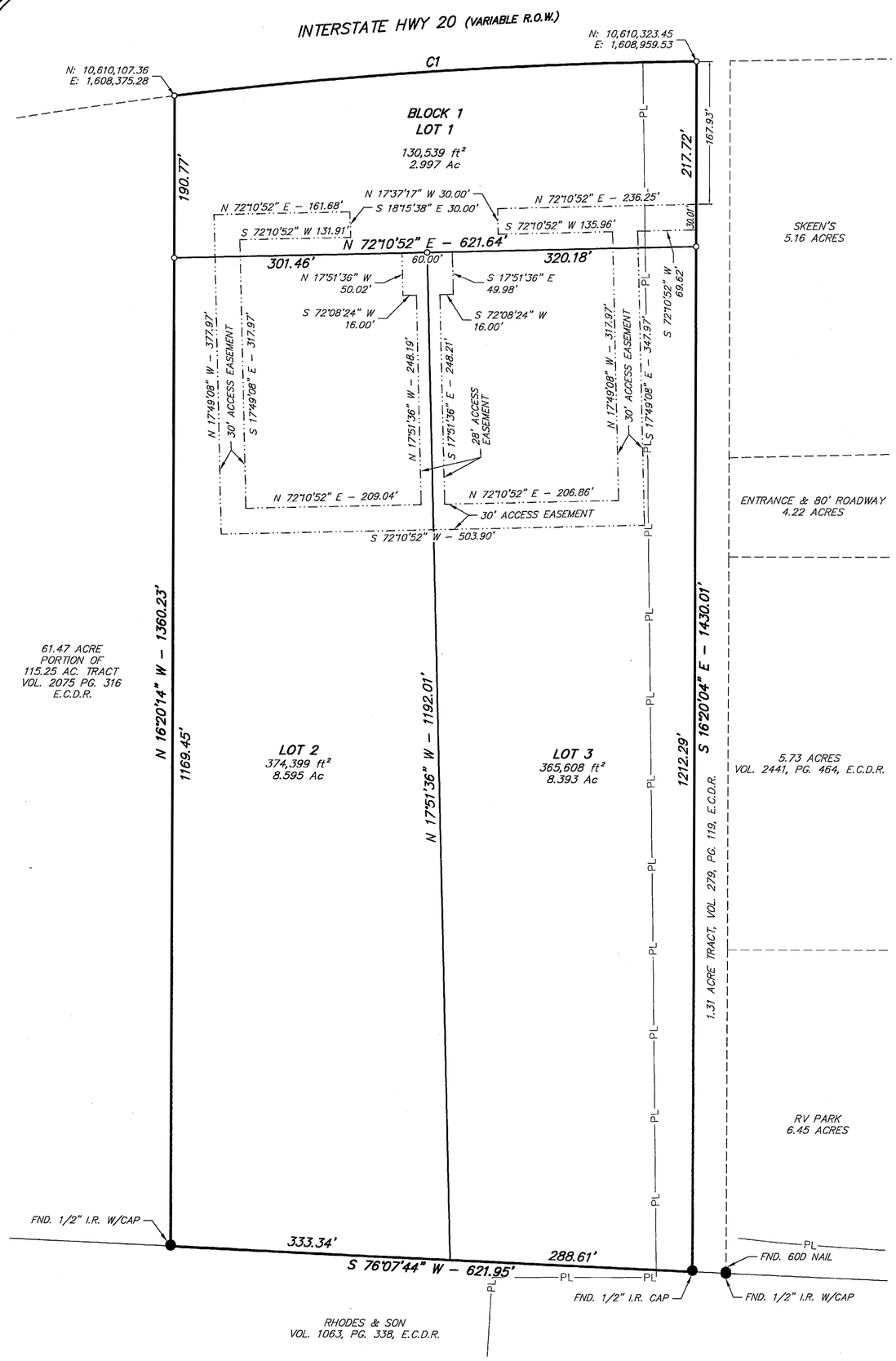
# IRON HORSE RANCH

BEING A 19.98 ACRE TRACT LOCATED INTHE NORTH PART OF SECTION 46, BLOCK 44, T-2-S, T&P RR. CO. SURVEY, ECTOR COUNTY, TEXAS

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100 50 0 100

SCALE 1"= 100'

**GRID**

BEARINGS, DISTANCES, COORDINATES AND ACREAGE SHOWN HEREON ARE GRID, NAD83(CORS96), TEXAS CENTRAL ZONE (4203), US FEET.

## LEGEND

- ● DENOTES FOUND IRON ROD AS NOTED
- ○ DENOTES SET ½" IRON ROD W/ BLUE CAP MARKED "WATSON–5498"
- DENOTES PLAT BOUNDARY LINE
- DENOTES PROPOSED LOT LINE
- DENOTES EASEMENT LINE
- DENOTES ADJACENT LOT LINE
- —PL— DENOTES PIPELINE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 5577.62' | 623.25' | 622.93' | N 69°42'11" E | 6°24'08" |

***FEMA NOTE***

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48135C0325E, 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 JOHN F. WATSON & COMPANY.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John F. Watson, 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 thereon were properly located under my personal supervision.

John F. Watson, R.P.L.S.
Registration Number – 5498

STATE OF TEXAS REGISTERED JOHN F. WATSON 5498 PROFESSIONAL LAND SURVEYOR

FILED FOR RECORD ON THIS 20 DAY OF NOVEMBER, 20 13

AT 9:14 A.M. RECORDED THIS 20 DAY OF NOVEMBER, 20 13

AT 9:14 A.M. IN CABINET B, PAGE 121-B, ECTOR COUNTY PLAT RECORDS.

Linda Haney
COUNTY CLERK OF ECTOR COUNTY, TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

That I, ANTHONY BROUSSARD, OWNER of the land shown on this plat and designated as being a 19.98 acre tract of land located in the north part of Section 46, Block 44, T–2–S, T&P RR. Co. Survey, Ector County, Texas, and whose name is subscribed hereto, thereby dedicate 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.

WITNESS my hand at _____ ___.M.,

This, the 28th day of October, 2013.

BY: ANTHONY BROUSSARD

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, a Notary Public in and for the State of TEXAS on this day personally appeared ANTHONY BROUSSARD, 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 28 day of October 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

HUGO JESUS GUTIERREZ
Notary Public, State of Texas
My Commission Expires
March 11, 2014

THIS PLAT IS HEREBY APPROVED THIS 28 DAY OF October, 20 13, BY THE COMMISSIONERS COURT OF ECTOR COUNTY, TEXAS.

ECTOR COUNTY JUDGE

OWNER:
ANTHONY BROUSSARD


John F. Watson & Company

LAND & DEVELOPMENT SERVICES
PROFESSIONAL LAND SURVEYORS

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Midland, Texas 79701
jwatson@windearthwater.com

off. (432) 520-2400
fax. (432) 520-2404
mob. (432) 528-0074

Your Partner for Responsible Development


JOB NO.: 13–0220 FIELD BOOK _____
DRAFT _____ REV. – _____

**IRON HORSE RANCH**

F:\130059–MARK WILLIAMS–IRONHORSE\DRAWINGS\PRELIMINARY PLAT\13–0059 PRELIMINARY PLAT.DWG

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