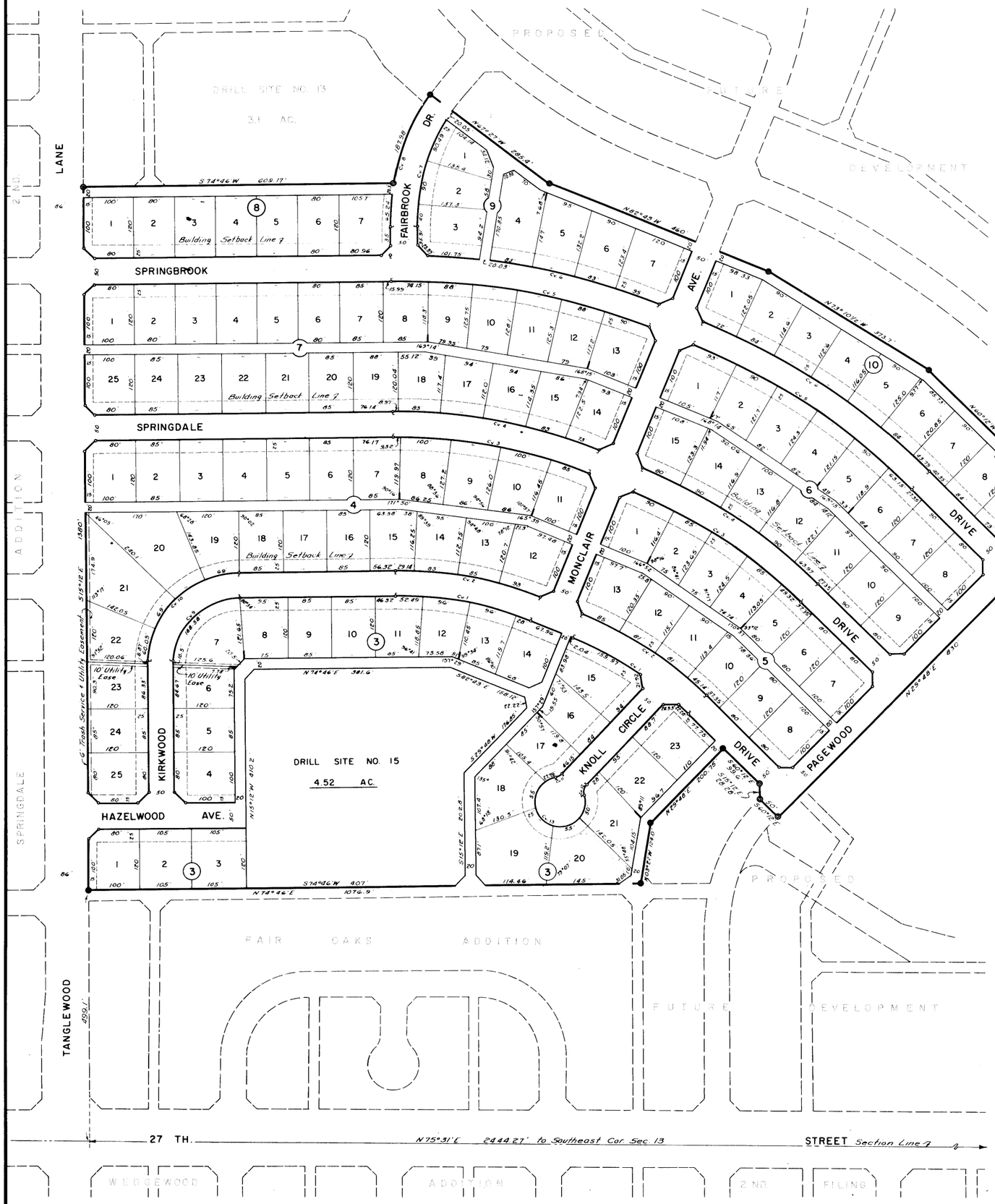
FAIR OAKS ADDITION

2 ND. FILING

AN ADDITION TO THE CITY OF ODESSA, TEXAS

BEING A SUBDIVISION OF 48.79 ACRES OF LAND IN
SECTION 13, BLOCK 42, T·2·S, T&P RY CO. SURVEY,
ECTOR COUNTY, TEXAS



STATE OF TEXAS:
COUNTY OF ECTOR:

