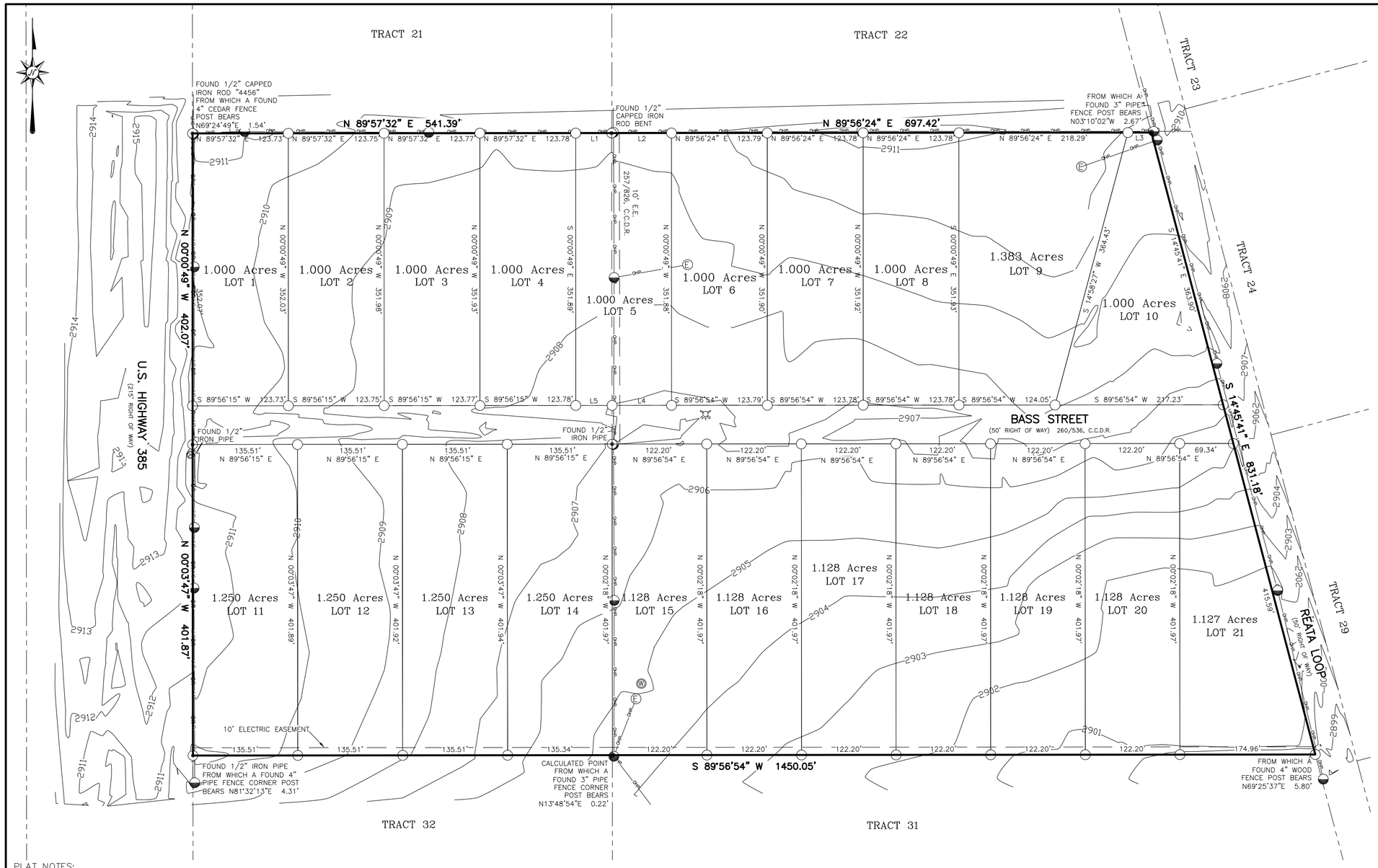
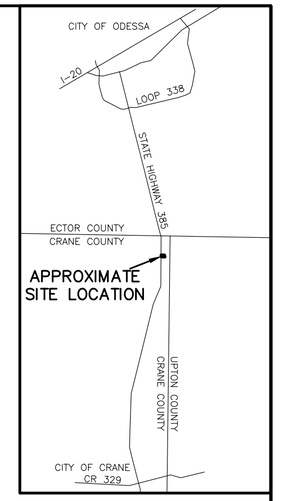


