

VICINITY MAP
NOT TO SCALE

NOTES:

- 1.) A 1/2" IRON ROD WITH CAP MARKED "PATRIOT SURVEYING" WILL BE SET AT ALL LOT CORNERS UNLESS OTHERWISE SHOWN ON THIS PLAT ONCE MADE FINAL.
- 2.) BUILDING SET BACK LINES SHALL BE AS REPRESENTED ON THIS PLAT.

FLOOD NOTE:

A PORTION OF THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE AE (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCRUMBMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS.
SEE PANEL 48227C00430C - EFFECTIVE DATE: OCTOBER 6, 2010.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT I, JERRY WORTHY, AS THE OWNER OF THE LAND SHOWN ON THE FOREGOING PLAT, DESCRIBED IN THE LEGAL DESCRIPTION, SHOW HERON, AND DESIGNATED AS THE MUSTANG RIDGE ADDITION, TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS OR OTHER OPEN SPACES SHOWN THEREON AND GRANTING OF EASEMENTS REQUIRED.

THIS PLAT APPROVED IS SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BIG SPRING, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2014.

BY: _____
JERRY WORTHY (OWNER)

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND

FOR THE STATE OF TEXAS, THIS THE ____ DAY OF _____, 2014.

NOTARY PUBLIC

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BIG SPRING,

TEXAS ON THIS THE ____ DAY OF _____, 2014.

(CHAIRMAN)

APPROVED BY THE MAYOR OF BIG SPRING, TEXAS

ON THIS THE ____ DAY OF _____, 2014.

(MAYOR)

ATTEST:

(CITY SECRETARY) DATE

ORDINANCE _____ ADOPTED _____

LEGAL DESCRIPTION:

A 29.386 ACRE TRACT OF LAND SITUATED IN SECTION 7, BLOCK 32 TOWNSHIP 1 SOUTH, T&P RR. CO. SURVEY, ABSTRACT NO. 155, HOWARD COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 45.23 ACRE TRACT AS DESCRIBED IN A DEED FROM GUILFORD L. JONES TO JERRY WORTHY, DATED NOVEMBER 30, 1973, RECORDED IN VOLUME 434, PAGE 570, AND BEING ALL OF THAT CERTAIN CALLED 3.08 ACRE TRACT DESCRIBED AS TRACT 2 AND ALL OF THAT CERTAIN CALLED 1.74 ACRE TRACT DESCRIBED AS TRACT 3, IN A DEED FROM BETTY JEAN MCCHRISTIAN TO D. KAY COTTON, DATED APRIL 19, 2005, RECORDED IN VOLUME 969, PAGE 778, DEED RECORDS, HOWARD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2-3/8" STEEL POST (FOUND) IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 87, AT THE NORTHWEST CORNER OF THAT CERTAIN CALLED 2.90 ACRE TRACT OF THE W.N. McCLANAHAN AND JOHNNIE JOHANSEN SUBDIVISION RECORDED IN ENVELOPE # 588, PLAT RECORDS, HOWARD COUNTY, TEXAS;

THENCE: NORTH 77°52'29" WEST, FOR A DISTANCE OF 566.63 FEET, WITH THE NORTH BOUNDARY LINE OF THE ABOVE MENTIONED 2.90 ACRE TRACT TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING") IN THE EAST RIGHT-OF-WAY LINE OF MCCHRISTIAN STREET AND AT THE NORTHWEST CORNER OF SAID 2.90 ACRE TRACT;

THENCE: NORTH 78°29'47" WEST, FOR A DISTANCE OF 66.34 FEET, WITH THE NORTH BOUNDARY LINE OF THE ABOVE MENTIONED W.N. McCLANAHAN AND JOHNNIE JOHANSEN SUBDIVISION, TO A 1/2" IRON ROD (FOUND) AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 1.74 ACRE TRACT;

THENCE: SOUTH 12°53'24" EAST, FOR A DISTANCE OF 145.46 FEET, WITH THE EAST BOUNDARY LINE OF SAID 1.74 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF MCCHRISTIAN STREET, TO A 1" IRON PIPE (FOUND) AT THE SOUTHEAST CORNER OF SAID 1.74 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 0.77 ACRE TRACT DESCRIBED AS TRACT 1, IN VOLUME 969, PAGE 778;

THENCE: SOUTH 78°04'05" WEST, FOR A DISTANCE OF 166.95 FEET, WITH THE SOUTH BOUNDARY LINE OF SAID 1.74 ACRE TRACT AND THE NORTH BOUNDARY LINE OF 0.77 ACRE TRACT, TO A 1/2" IRON ROD FOUND (WITH CAP) IN THE SOUTH BOUNDARY LINE OF SAID 1.74 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID 0.77 ACRE TRACT;