KNOW ALL MEN BY THESE PRESENTS

THAT WE, THE UNDERSIGNED, BEING THE PRESENT OWNERS OF THE ABOVE DESCRIBED PROPERTY DO HEREBY CAUSE THE SAME TO BE SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY DESIGNATE SUCH PLAT AS "FAIR OAKS ADDITION, 2 ND. FILING," TO THE CITY OF ODESSA, TEXAS, AND DO HEREBY DEDICATE THE STREETS, ALLEYS, AND EASEMENTS, TO THE PUBLIC FOR ITS USE, BUT IN THE EVENT SAID STREETS, ALLEYS, AND EASEMENTS CEASE TO BE USED AS SUCH THE TITLE THERETO SHALL REVERT TO US OUR HEIRS AND ASSIGNS, AND DO FURTHER GRANT MINERAL LESSEES THE USE OF THE STREETS & ALLEYS AS HEREON DEDICATED FOR RIGHTS OF EGRESS AND INGRESS FOR LAYING PIPE LINES, TELEPHONE AND TELEGRAPH LINES THEREIN, AND DO FURTHER PROVIDE THAT THE PIPE LINE EASEMENTS IN PUBLIC STREETS AND ALLEYS AND THE EASEMENTS FOR ERECTING OF TELEPHONE AND ELECTRIC LINES THEREIN REFERRED TO SHALL EXIST FOR AND INURE TO THE BENEFIT OF THE MINERAL FEE OWNERS AND ANY SUBSEQUENT HOLDER OF AN OIL, GAS AND MINERAL LEASE OR A MINERAL LEASEHOLD ESTATE FROM THEM.

WITNESS OUR HANDS AT ODESSA, TEXAS, ON THIS 17th DAY OF August 1965.

J. B. D., INC.

BY Kenneth Nichols VICE PRESIDENT ATTEST Dale Clouse SECRETARY

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 KENNETH NICHOLS, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID J. B. D., INC., A TEXAS CORPORATION AND THAT HE EXECUTED THE SAME AS THE ACT OF SAID CORPORATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF August 1965.

Sa Vonda McHugh
NOTARY PUBLIC IN AND FOR ECTOR CO., TEXAS

STATE OF TEXAS:
COUNTY OF ECTOR:

I, KENNETH E. ESMOND, A REGISTERED PUBLIC SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON OF "FAIR OAKS ADDITION, 2ND FILING," TO THE CITY OF ODESSA, TEXAS, REPRESENTS A SURVEY MADE BY ME ON THE GROUND AND THAT THE LINES AND DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED July 2 1965.

Kenneth E. Esmond
KENNETH E. ESMOND

THIS PLAT OF "FAIR OAKS ADDITION, 2 ND. FILING," TO THE CITY OF ODESSA, TEXAS, IS HEREBY APPROVED.

DATED JUNE 22ND. 1965.

APPROVED Preston Poole MAYOR APPROVED W E Rowe CITY MANAGER NOTED BY: Chas. L. Walker CHAIRMAN PLANNING BOARD

NOTED BY H Dale Williamson CITY PLANNING ENGINEER NOTED BY Paul M West CITY ENGINEER ATTEST Jewel Saunders CITY SECRETARY

FILED FOR RECORD ON THIS 18 DAY OF August 1965, AT 3 P.M. RECORDED THIS 18 DAY OF Aug. 1965, AT 3 P.M. IN VOL. 13, PAGE 7, ECTOR COUNTY PLAT RECORDS.

