

BEARINGS ARE GRID TXSPCS, TXC, NAD 83
TO CONVERT TO TRUE ROTATE BY $-1^{\circ}37'43.49415''$,
DISTANCES ARE GRID, TO CONVERT TO
GROUND DIVIDE BY A COMBINED FACTOR
OF 0.999901752, AREAS ARE GRID
TO CONVERT AREAS TO GROUND DIVIDE BY
THE COMBINED FACTOR OF 0.999901752 SQUARED.

SURVEY DATE: 5-30-2018

FIELD NOTES (METES & BOUNDS DESCRIPTION)
OF A 40.34 SURFACE ACRES TRACT OF LAND
ACCOMPANY THIS PLAT

THIS PLAT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT

SURVEYORS NOTE:

- Only visible utility lines 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 1-800-344-8377 and all other utility companies at least 2 working days (48 hours) prior to construction.
- Areas shown include right of ways. 0.23 Acres of right of way within each lot.
- The Northwest corner of this Subdivision is 1932.00 feet from the existing city limits line.

LEGEND:

- Set 1/2 inch rod with cap marked "Trujillo RPLS 5358"
- Calculated point
- ⊙ Recovered 1/2 inch rod with cap marked "Trujillo RPLS 5358" (unless otherwise noted)
- (40.00') Called or Platted Distances
- (1) For office use only
- Section Line
- Boundary Line
- Centerline Westfield Way
- Limits of 60.00 Feet Wide ROW
- Overhead Power Line
- Arroyo Centerline
- Dirt Road
- Existing Structure
- Reeves County Road 118 ROW
- Edge of Pavement
- Reeves County, Texas Deed Records
- Reeves County, Texas Official Public Records
- Right of Way
- Lot Numbers
- Block Numbers
- Power Pole
- Water Meter
- Meter Pole

**DEDICATION
STATE OF TEXAS
KNOWN ALL PERSONS BY THESE PRESENTS:**

That, Peter Sampson, being the owner and subdivider of all of the Lots and Blocks, Streets in Block 1 of the Westfield Yards Subdivision, being a Subdivision of a 40.33 grid and 40.34 surface acres tract of land being the NW/4 of the NW/4 of Section 30, Block 5, H. & G. N. Railroad Company Survey, Reeves County Texas. Reference deed recorded in Vol. 1594, Pg. 570 Reeves County Texas, official public records.

**NOW THEREFORE
KNOW ALL PERSONS BY THESE PRESENTS:**

That, Peter Sampson, authorized representative of Westfield Yards LLC and of the above described tract, does hereby adopt this plat as Lots 1 through 8, Block 1, Westfield Yards Addition, in Reeves County, Texas. The owners/subdividers acknowledge to comply with the minimum Rules and Regulations of the Subdivisions, Texas Local Government Code Chapter 232, Subdivision outside the limits of a municipal authority, and or Chapter 212, minimum rules and regulations within the municipal authority.

Executed this _____ day of _____, 2018.

_____/_____/2018
Peter Sampson - 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, Peter Sampson, known to me to be the person(s) 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 _____ day of _____, 2018

Notary Public State of Texas

CERTIFICATION

To: The Town of Pecos City and Westfield Yards 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: _____, 2018

Registered Professional Land Surveyor
Texas No. 5358
REVISED: 1/15/2021

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

The Town of Pecos City, through an interlocal agreement with Reeves County, Texas, approved by the Commissioner's Court and City Council in September 2015, has authorized jurisdiction to regulate its rules, codes, and ordinances within its Extra Territorial Jurisdiction (ETJ), one mile beyond the Existing City Limits. The streets and alleys dedicated will not be accepted as part of the Town of Pecos City Street Maintenance Department System, and or the Reeves County Road and Bridge Department, until the streets and alleys are built to the specifications according to the Town of Pecos City's Rules and Ordinances, and Reeves County Road and Bridge Department and Commissioner's Court approval. The Subdivision will comply with the Subdivision Rules and Regulations of the Town of Pecos City, Reeves County, Texas.