THENCE: SOUTH 76°59'58" WEST, FOR A DISTANCE OF 166.63 FEET, WITH THE SOUTH BOUNDARY LINE OF SAID 1.74 ACRE TRACT, TO A 1/2" IRON ROD (FOUND) AT THE SOUTHWEST CORNER OF SAID 1.74 ACRE TRACT;

THENCE: NORTH 12°53'59" WEST, FOR A DISTANCE OF 288.76 FEET, WITH THE WEST BOUNDARY LINE OF SAID 1.74 ACRE TRACT, TO TO A 1/2" IRON ROD (FOUND BENT) IN THE SOUTH BOUNDARY LINE OF SAID 3.08 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1.74 ACRE TRACT;

THENCE: NORTH 79°45'30" WEST, FOR A DISTANCE OF 10.88 FEET, WITH THE SOUTH BOUNDARY LINE OF SAID 3.08 ACRE TRACT, TO A 1/2" IRON ROD (FOUND) AT THE SOUTH WEST CORNER OF SAID 3.08 ACRE TRACT AND THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED SECTION 7;

THENCE: NORTH 12°57'49" WEST, FOR A DISTANCE OF 241.02 FEET, WITH WEST BOUNDARY LINE OF SAID 3.08 ACRE TRACT AND THE WEST BOUNDARY LINE OF SAID SECTION 7, TO A 3/4" IRON PIPE (FOUND) AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED 3.08 ACRE TRACT;

THENCE: NORTH 12°57'49" WEST, FOR A DISTANCE OF 188.02 FEET, WITH THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED 45.23 ACRE TRACT AND THE WEST BOUNDARY LINE OF SAID SECTION 7, TO A 6" STEEL POST (FOUND) AT THE SOUTHWEST CORNER OF SAID 45.23 ACRE TRACT AND THE SOUTH CORNER OF THAT CERTAIN CALLED 15.49 ACRE TRACT AS DESCRIBED IN VOLUME 389, PAGE 194;

THENCE: NORTH 50°49'00" EAST, FOR A DISTANCE OF 768.47 FEET, WITH THE EAST BOUNDARY LINE OF THE ABOVE MENTIONED 15.49 ACRE TRACT, TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING");

THENCE: NORTH 24°38'44" EAST, FOR A DISTANCE OF 153.12 FEET, WITH THE EAST BOUNDARY LINE OF SAID 15.49 ACRE TRACT AND THE WEST BOUNDARY LINE OF SAID 45.23 ACRE TRACT, TO A 2-1/2" STEEL POST (FOUND) AT THE EAST CORNER OF SAID 15.49 ACRE TRACT;

THENCE: NORTH 16°31'40" WEST, FOR A DISTANCE OF 23.80 FEET, WITH THE NORTHEAST BOUNDARY LINE OF SAID 15.49 ACRE TRACT, TO A 2-1/2" STEEL POST (FOUND) AT THE SOUTH CORNER OF THAT CERTAIN CALLED 61.24 ACRE TRACT DESCRIBED AS TRACT 1 IN VOLUME 417, PAGE 715;

THENCE: NORTHEASTERLY ALONG THE 2545.0' CONTOUR LINE OF THE SOUTH SHORE OF THE COSDEN LAKE AS FOLLOWS:

NORTH 52°19'16" EAST, FOR A DISTANCE OF 61.69 FEET, TO A POINT;

NORTH 25°57'39" WEST, FOR A DISTANCE OF 50.00 FEET, TO A POINT;

NORTH 83°22'21" EAST, FOR A DISTANCE OF 86.00 FEET, TO A POINT;

NORTH 20°52'21" EAST, FOR A DISTANCE OF 67.00 FEET, TO A POINT;

SOUTH 54°52'39" EAST, FOR A DISTANCE OF 240.00 FEET, TO A POINT;

THENCE: SOUTH 21°13'10" WEST, FOR A DISTANCE OF 29.82 FEET, TO A POINT;

THENCE: SOUTH 04°14'49" EAST, FOR A DISTANCE OF 88.43 FEET, TO A POINT;

THENCE: SOUTH 10°25'39" EAST, FOR A DISTANCE OF 65.60 FEET, TO A POINT;

THENCE: SOUTH 18°57'51" EAST, FOR A DISTANCE OF 65.60 FEET, TO A POINT;

