

DEDICATION
STATE OF TEXAS, COUNTY OF REEVES
KNOWN ALL PERSONS BY THESE PRESENTS:

That, Westgreen Hospitality, LLC, being the owner and subdivider of all of the Lots, Blocks, Streets Ingress/Egress utility easements, of Lots 1 & 2, Block 1 of the Westgreen Addition, being a Subdivision of a 3.07 grid and surface acres tract of land, out of Section 11, Block 5, H. & G. N. Railroad Company Survey, in the Town of Pecos City, Reeves County Texas, said 3.07 acres tract of land is described in Volume 1673, Page 393, of the Reeves County Texas official public records.

NOW THEREFORE
KNOW ALL PERSONS BY THESE PRESENTS:

That, Westgreen Hospitality, LLC, acting through its authorized representative, Pat Patel, owner of the above described tract, does hereby adopt this plat as Lots 1 and 2, Block 1 Westgreen Addition, to the Town of Pecos City, in Reeves County, Texas. The owner/subdivider acknowledges to comply with the minimum Rules and Regulations of the Subdivisions, Texas Local Government Code and as subdivision rules and regulations adopted as of this date by the Town of Pecos City, Reeves County, Texas, Chapter 212, minimum rules and regulations Chapter 212, minimum rules and regulations within the municipal authority.

Executed this 15th day of November, 2018,

Westgreen Hospitality LLC Representative
Pat Patel, Authorized Representative

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF REEVES

Before me the undersigned authority, a notary public in and for said County and State on this day personally appeared, Pat Patel, authorized representative of Westgreen Hospitality LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of November, 2018

Notary Public State of Texas

CERTIFICATION

To: Westgreen Hospitality LLC
I, Tony Trujillo, do hereby certify that the plat hereon was prepared from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed by me, or under my direct supervision.

Dated: 11/6, 2018

Registered Professional Land Surveyor
Texas No. 5358

TOWN OF PECOS CITY COUNCIL APPROVAL
STATE OF TEXAS
COUNTY OF REEVES

Approved this day of 2018, by the
City Council of the Town of Pecos City, Reeves County, Texas.

Venetta Seals and/or Seth Sorensen
Mayor City Manager

This plat's approval is subject to all Planning and Zoning Ordinance's, Subdivision Rules and Regulations and Resolutions adopted by the Town of Pecos City, Reeves County, Texas as of this date.

FILING

Recorded in my office at this day of 2018,
in Volume Page, Plat Records of Reeves County, Texas.

Diane O. Florez
County Clerk

TONY TRUJILLO LAND SURVEYING, INC.

310 S. WILLOW
PECOS TEXAS 79772
TBPLS Firm Registration No. 10013500
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CURVE DATA:					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	31°46'53"	208.17'	375.30'	S83°05'05"W	205.52'
C2	18°16'49"	119.74'	375.30'	N71°53'04"W	119.23'

LINE TABLE:		
NUM	BEARING	DISTANCE
L1	N20°09'40"W	54.25'

SURVEY PLAT OF
LOTS 1 AND 2, BLOCK 1
WESTGREEN ADDITION TO THE
TOWN OF PECOS CITY, A SUBDIVISION OUT OF A 3.07 ACRES
TRACT OUT OF SECTION 11, BLOCK 5,
H. & G. N. RAILROAD COMPANY SURVEY
REEVES COUNTY, TEXAS



CONTROL MAP
NTS

BEARINGS, DISTANCES, AND AREAS ARE GRID, TXSPCS, TXC, NAD 83. TO CONVERT BEARINGS TO TRUE, ROTATE BY A THETA OF -1°38'11" TO CONVERT DISTANCES TO GROUND, DIVIDE BY COMBINED FACTOR OF 0.99978347. TO CONVERT AREAS TO GROUND, DIVIDE BY COMBINED FACTOR OF 0.99978347 SQUARED. SURVEY DATE: 09/2018 10/2017 FIELD NOTES (METES AND BOUNDS DESCRIPTION) OF A 3.07 ACRES TRACT ACCOMPANY THIS PLAT.

