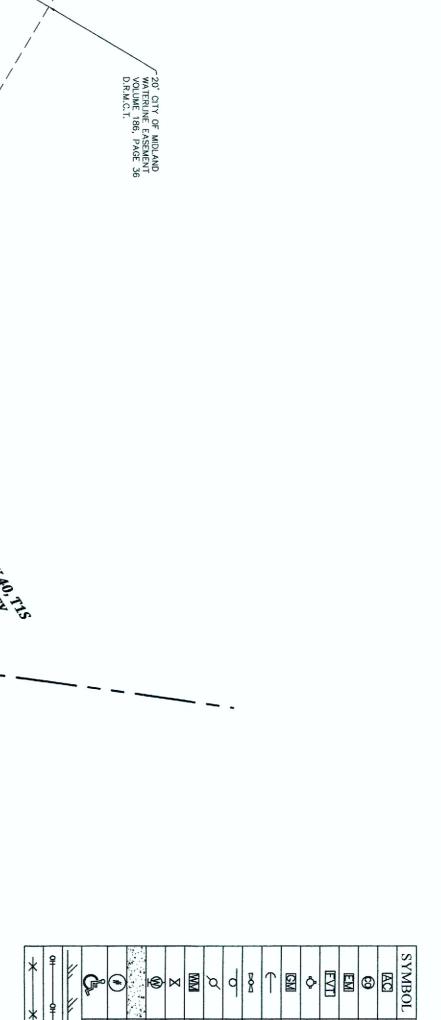


VICINITY MAP



The basis of bearings for this survey is the Texas State Coordinate System, Central Zone 4203, based upon GPS measurements. Distances and areas hereon are surface Values. A combined scale factor of 0.999899 was used for this project.

10.4"

.99<sup>.</sup>66Σ

THENCE Southerly, along the west right-of-way line of said Tradewinds Boulevard and along said curve to the left, through a central angle of 02 degrees 30 minutes 48 seconds and an arc length of 134.01 feet to a set Mag nail with washer for the southeast corner of said Lot 5A, and being the northeast corner of Lot 6A, Block 8, of said Westridge Park Addition Section 37;

THENCE North 86 degrees 41 minutes 41 seconds West, departing the west right-of-way line of said Lot 6A, a distance of 144.79 feet to a point for the southwest corner of said Lot 5A and the north line of said Lot 6A, a distance of 144.79 feet to a point for the southwest corner of said Lot 5A and the northwest corner being on the east right-of-way line of an alley (20 foot width) as dedicated by Legends Park Addition, an addition to the City of Midland, as recorded in Cabinet I, Page 76, P.R.M.C.T.;

THENCE North 06 degrees 48 minutes 19 seconds East, along the common west line of said Lot 5A and the east right-of-way line of said alley, a distance of 204.77 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC. LP" for the northwest corner of said Lot 5A, and being on the south line of said Lot 4, Block 8;

BEGINNING at a found 1/2-inch iron rod with cap stamped "RPLS 4413" for the northeast corner of said Lot 5A, also being the southeast corner of Lot 4, Block 8, Westridge Park Addition Section 23, an addition to the City of Midland, as recorded in Cabinet I, Page 135, P.R.M.C.T., and being on the west right-of-way line of Tradewinds Boulevard (110 foot width), as dedicated by Westridge Park Addition Section 6, an addition to the City of Midland, as recorded in Cabinet F, Page 183, P.R.M.C.T., and being on a curve to the left having a radius of 3,055.00 feet and whose chord bears South 04 degrees 34 minutes 01 second West, a distance of 134.00 feet, said beginning point being locatable by NAD 83 Grid Coordinate N: 10,691,747.25, E: 1,730,682.65;

BEING a 0.5485 acre tract of land situated in Section 37, Block 40, T1S, T. & P. RR Co. Survey, Abstract No. 258, Midland County, Texas, and being all of Lot 5A, Block 8, Westridge Park Addition Section 37, an addition to the City of Midland, as recorded in Cabinet J, Page 145, Plat Records, Midland County, Texas (P.R.M.C.T.), said 0.5485 acre tract being more particularly described by metes and bounds as follows:

NOTES:

2. According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Panel 200 of 525, Map Number 48329C0200F, Map Revised Date: September 16, 2005, the subject property is located in Zone X (unshaded), defined as "Areas to be outside the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.

The Surveyor has observed no evidence of recent earthwork, struction, or building additions during the process of conducting fieldwork.

4. The Surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey with the benefit of a title commitment issued by Chicago Title Insurance Company, GF Number WTA-80C-48801806545-MR, with an effective date of October 25, 2018, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

Schedule B Items:

10.b. Thirty (30) foot by Forty (40) foot Reciprocal Access Easen recorded in Cabinet J, Page 145, P.R.M.C.T, as shown hereon. rding the plat

(20' WIDTH RIGHT-OF-WAY)
CABINET I, PAGE 76
P.R.M.C.T.