THENCE: SOUTH 14°17'20" EAST, FOR A DISTANCE OF 117.72 FEET, TO A POINT;

THENCE: SOUTH 47°21'10" EAST, FOR A DISTANCE OF 27.10 FEET, TO A POINT;

THENCE: SOUTH 16°39'34" EAST, FOR A DISTANCE OF 24.48 FEET, TO A POINT;

THENCE: NORTH 43°53'20" EAST, FOR A DISTANCE OF 213.49 FEET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING") AT THE SOUTHWEST CORNER OF LOT 3, OF SECTION ONE, VILLAGE AT THE SPRING, DESCRIBED IN VOLUME 478, PAGE 408;

THENCE: NORTH 89°26'41" EAST, FOR A DISTANCE OF 125.03 FEET, WITH THE SOUTH LINE OF LOT 3, OF THE ABOVE MENTIONED SECTION ONE, VILLAGE AT THE SPRING, TO A 1/2" IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF LOT 3;

THENCE: NORTH 61°38'53" EAST, FOR A DISTANCE OF 175.92 FEET, WITH THE EAST BOUNDARY LINE OF SECTION ONE OF SAID VILLAGE AT THE SPRING, TO A 3/4" IRON PIPE (FOUND) AT THE NORTHEAST CORNER OF LOT 1, OF SAID SECTION ONE, VILLAGE AT THE SPRING, IN THE SOUTH RIGHT-OF-WAY LINE OF VILLAGE ROAD, IN A CURVE TO THE LEFT;

THENCE: A CHORD BEARING SOUTH 48°14'26" EAST, A DISTANCE OF 54.25 FEET, HAVING A RADIUS OF 225.01 FEET, ALONG THE SOUTH RIGHT-OF-WAY LINE OF VILLAGE ROAD, AN ARC LENGTH OF 54.38 FEET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING");

THENCE: SOUTH 55°09'53" EAST, FOR A DISTANCE OF 26.55 FEET, WITH THE SOUTH RIGHT-OF-WAY LINE OF VILLAGE ROAD, TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING") IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 87;

THENCE: SOUTH 24°34'50" WEST, FOR A DISTANCE OF 48.50 FEET, WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 87, TO A TYPE 1 CONCRETE MONUMENT (FOUND);

THENCE: SOUTH 33°11'29" WEST, FOR A DISTANCE OF 101.26 FEET, WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 87, TO A TYPE 1 CONCRETE MONUMENT (FOUND);

THENCE: SOUTH 24°32'52" WEST, FOR A DISTANCE OF 174.72 FEET, WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 87, TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING");

THENCE: NORTH 65°26'25" WEST, FOR A DISTANCE OF 100.00 FEET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING");

THENCE: SOUTH 24°33'35" WEST, FOR A DISTANCE OF 100.00 FEET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING");

THENCE: SOUTH 65°26'25" EAST, FOR A DISTANCE OF 100.00 FEET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING") IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 87;

THENCE: SOUTH 24°32'52" WEST, FOR A DISTANCE OF 423.89 FEET, WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 87, TO A TYPE 1 CONCRETE MONUMENT (FOUND);

THENCE: SOUTH 08°14'09" WEST, FOR A DISTANCE OF 104.86 FEET, WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 87, TO A TYPE 1 CONCRETE MONUMENT (FOUND BROKEN);

THENCE: SOUTH 24°42'20" WEST, FOR A DISTANCE OF 226.78 FEET, WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 87, BACK TO THE PLACE OF BEGINNING AND CONTAINING 29.386 ACRES OF LAND.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ELVIS PETE ELROD, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BIG SPRING, TEXAS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF OCTOBER, 2014.

ELVIS PETE ELROD, R.P.L.S. NO. 6498



STATE OF TEXAS] RECORDING CERTIFICATE

COUNTY OF HOWARD]

I, DONNA WRIGHT, Clerk of the County Court in and for the said County, do hereby certify that the foregoing plat/subdivision dated the _____ day of _____, 2014, together with any certificate of authentication, was filed for record in my office the _____ day of _____, 2014, at _____ o'clock in the PLAT RECORDS of Howard County, in

CABINET _____ SLIDE _____

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2014.

