35'

NOTE:
LOTS 1–12, BLOCK 1 AND LOTS 1–26, BLOCK 2, SHALL NOT HAVE DIRECT ACCESS TO GRANDVIEW AVENUE.



STATE OF TEXAS §
COUNTY OF ECTOR §

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS BEING A 13.85 ACRE TRACT LOCATED IN SECTION 2, BLOCK 42, T-2-S, T&P RR. CO. SURVEY, 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: _____
LEECO PROPERTIES, INC.
LARRY G. LEE

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 LARRY G. LEE, 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 AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DAY OF Feb. 12, 2016.

Tammy R. Brown
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TAMMY R. BROWN
My Commission Expires
November 25, 2018

THAT I, JOHN N. CORDLE, 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: Feb. 11, 2016

John N. Cordle
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN N. CORDLE
2026
PROFESSIONAL
LAND SURVEYOR

THIS PLAT IS HEREBY APPROVED THIS 6TH DAY OF DECEMBER, 2012 BY THE PLANNING AND ZONING COMMISION, CITY OF ODESSA, TEXAS.

James D. Rector
CHAIRMAN, PLANNING COMMISSION

Randall J. Brandl
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: MARCH 1, 2016

for _____
DIRECTOR OF PUBLIC WORKS

GENERAL NOTES

1. ALL LOT CORNERS SHALL BE MONUMENTED WITH A ½ INCH IRON ROD SET WITH A CAP STAMPED "LCA ODESSA TX" UNLESS OTHERWISE NOTED.
2. BEARINGS & DISTANCES ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE(4203), WITH A COMBINED GRID FACTOR OF 0.999868109 AND A THETA ANGLE OF –01°02'35" NEAR THE CENTER OF THIS PROJECT.
3. ANY STORM WATER RETENTION EXCAVATION SHALL ADHERE TO THE STORM WATER DRAINAGE REPORT ON FILE WITH THE CITY OF ODESSA ENGINEERING DEPARTMENT UNDER CASE FILE NO. 2012–093–P.

FILED FOR RECORD ON THIS 18 DAY OF March, 2016,
AT 3:37 P.M. RECORDED THIS 18 DAY OF March, 2016,
AT 3:37 P.M. IN CABINET B, PAGE 176B, ECTOR COUNTY PLAT
RECORDS. COUNTY CLERK OF ECTOR COUNTY, TEXAS

Linda Harvey

ENG. _____ E.T. _____
SVY. _____ DFT. _____
LCA JOB No. 2012-155

LCA ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING
Phone # (432) 332-5058 E-Mail : lca@lcaodessa.com F-10034300
521 North Texas, Odessa Tx. 79761

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Personal Service, Today, and Tomorrow

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