LINE	BEARING	DISTANCE
L1	N 89°57'32" E	46.36'
L2	N 89°56'24" E	77.43'
L3	N 89°56'24" E	30.35'
L4	S 89°56'54" W	76.82'
L5	S 89°56'15" W	46.97'



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF CRANE

WHEREAS, EL RANCHO DEVELOPMENT, LLC IS THE RECORD OWNER OF TRACTS 25, 26, 27, AND 28, REATA ESTATES SUBDIVISION, A SUBDIVISION IN CRANE COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 259, PAGE 54, DEED RECORDS OF CRANE COUNTY, TEXAS, BEING RECORDED IN VOLUME 687, PAGE 638, OF THE OFFICIAL PUBLIC RECORDS OF CRANE COUNTY, TEXAS..

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, AUTHORIZED REPRESENTATIVE OF EL RANCHO DEVELOPMENT, LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "EL BONITO ATARDECER SUBDIVISION", AN ADDITION TO CRANE COUNTY, TEXAS, AND DO HEREBY DEDICATE STREETS, PUBLIC HIGHWAYS, ALLEYS, UTILITY AND DRAINAGE EASEMENTS, PARKS, IF ANY, AND OTHER LAND FOR PUBLIC USE FOREVER,

_____
AUTHORIZED REPRESENTATIVE OF EL RANCHO DEVELOPMENT, LLC — DATE

STATE OF TEXAS
COUNTY OF CRANE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____,2024
BY _____

_____
NOTARY PUBLIC — PRINTED NAME OF NOTARY

_____
MY COMMISSION EXPIRES

PLAT NOTES:

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

3. CRANE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

4. CRANE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

GENERAL NOTES:

1. BEARINGS, DISTANCES & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS OPUS SOLUTION.

2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.

4. FLOODPLAIN NOTE: AS PER FEMA, AREA IS UNMAPPED.

5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITES AND BUILDING PERMITS.

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF "EL BONITO ATARDECER SUBDIVISION", WAS APPROVED BY THE PROPER ACTION OF THE COMMISSIONERS COURT, CRANE COUNTY, TEXAS ON THIS THE _____ DAY OF _____, 2024

Signed: _____
CRANE COUNTY JUDGE

Signed: _____
CRANE COUNTY COMMISSIONER

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY HER, AND THAT ALL OF THE LOT CORNERS AND BOUNDARY MARKERS ARE CORRECTLY PLACED AS SHOWN THEREON; INCLUDING DIMENSIONS, BEARINGS AND OTHER TECHNICAL INFORMATION NEEDED FOR PLATTING EACH LOT ON THE SUBDIVISION.

DATED: PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
THAIS WATSON AHLSTRAND
REGISTERED PROFESSIONAL LAND SURVEYOR
#6359

CTLS
Cross Texas Land Services, Inc
702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701
512-965-2878
TX. FIRM REG. #100248-00
www.crosstexaslandservices.com

LEGEND:
BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
C.C.P.R. - CRANE COUNTY PLAT RECORDS
C.C.D.R. - CRANE COUNTY DEED RECORDS
C.C.O.P.R. - CRANE COUNTY OFFICIAL PUBLIC RECORDS
U.E. UTILITY EASEMENT
B.L. BUILDING SETBACK LINE
(BRG.-DIST.) RECORD CALL
POINT
MONUMENT FOUND
MONUMENT SET
WATER WELL
POWER POLE

OWNER / DEVELOPER:
EL RANCHO DEVELOPMENT LLC
6 DESTA DRIVE, SUITE 1260
MIDLAND, TX 79705

0' 100' 200' 300'
SCALE: 1"=100'

FILED FOR RECORD THIS _____ DAY OF _____, 2024, AT ____ ____M.
RECORDED THIS _____ DAY OF _____, 2024, AT ____ ____M., IN
CABINET _____, PAGE _____, CRANE COUNTY PLAT RECORDS.

_____
COUNTY CLERK OF CRANE COUNTY, TEXAS

EL BONITO ATARDECER SUBDIVISION

BEING A REPLAT OF
TRACTS 25, 26, 27, AND 28, REATA ESTATES,
OUT OF SECTION 20, BLOCK 42, T-4-S, T. & P. RR. CO. SURVEY, CRANE COUNTY, TEXAS.

PLAT DATE: 07/23/2024
JOB #24-50105