SURVEYOR'S NOTE:

- No improvements or utility lines are shown on this subdivision plat.
- This plat was prepared without the benefit of a title report.
- Existing utilities are shown in approximate locations, generated from previous maps and surveys. Contractors shall verify exact location and elevation of all existing utilities in area of work prior to construction and call Texas One Call System at 1-800-344-2777 and all other utility companies at least 2 working days (48 hours) prior to construction.
- According to FIRM map (Flood Insurance Rate Map) Community No. 480538 B. Effective date June 19, 1985, this area is unmapped.

FIELD NOTES

(METES AND BOUNDS DESCRIPTION)
FIELD NOTES DESCRIBING A 3.07 ACRES TRACT OF LAND BEING LOTS 1 AND 2, BLOCK 1, OF THE MISTY ADDITION, TO THE TOWN OF PECOS CITY, A SUBDIVISION OF A 3.07 ACRES TRACT, OUT OF SECTION 11, BLOCK 5, H. & G. N. RAILROAD COMPANY SURVEY, IN THE TOWN OF PECOS CITY, REEVES COUNTY TEXAS, SAID 3.07 ACRES TRACT IS DESCRIBED BY DEED RECORDED IN VOLUME 1102, PAGE 736 OF THE REEVES COUNTY TEXAS OFFICIAL PUBLIC RECORDS, SAID 3.07 ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

Beginning at an 1/2 inch iron rod with cap marked "Trevino RPLS 4858" recovered at the Northeast corner of a 0.98 acres tract, described by deed recorded in Volume 1426, Page 662, of the Reeves County Texas, official public records, and on the South line of a drainage channel easement described in Volume 338, Page 353, of the Reeves County Texas deed records, at the Northwest corner of a 3.07 acres tract, described in Volume 1102, Page 736, of said official public records, whence a 1/2 inch iron rod with a cap marked "Trujillo RPLS 5358", recovered at the Northwest corner of said 0.98 acres tract of land and on the East right of way line of U.S. Highway 285, described in Volume 105, Page 492, of said deed records, bears S 69°53'21" W 199.98 feet, for the Northwest corner of this tract

Thence N 69°53'21" E 340.42 feet, along the South line of said drainage channel easement and, to a 1/2 inch iron rod with cap marked "Trujillo RPLS 5358" recovered at the Northeast of said 3.07 acres tract, for the Northeast corner of this tract;

Thence S 18°38'54" E 565.36 feet, to an iron rod with cap marked "Trujillo RPLS 5358", set on the North right of way line of Interstate Highway No. 20, described in Volume 235, Page 567, of said deed records, for the Southeast corner of this tract;

Thence along said right-of-way line and Curve to the Left, with a Delta of 5°51'56", a Radius of 923.30 feet, an Arc of 119.74 feet, a Tangent of 60.38 feet, a Chord with a bearing and length of N 71°53'04" W 119.23 feet, to a broken TXDOT concrete right of way marker, for a corner of this tract;

Thence N 62°44'40" W 242.97 feet, along said right of way line, to a broken TXDOT right of way marker recovered along the North right of way line of said Interstate Highway No. 20, for a corner of this tract;

Thence along said right-of-way line and Curve to the Left, with a Delta of 18°16'49", a Radius of 375.30 feet, an Arc of 119.74 feet, a Tangent of 60.38 feet a Chord with a bearing and length of N 71°53'04" W 119.23 feet, to a 1/2 inch iron rod with a cap marked "Trevino RPLS 4858", recovered at the Southeast corner of said 0.98 acres tract and for a corner of this tract;

Thence N 20°09'40" W 246.47, along the East line of said 0.98 acres tract, to the Point of Beginning, containing 3.07 acres of land more or less.

Bearings, distances and areas are Grid, based on the TXSPCS, TXC, NAD83, to convert to True rotate by a Theta of -1°38'11", to convert distance to ground, divide by a combined factor of 0.99978347.

SURVEY PLAT OF
LOTS 1 (1.50 ACRES) AND 2 (1.57 ACRES), BLOCK 1
WESTGREEN ADDITION TO THE
TOWN OF PECOS CITY, A SUBDIVISION OF A 3.07 ACRES
TRACT OUT OF SECTION 11, BLOCK 5,
H. & G. N. RAILROAD COMPANY SURVEY
REEVES COUNTY, TEXAS

DRAWN BY: TCT

SCALE: 1" = 60'

TT518226.DWG