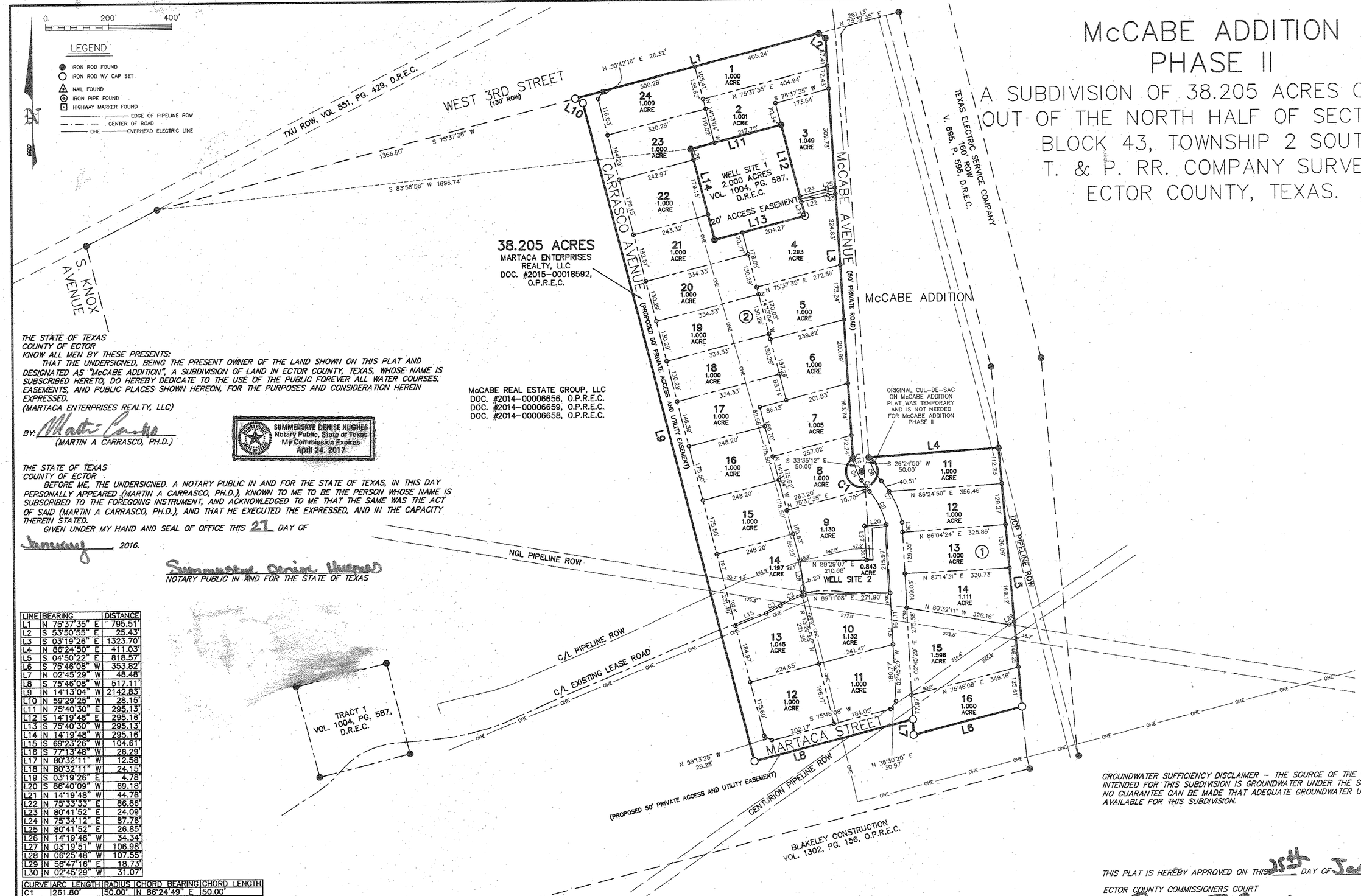
SURVEY PLAT

McCABE ADDITION
PHASE II

A SUBDIVISION OF 38.205 ACRES OF LAND
OUT OF THE NORTH HALF OF SECTION 32,
BLOCK 43, TOWNSHIP 2 SOUTH,
T. & P. RR. COMPANY SURVEY,
ECTOR COUNTY, TEXAS.

15295100



THE STATE OF TEXAS
COUNTY OF ECTOR
KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED, BEING THE PRESENT OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS "McCABE ADDITION", A SUBDIVISION OF LAND IN ECTOR COUNTY, TEXAS, WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL WATER COURSES, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON, FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.
(MARTACA ENTERPRISES REALTY, LLC)

BY: Martin Carrasco
(MARTIN A CARRASCO, PH.D.)

SUMMERSKYE DENISE HUGHES
Notary Public, State of Texas
My Commission Expires
April 24, 2017

THE STATE OF TEXAS
COUNTY OF ECTOR
BEFORE ME, THE UNDERSIGNED. A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, IN THIS DAY PERSONALLY APPEARED (MARTIN A CARRASCO, PH.D.), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID (MARTIN A CARRASCO, PH.D.), AND THAT HE EXECUTED THE EXPRESSED, AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF January, 2016.

