

VICINITY MAP
NOT TO SCALE

NOTES:

- 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.
- According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Panel 200 of 525, Map Number 48329CQ200F, Map Revised Date: September 16, 2005, the subject property is located in Zone X (unshaded), defined as Areas to be outside the 1% 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, building construction, or building additions during the process of conducting fieldwork.
- 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, GN Number V17A86-48801808545M, dated 08/27/2019, which shows the subject property is part of a larger tract of land, 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.

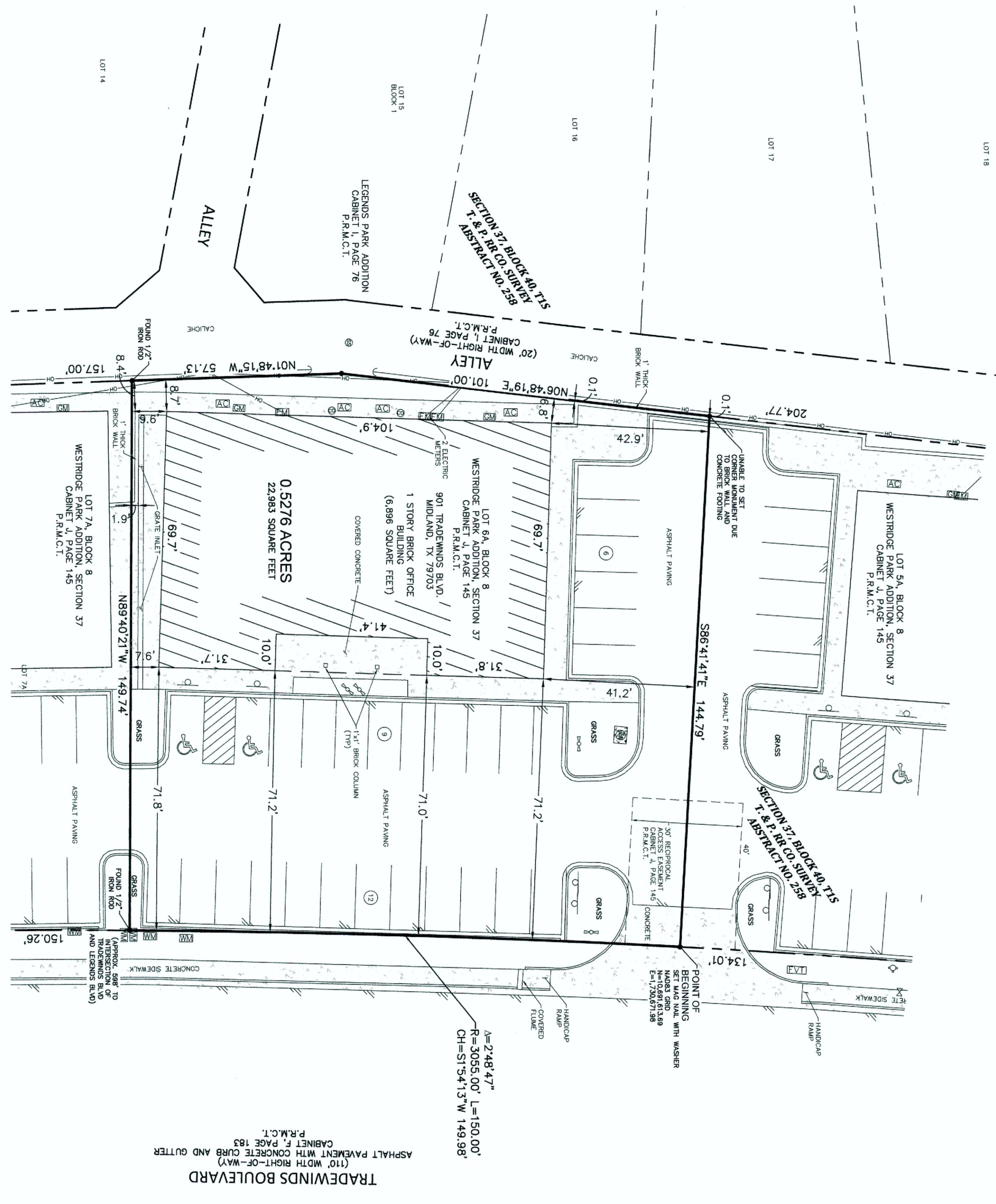
Schedule B Items:

- 10b. Thirty (30) foot by Forty (40) foot Recreational Access Easement, according to the plat recorded in Cabinet 1, Page 459, P.R.M.C.T., as shown hereon.

• Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC. LP" (unless otherwise noted)

P.R.M.C.T. = Plat Records, Midland County, Texas

D.R.M.C.T. = Deed Records, Midland County, Texas



SYMBOL	DESCRIPTION
⊠	AIR CONDITIONER
⊞	CLEAN OUT
⊚	ELECTRIC METER
⊚	FIBER OPTIC WALLT
⊚	FIRE HYDRANT
⊚	GAS METER
⊚	GUY
⊚	IRRIGATION CONTROL VALVE
⊚	SANITARY SEWER MANHOLE
⊚	SIGN
⊚	UTILITY POLE
⊚	WATER METER
⊚	WATER VALVE
⊚	WATER WELL
⊚	CONCRETE
⊚	NUMBER OF PARKING SPACES
⊚	HANDICAP PARKING SPACE
⊚	EDGE OF ASPHALT
⊚	OVERHEAD ELECTRIC LINE

LOT 4, BLOCK 5
WESTRIDGE PARK ADDITION
SECTION 37
CABINET 1, PAGE 183
P.R.M.C.T.

Meters and Bounds

BEING a 0.5276 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 6A, Block 8, Westridge Park Addition, Section 37, an addition to the City of Midland, as recorded in Cabinet 1, Page 145, Plat Records, Midland County, Texas (P.R.M.C.T.), said 0.5276 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set Mag nail with washer for the northeast corner of said Lot 6A, also being the southeast corner of Lot 5A, Block 8, of said Westridge Park Addition, Section 37, 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 1, Page 183, P.R.M.C.T., and being on a curve to the left by a radius of 3,055.00 feet and whose chord bears South 02 degrees 54 minutes 13 seconds West, a distance of 149.74 feet, said beginning point being (locatable by NAD 83 Grid Coordinate N: 10,091,1013.69; E: 1,750,071.98);

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 48 minutes 47 seconds and an arc length of 150.00 feet to a found 1/2-inch iron rod for the southeast corner of said Lot 6A, and being the northeast corner of Lot 7A, Block 8, of said Westridge Park Addition, Section 37;

THENCE North 89 degrees 40 minutes 21 seconds West, departing the west right-of-way line of said Tradewinds Boulevard along the common south line of said Lot 6A and the north line of said Lot 7A, a distance of 149.74 feet to a found 1/2-inch iron rod for the southwest corner of said Lot 6A and the northwest corner of said Lot 7A, said corner being on the east right-of-way line of an alley 120 foot width as dedicated by Legends Park Addition, an addition to the City of Midland, as recorded in Cabinet 1, Page 76, P.R.M.C.T.;

THENCE North 01 degree 48 minutes 15 seconds West, along the common west line of said Lot 6A and the east right-of-way line of said alley, a distance of 57.13 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC. LP" for an angle point;

THENCE North 06 degrees 48 minutes 19 seconds East, continuing along said common line, a distance of 101.00 feet to a point for corner (unable to set due to brick wall and concrete footing) for the northwest corner of said Lot 6A and the southwest corner of said Lot 5A;

THENCE South 86 degrees 41 minutes 41 seconds East, along the common north line of said Lot 6A and the south line of said Lot 5A, a distance of 144.79 feet to the POINT OF BEGINNING and containing 0.5276 acres (or 22,983 square feet) of land, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify to W. JACKSON CONSTRUCTION 1, LTD., MARK WAWS, 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)(1)-(1b), 9, 10, 13, 14, of Table A thereof.



Dale Pyle
Date: 01/03/19

Hail Midland
Registered Professional Land Surveyor
State of Texas, No. 5439



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FRM REGISTRATION 10098100

ALTA/NSPS LAND TITLE SURVEY
OF
LOT 6A, BLOCK 8
WESTRIDGE PARK ADDITION, SECTION 37

Situated in Section 37, Block 40, T1S, T & P, RR Co. Survey, A-258
City of Midland, Midland County, Texas