Edna Smith
COUNTY CLERK OF ECTOR COUNTY, TEXAS

CONDITIONS LISTED BELOW REFER TO LOTS 21 THRU 25, BLOCK 4, SAID CONDITIONS TO BE SATISFIED PRIOR TO FINAL CLEARANCE FOR UTILITIES BEING ISSUED BY THE INSPECTION DIVISION OF THE CITY OF ODESSA DEPARTMENT OF PUBLIC WORKS:

1. THE EAST BOUNDARY LINE OF TANGLEWOOD LANE IS HEREBY DESIGNATED AS THE REAR LOT LINE OF SAID LOTS 21 THRU 25, BLOCK 4, AND NO BUILDING MAY FRONT THEREON, AND NO PRIVATE DRIVEWAYS MAY HAVE ACCESS FROM TANGLEWOOD LANE TO THESE SAID LOTS.
2. A 6' HIGH FENCE SHALL BE CONSTRUCTED ALONG THESE REAR LOT LINES, AS EACH LOT IS IMPROVED, IN ACCORDANCE WITH THE FENCE DETAIL SUBMITTED TO, APPROVED AND REQUIRED BY THE CITY COUNCIL ON JUNE 22, 1965, THE REQUIRED FENCE SHALL BE SOLID BRICK, ROCK, OR CONCRETE TILE TO A HEIGHT OF AT LEAST 2 1/2', AND ALLOWS A SOLID STOCKADE TYPE FENCE FOR THE UPPER 3 1/2' OF SAID 6' HIGH FENCE OR ALLOWS A SOLID 6' HIGH FENCE OF BRICK, ROCK, OR CONCRETE TILE. THE GARBAGE CANS, GAS AND WATER METERS SHALL BE LOCATED WITHIN THE 6' EASEMENT AND WITHIN THE INSET FENCE REQUIRED BY THE FENCE DETAIL.
3. A 48" CONCRETE SIDEWALK ADJACENT TO THE BACK OF CURB ALONG THE EAST SIDE OF TANGLEWOOD LANE ACROSS THE REAR OF LOT LINES OF SAID LOTS 21 THRU 25, BLOCK 4, SHALL BE CONSTRUCTED AT THE TIME EACH LOT IS IMPROVED.
4. NO FENCE SHALL BE ALLOWED TO BE CONSTRUCTED ON LOT 25, BLOCK 4, SOUTH OF THE E-W PLATTED BUILDING SETBACK LINE WHICH IS PARALLEL TO, AND 15' NORTH OF THE NORTH RIGHT-OF-WAY LINE OF HAZELWOOD AVENUE.

SCALE: 1" =

LEGEND

- SUBDIVISION CORNERS
- BLOCK CORNERS
- P.C. & P.T. OF CURVE
- CV. 12 INDICATES CURVE NUMBER
- 3' x 15' GUYWIRE EASEMENT
- BUILDING SETBACK LINE
- 20' CUTBACK UNLESS SHOWN OTHERWISE

TABULATION OF CURVE DATA					
CURVE NO.	Δ	D	T	R	L
1	22° 31'	8° 15.8'	138.02'	693.38'	272.49'
2	22° 31'	7° 42.4'	147.98'	743.38'	292.14'
3	22° 31'	5° 42.6'	199.73'	1003.38'	394.32'
4	22° 31'	5° 26.4'	209.69'	1053.38'	413.97'
5	22° 31'	4° 21.7'	261.44'	1313.38'	516.15'
6	22° 31'	4° 12.1'	271.40'	1363.38'	535.79'
7	42° 38'	14° 42.0'	152.10'	389.77'	290.02'
8	42° 38'	13° 01.7'	171.61'	439.77'	327.23'
9	89° 58'	47° 42.4'	120.03'	120.10'	188.58'
10	89° 58'	33° 41.0'	170.00'	170.10'	267.09'
11	38° 13'	—	6.93'	20.00'	13.34'
12	60° 00'	—	11.55'	20.00'	20.94'
13	278° 13'	—	—	50.00'	242.79'