DONNA WRIGHT

Clerk, Howard County, Texas

BY: _____ deputy

LEGEND

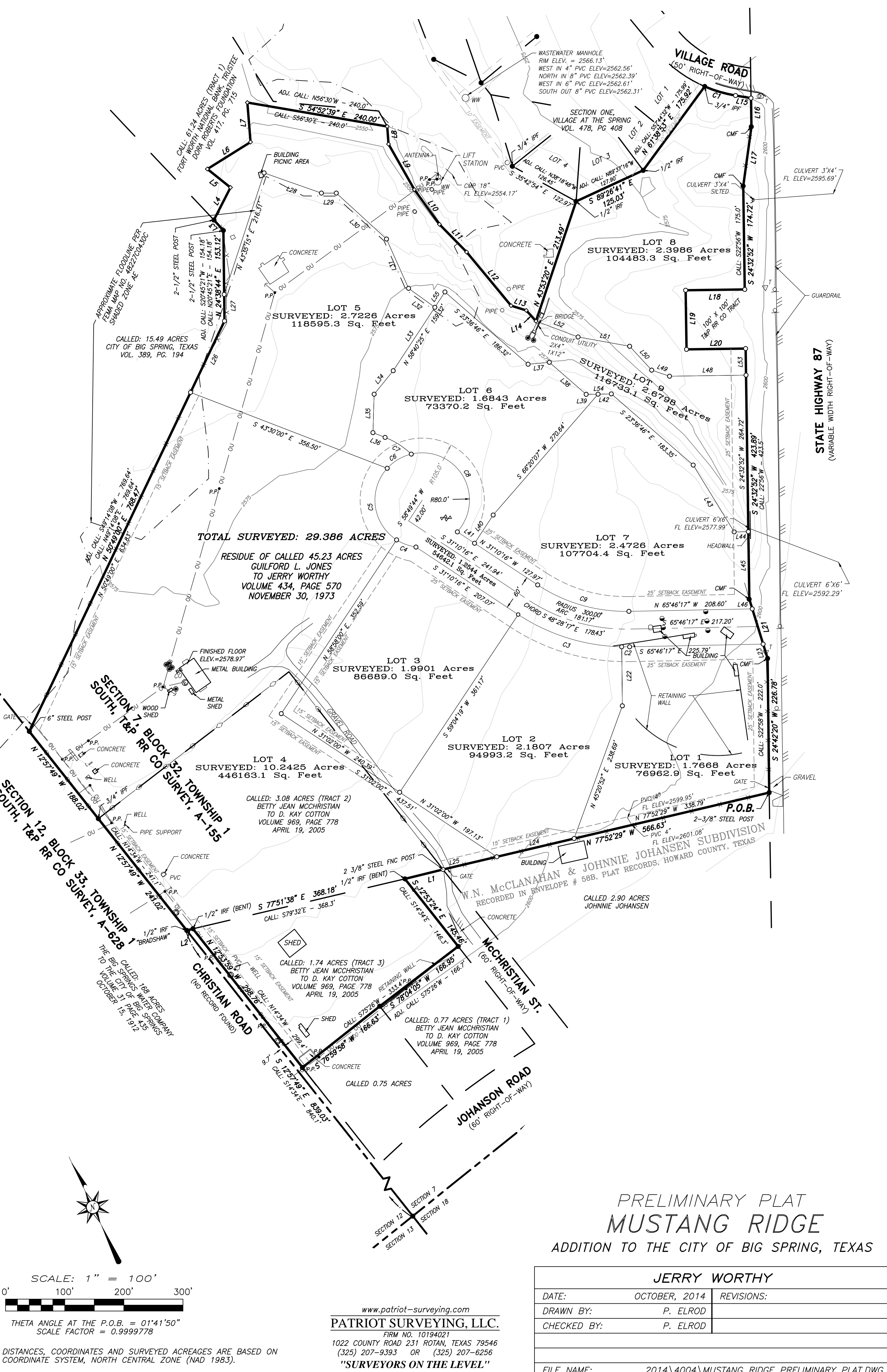
- BOUNDARY
- ADJOINER
- SECTION LINE
- LOT LINE
- WIRE FENCE
- CHAINLINK FENCE
- OVERHEAD UTILITY LINE
- EASEMENT
- CENTERLINE OF ROAD
- EDGE OF ASPHALT
- FLOOD PLAIN APPROXIMATE LOCATION
- POWER POLE
- GUY WIRE
- ELECTRIC METER
- MANHOLE WASTEWATER
- WATER VALVE
- TELEPHONE PEDESTAL
- MARKER SIGN TELEPHONE
- PVC PIPE
- BOLLARD
- FENCE POST
- CLEAN OUT
- SIGN
- SPRINKLER
- POINT CALLED FOR ALONG LAKE
- IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING")
- IRON ROD (FOUND)
- IRON PIPE (FOUND)
- CMF = TYPE 1 CONCRETE MONUMENT (FOUND)

