

BEING A REPLAT OF LOTS 10 AND 11, BLOCK 19  
**WESTLAND SUBDIVISION**  
 3 RD. FILING

BEING A SUBDIVISION OF 96.53 ACRES OF LAND IN  
 SECTION 17, BLOCK 43, T-2-S, T&P RR. CO. SURVEY,  
 ECTOR COUNTY, TEXAS

**METES AND BOUNDS:**

All that certain lot, tract, or parcel of land situated in Section 17, Block 43, T-2-S, T&P RR. Co. Survey, Ector County, Texas. Being a replat of Lot 11 and part of Lot 10, Block 19 of the Westland Subdivision, 3 rd. filing, recorded in Volume 12, Page 15 of the Plat Records of Ector County, Texas (P.R.E.C.T.), same being a tract of land described in a deed to Fernando Franco and Irma Franco from Kimberly Kay Rodriguez, recorded on March 31, 2014 in Document No. 2014-00004308 in the Deed Records of Ector County, Texas (D.R.E.C.T.). Said replat being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod found (controlling monument) for the Northeast corner of said Lot 11, same being the Southeast corner of Lot 12, and being in the West Right-of-Way (R.O.W.) line of Flamingo Avenue (80' R.O.W.);

**THENCE** South 15 degrees 19 minutes 00 seconds East (reference bearing), along the East line of said Lots 11 and 10 and the West R.O.W. line of said Flamingo Avenue, a distance of 311.29 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the most Northerly Southeast corner of the hereon described tract, from which a 1/2" iron rod found for the Southeast corner of said Lot 10 bears South 15 degrees 19 minutes 00 seconds East, a distance of 208.71 feet, from which a 3/4" iron pipe found (controlling monument) for the Northeast corner of Lot 8 bears South 15 degrees 19 minutes 00 seconds East, a distance of 260.00 feet and South 15 degrees 19 minutes 00 seconds East, a distance of 20.00 feet;

**THENCE** South 74 degrees 41 minutes 00 seconds West, severing across and through said Lot 10, a distance of 208.71 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for and interior ell corner of the hereon described tract;

**THENCE** South 15 degrees 19 minutes 00 seconds East, continuing across and through said Lot 10, a distance of 208.71 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set in the South line of said Lot 10 for the most Southerly Southeast corner of the hereon described tract, from which the said 1/2" iron rod found for the Southeast corner of said Lot 10 bears North 74 degrees 41 minutes 00 seconds East, a distance of 208.71 feet;

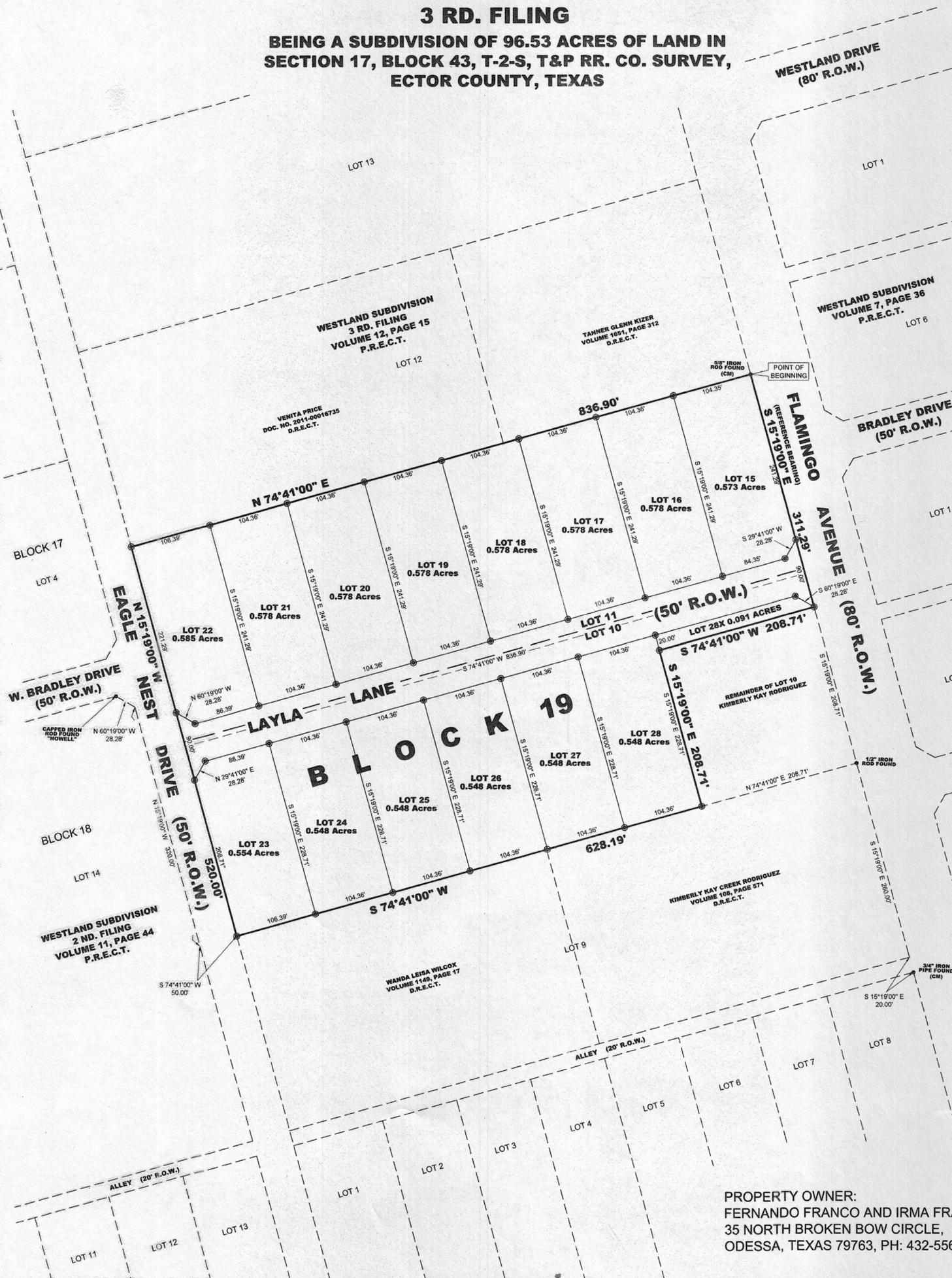
**THENCE** South 74 degrees 41 minutes 00 seconds West, along the South line of said Lot 10, a distance of 628.19 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the Southwest corner of the hereon described tract, same being in the East R.O.W. line of Eagle Nest Drive (50' R.O.W.), and being a capped iron (stamped "HOWELL") found for the Northeast corner of Lot 14, Block 18, of the Westland Subdivision, 2nd filing, as recorded in Volume 11, Page 44, P.R.E.C.T. bears South 74 degrees 41 minutes 00 seconds West, a distance of 50.00 feet, North 15 degrees 19 minutes 00 seconds West, a distance of 320.00 feet, and North 60 degrees 19 minutes 00 seconds West, a distance of 28.28 feet;