Approved this _____ day of _____, 2018, by the
City Council of the Town of Pecos City, Reeves County, Texas, at
the recommendation of the Planning and Zoning Commission.

Venetta Seals and/or Seth Sorensen
Mayor City Manager

FILING

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

Diane O. Florez
County Clerk

**FIELD NOTES
(METES AND BOUNDS DESCRIPTION)**

FIELD NOTES DESCRIBING A 40.34 SURFACE ACRES (40.33 GRID) TRACT OF LAND, BEING THE NW/4 OF THE NW/4 OF SECTION 30, ABSTRACT NO. 5816, BLOCKS 5, H.&G.N. RAILROAD COMPANY SURVEY, SAID 40.34 SURFACE ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with cap marked "FXS RPLS 2198", recovered at the West common corner of Sections 30, Abstract 5816 and Section 23 Abstract No.432, Block 5 H.&G.N. Railroad Company Survey, Reeves County Texas, for the Northwest corner of this tract;

Thence S 77°07'27"E 1326.67 feet, along the Common line of said Sections 30 and 23 to a 1/2 inch iron rod with cap marked "Trujillo RPLS 5358", set at the Northeast corner of the NW/4 of the NW/4 of said Section 30, whence a 1/2 inch iron rod with cap marked "FXS RPLS 2198", recovered at the Northeast corner of said NW/4 of Section 30, bears S77°07'27"E 1326.67 feet, for the Northeast corner of this tract;

Thence S 12°54'29"W 1324.38 feet, to a 1/2 inch iron rod with cap marked "Trujillo RPLS 5358", set at the Southeast corner of said NW/4 of the NW/4, for the Southeast corner of this tract;

Thence N 77°07'14"W 1326.25 feet, along the South line of said NW/4 of the NW/4, to a 1/2 inch iron rod with cap marked "FXS RPLS 2198", recovered for the Southwest corner of this tract;

Thence N 12°53'25"E 1324.30 feet, along the East line of said Section 30, and Reeves County Road 118, to the POINT OF BEGINNING containing 40.34 Surface Acres more or less.

SECTION 31, BLOCK 5
H. & G. N. RAILROAD
COMPANY SURVEY
REEVES COUNTY TEXAS
ABSTRACT NO. 436
GLO File No. 002941

SECTION 23, BLOCK 5
H. & G. N. RAILROAD
COMPANY SURVEY
REEVES COUNTY TEXAS
ABSTRACT NO. 432
GLO File No. 002937

640.00 Acres
Balmorhea Ranches Inc.
Vol. 97 / Pg. 102 OPR

640.00 Acres
Balmorhea Ranches Inc.
Vol. 97 / Pg. 102 OPR

Marrow Harrison Interests LLC
Vol. 1031, Pg. 188 opr

480.00 Acres
Marrow Harrison Interests LLC
Vol. 1031, Pg. 188 opr

SECTION 30, BLOCK 5
H. & G. N. RAILROAD
COMPANY SURVEY
REEVES COUNTY TEXAS
ABSTRACT NO. 5816
GLO File No. 152033

REFERENCE PLAT TITLED
SEVERAL SECTION LINES OUT OF
BLOCKS 5 & 6 H. & G.N.
RAILROAD COMPANY SURVEY
REEVES COUNTY, TEXAS

Vol. 1, Pg. 33
Surveyors Plat Records
Reeves County, Texas

**SURVEY PLAT OF LOTS 1 THROUGH 8, BLOCK 1
OF THE WESTFIELD YARDS SUBDIVISION,
A SUBDIVISION OF A 40.34 SURFACE ACRES TRACT
OUT OF THE NW/4 OF THE NW/4 OF
SECTION 30, ABSTRACT NO. 5816, BLOCK 5
H. & G. N. RAILROAD COMPANY SURVEY
REEVES COUNTY TEXAS**

0 100 200 400
SCALE: 1" = 200'

DRAWN BY: J.WEINACHT

TTS18153.DWG

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310 S. WILLOW
PECOS TEXAS 79772
TBPLS Firm Registration No. 10013500

TONY TRUJILLO LAND SURVEYING, INC.