LINE	BEARING	DISTANCE
L1	N 78°29'47" W	66.34'
L2	N 79°45'30" W	10.88'
L3	N 16°31'40" W	23.80'
L3	CALL: N18°49'24"W - 25.0'	
L4	N 52°19'16" E	61.69'
L4	CALL: N50°38'E - 61.7'	
L4	ADJ. CALL: S50°38'W - 61.7'	
L5	N 25°57'39" W	50.00'
L5	CALL: S27°39'E - 50.0'	
L5	ADJ. CALL: S27°35'E - 50.0'	
L6	N 83°22'21" E	86.00'
L6	CALL: N81°45'E - 86.0'	
L6	ADJ. CALL: S81°45'W - 86.0'	
L7	N 20°52'21" E	67.00'
L7	CALL: S19°15'E - 67.0'	
L7	ADJ. CALL: S19°15'W - 67.0'	
L8	S 21°13'10" W	29.82'
L9	S 04°14'49" E	88.43'
L10	S 10°25'39" E	72.41'
L11	S 18°57'51" E	65.60'
L12	S 14°17'20" E	117.72'
L13	S 47°21'10" E	27.10'
L14	S 16°39'34" E	24.48'
L15	S 55°09'53" E	26.55'
L16	S 24°34'50" W	48.50'
L17	S 33°11'29" W	101.26'
L17	CALL: S31°34'W - 101.0'	
L18	N 65°26'25" W	100.00'
L18	CALL: S67°04'W - 100.0'	
L19	S 24°33'35" W	99.99'
L19	CALL: S22°56'W - 100.0'	
L20	S 65°26'25" E	100.00'
L20	CALL: S67°04'E - 100.0'	
L21	S 08°14'09" W	104.86'
L21	CALL: S6°24'W - 104.5'	

LINE	BEARING	DISTANCE
L22	N 24°45'27" E	99.83'
L23	S 08°14'09" W	25.39'
L24	N 77°52'29" W	134.37'
L25	N 78°07'58" W	159.81'
L26	N 50°49'00" E	133.64'
L27	N 24°38'44" E	44.90'
L28	S 45°13'33" E	102.74'
L29	S 64°32'38" E	25.12'
L30	S 22°09'25" E	115.09'
L31	S 01°15'29" W	91.33'
L32	S 28°47'29" E	54.81'
L33	S 58°40'25" W	128.24'
L34	S 64°28'42" W	51.15'
L35	S 27°15'39" W	65.11'
L36	S 43°30'00" E	22.15'
L37	S 69°43'18" E	36.06'
L38	S 23°36'46" E	82.48'
L39	S 65°34'34" E	20.16'
L40	S 58°49'44" W	57.11'
L41	N 31°10'16" W	34.88'
L42	S 65°34'54" E	22.43'
L43	S 06°07'30" E	132.55'
L44	S 65°27'08" E	23.95'
L45	S 24°32'52" W	114.17'
L46	S 08°14'09" W	17.06'
L48	N 65°26'05" W	129.36'
L49	N 45°38'29" W	31.93'
L50	N 17°20'23" W	54.84'
L51	N 54°21'58" W	88.60'
L52	N 43°59'46" W	76.03'
L53	S 24°32'52" W	45.01'
L54	N 65°34'34" W	42.59'
L55	S 58°40'25" W	31.08'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.01'	54.38'	54.25'	S 48°14'26" E	13°50'52"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	330.00'	13.44'	13.44'	S 64°36'17" E	2°20'01"
C3	330.00'	185.84'	183.40'	S 47°18'16" E	32°16'00"
C4	80.00'	35.21'	34.93'	S 44°24'15" E	25°13'05"
C5	80.00'	138.88'	122.09'	S 17°58'16" W	99°27'55"
C6	80.00'	48.00'	47.29'	S 84°51'35" W	34°22'44"
C7	132.50'	52.90'	52.55'	S 32°03'41" E	22°52'38"
C8	80.00'	203.03'	152.76'	N 05°14'51" W	145°24'24"
C9	270.00'	163.05'	160.58'	N 48°28'17" W	34°36'01"



PRELIMINARY PLAT MUSTANG RIDGE ADDITION TO THE CITY OF BIG SPRING, TEXAS

JERRY WORTHY

DATE: OCTOBER, 2014 REVISIONS:

DRAWN BY: P. ELROD

CHECKED BY: P. ELROD

FILE NAME: 2014\4004\MUSTANG RIDGE PRELIMINARY PLAT.DWG