**THENCE** North 15 degrees 19 minutes 00 seconds West, along the West line of Lots 10 and 11 and the East R.O.W. line of said Eagle Nest Drive, a distance of 520.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the Northwest corner of the hereon described tract, same being the Northwest corner of said Lot 11 and the Southwest corner of said Lot 12;

**THENCE** North 74 degrees 41 minutes 00 seconds East, along the North line of said Lot 11, a distance of 836.90 feet to the POINT OF BEGINNING and containing 391,628 square feet or 8.99 acres of land.

**NOTES:**

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WESTLAND SUBDIVISION, 3 RD. FILING, RECORDED IN VOLUME 12, PAGE 15 OF THE PLAT RECORDS OF ECTOR COUNTY, TEXAS.
- 2) REFERENCE BEARING IS THE EAST LINE OF LOTS 11, 10, AND 9 WITH A BEARING OF (S 15°19'00" E) WITH A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 11 AND A 3/4" IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 8 BEING CONTROLLING MONUMENTS.
- 3) 1/2" CAPPED IRON RODS (STAMPED "BISON CREEK") ARE SET AT ALL LOT CORNERS, EXCEPT AS SHOWN.
- 4) FLOOD NOTE: THIS SITE LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO FIRM MAP No. 48135C0310E, REVISED MARCH 15, 2012.
- 5) LOT 28X (0.091 ACRES) IS TO BE DEDICATED AS AND OPEN SPACE AREA.



STATE OF TEXAS  
 COUNTY OF ECTOR

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS A REPLAT OF LOTS 10 AND 11, BLOCK 19, WESTLAND SUBDIVISION, 3 RD. FILING, A 8.99 ACRE TRACT OF LAND IN SECTION 17, BLOCK 43 T-2-S T&P RR. CO. SURVEY, AN ADDITION TO 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 ARE HEREBY GRANTED.

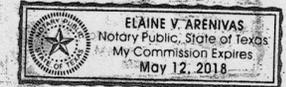
BY: *[Signature]*  
 FERNANDO FRANCO  
 BY: *[Signature]*  
 IRMA FRANCO

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 FERNANDO FRANCO AND IRMA FRANCO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 DAY OF 30 December, 2014.

*[Signature]*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THAT I, MICHAEL W. SKINNER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

DATED: SEPTEMBER 02, 2014  
 REGISTERED PROFESSIONAL SURVEYOR No. 5018



THIS PLAT IS HEREBY APPROVED THIS 25th DAY OF August, 2014  
 BY THE COMMISSIONERS COURT, ECTOR COUNTY, TEXAS

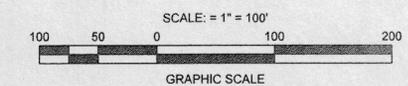
*[Signature]*  
 COUNTY JUDGE

FILED FOR RECORD ON THIS 15th DAY OF January, 2015  
 AT 8:20 M, RECORDED ON THIS 15th DAY OF January, 2015  
 AT 3:20 M, IN CABINET B, PAGE 500 ECTOR COUNTY PLAT RECORDS.

*[Signature]*  
 COUNTY CLERK OF ECTOR COUNTY, TEXAS

**LEGEND**

- DENOTES FOUND IRON ROD
- ⊙ DENOTES IRON MONUMENT SET AND MARKED "BISON CREEK"



PROPERTY OWNER:  
 FERNANDO FRANCO AND IRMA FRANCO  
 35 NORTH BROKEN BOW CIRCLE,  
 ODESSA, TEXAS 79763, PH: 432-556-8532

**BISON CREEK**  
 Land Services, LLC © 2014

1509 WEST WALL STREET, SUITE 110  
 MIDLAND, TEXAS 79701, PH: 432-684-0926



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