0.5485 ACRES 23,894 SQUARE FEET

41.2'

(F) X X

CONCRETE SIDEWALK

 $\equiv$ 

WM

ASPHALT PAVEMENT WITH RIGHT-OF-WAY)
CABINET F, PACE 183
P.R.M.C.T.

TRADEWINDS BOULEVARD

(c)

NO6.48'19"E 204.77"

) = Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC. LP" P.R.M.C.T. = Plat Records, Midland County, Texas D.R.M.C.T. = Deed Records, Midland County, Texas

ABLE TO SET-

3

(APPROX. 747' TO INTERSECTION OF TRADEWINDS BLVD AND LEGENDS BLVD)

GM AC

LOT 6A, BLOCK 8
TRIDGE PARK ADDITION, SECTION
CABINET J, PAGE 145
P.R.M.C.T.

150.00

RAMP

CONCRETE SIDEWALK

CALICHE

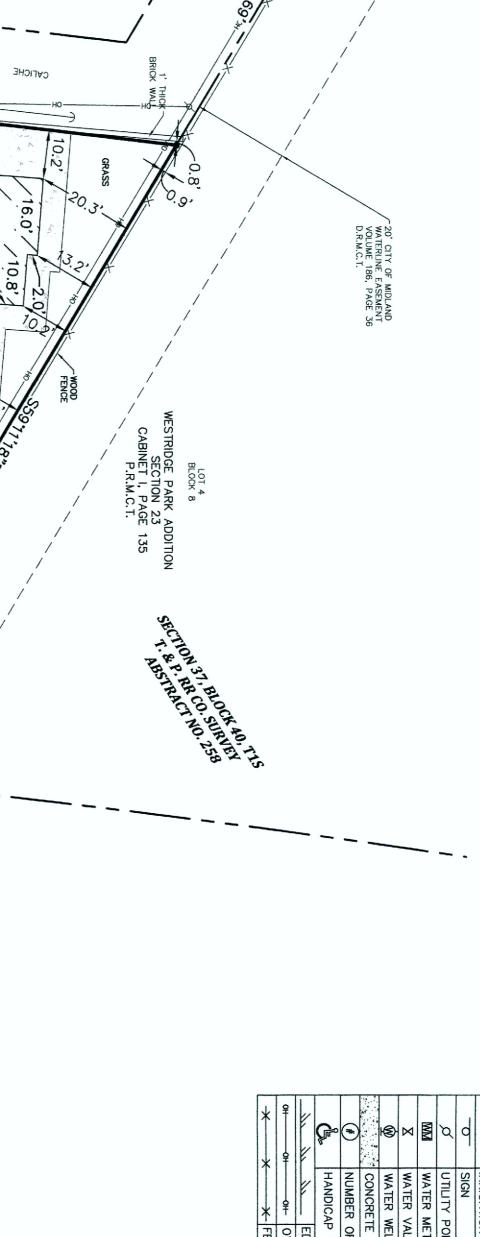
40.2

FVT

AC

7.15

0



AIR CONDITIONER

CLEAN OUT

ELECTRIC METER

FIBER OPTIC VAULT

FIRE HYDRANT

GAS METER

GUY

IRRIGATION CONTROL VALVE

SIGN

UTILITY POLE

WATER WELL

WATER WELL

CONCRETE

NUMBER OF PARKING SPACES

HANDICAP PARKING SPACE

HANDICAP PARKING SPACE

CONCRETE

NUMBER OF PARKING SPACE

HANDICAP PARKING SPACE

HANDICAP PARKING SPACE

HANDICAP PARKING SPACE

WATER WELL

OH—OH—OH—OVERHEAD ELECTRIC LINE LEGEND
DESCRIPTION
CONDITIONER

SURVEYOR'S CERTIFICATE

THENCE South 59 degrees 11 minutes 18 seconds East, along the common north line of said Lot 5A and the south line of said Lot 4, a distance of 152.48 feet to the POINT OF BEGINNING and containing 0.5485 acres (or 23,894 square feet) of land, more or less.

I hereby certify to M. JACKSON CONSTRUCTION 1, LTD.; MARK MAYS, CHICAGO TITLE INSURANCE COMPANY that (i) this plat of survey and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (ii) this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a),7(b.1), 9, 10, 13, 14, of Table



LOT 4, BLOCK 5
WESTRIDGE PARK ADDITION
SECTION 6
CABINET F, PAGE 183
P.R.M.C.T. Hal Mollenkopf
Registered Professional Land Surveyor
State of Texas, No. 5439 Date

550 Bailey Avenue • Suite 400 • Fort Worth, Tel: 817.335.1121 FIRM REGISTRATION 10098100

PLOTTED BY: Daniel Jones ON: Thursday, January 03, 2019 AT: 9:30 AM FILEPATH: G:\Production4000\005100\5181\001\Survey\Drawings\B005181.001 Westridge Park Section 37 Lot 5A ALTA Survey.dwg

ALTA/NSPS LAND TITLE SURVEY **LOT 5A, BLOCK 8** 

WESTRIDGE PARK ADDITION, SECTION 37

Section 37, Block 40, T1S, T. & P. RR Co. Su City of Midland, Midland County, Texas