Summerskye Denise Hughes
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LINE	BEARING	DISTANCE
L1	N 75°37'35" E	795.51'
L2	S 53°50'55" E	25.43'
L3	S 03°19'26" E	1323.70'
L4	N 86°24'50" E	411.03'
L5	S 04°50'22" E	818.57'
L6	S 75°46'08" W	353.82'
L7	N 02°45'29" W	48.48'
L8	S 75°46'08" W	517.11'
L9	N 14°13'04" W	2142.83'
L10	N 59°29'25" W	28.15'
L11	N 75°40'30" E	295.13'
L12	S 14°19'48" E	295.16'
L13	S 75°40'30" W	295.13'
L14	N 14°19'48" W	295.16'
L15	S 69°23'26" W	104.61'
L16	S 77°13'46" W	26.29'
L17	N 80°32'11" W	12.58'
L18	N 80°32'11" W	24.15'
L19	S 03°19'26" E	4.78'
L20	S 86°40'09" W	69.18'
L21	N 14°19'48" W	44.78'
L22	N 75°33'33" E	86.86'
L23	N 80°41'52" E	24.09'
L24	N 75°34'12" E	87.76'
L25	N 80°41'52" E	26.85'
L26	N 14°19'48" W	34.34'
L27	N 03°19'51" W	106.98'
L28	N 06°25'48" W	107.55'
L29	N 56°47'16" E	18.73'
L30	N 02°45'29" W	31.07'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	261.80'	50.00'	N 86°24'49" E	50.00'
C2	81.51'	275.29'	S 65°58'35" W	81.21'
C3	51.03'	607.57'	S 62°28'08" W	51.02'
C4	70.22'	250.00'	S 22°11'50" E	69.99'
C5	43.31'	250.00'	S 35°12'25" E	43.26'
C6	118.38'	250.00'	S 26°36'17" E	117.28'
C7	146.76'	300.00'	N 26°09'21" W	145.30'
C8	86.35'	200.00'	N 27°48'06" W	85.68'

NOTES:
1. THE PRIVATE ROAD MAINTENANCE IS THE TOTAL RESPONSIBILITY OF THE PROPERTY OWNERS. ECTOR COUNTY ASSUMES NO RESPONSIBILITY OR MAINTENANCE ON PRIVATE ROADS.
2. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAPS, PANEL NO. 48135C0325E AND 48135C0350E, BOTH EFFECTIVE 03/15/2012.
3. BEARINGS SHOWN HEREON ARE NAD 83, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE," AND WERE OBTAINED FROM NORMAL GPS TECHNIQUES.
4. UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO PIPELINES, RIGHT-OF-WAYS, LOCATION PADS, AND ELECTRIC LINES, REFLECT OBSERVABLE EVIDENCE ONLY. DUE DILIGENCE WAS MADE TO LOCATE RIGHT-OF-WAY EASEMENT AND OWNERSHIP DOCUMENTS. DISTANCES CONCERNING THE UTILITIES ARE APPROXIMATE AND ARE FOR LOCATIVE PURPOSES ONLY. NO WARRANTY IS MADE AS TO THE EXACT LOCATION OF THE PIPELINES, ELECTRIC LINES, EDGE OF RIGHT-OF-WAYS, BOUNDARY OF PAD LOCATIONS, ETC.

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

DATE: 12/29/2015 JOB NO.: 15-1229-00 DRAFT TA REV.
FILE: T:\ECTOR\TITLE\14135300 10 ACRE SEC 32 BLK 43 T2S. dwg

STATE OF TEXAS:
COUNTY OF ECTOR:
KNOW ALL MEN BY THESE PRESENTS THAT THAIS WATSON AHLSTRAND, 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: January 27th, 2016

Thais W. A
THAIS WATSON AHLSTRAND
REGISTERED PROFESSIONAL LAND SURVEYOR #6359

STATE OF TEXAS REGISTERED THAIS WATSON AHLSTRAND 6359 PROFESSIONAL LAND SURVEYOR

GROUNDWATER SUFFICIENCY DISCLAIMER – THE SOURCE OF THE WATER SUPPLY INTENDED FOR THIS SUBDIVISION IS GROUNDWATER UNDER THE SUBDIVISION LAND. NO GUARANTEE CAN BE MADE THAT ADEQUATE GROUNDWATER UNDER THAT LAND IS AVAILABLE FOR THIS SUBDIVISION.

THIS PLAT IS HEREBY APPROVED ON THIS 25th DAY OF January, 2016.
ECTOR COUNTY COMMISSIONERS COURT
BY: Ron Sebert
COUNTY JUDGE

FILED FOR RECORD THIS 2nd DAY OF February, 2016, AT 10:19 A.M.
RECORDED THIS 2nd DAY OF February, 2016, AT 10:19 A.M., IN CABINET B, PAGE 174-D, ECTOR COUNTY PLAT RECORDS.

Linda Haney
COUNTY CLERK OF ECTOR COUNTY, TEXAS