



BEARING BASIS
ORIGINAL SCALE: 1" = 40'

BEARINGS, COORDINATES AND DISTANCES ARE IN THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD83, U.S. SURVEY FOOT.

SURVEY NOTES:

- THIS SURVEY IS PROVIDED WITH THE BENEFIT OF TITLE COMMITMENT GF #48802118046, ISSUED AUGUST 25, 2021 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
 WITH REGARD TO SCHEDULE B OF TITLE COMMITMENT:
 (10.a) NOT SURVEY RELATED
 (10.b) ROW TO SOUTH PLAINS PIPELINE V.42, PG. 251, DRMCT - BLANKET NOT REPRODUCIBLE
 (10.c) ROW TO MAGNOLIA PIPELINE COMPANY V. 44. PG. 195, DRMCT - BLANKET NOT REPRODUCIBLE
 (10.d) ROW TO PHILLIPS PETROLEUM COMPANY V. 144, PG. 344, DRMCT - BLANKET NOT REPRODUCIBLE
 (10.e) EASEMENT & ROW TO TEXAS UTILITIES ELECTRIC COMPANY C. 1295, PG. 612 DRMCT - DOES NOT AFFECT
 (10.f) ENCROACHMENT AGREEMENT WITH CENTURION PIPELINE, LP INSTR# 2015-1527, OPRMCT - BLANKET NOT REPRODUCIBLE
 (10.g) DEDICATION TO THE CITY OF ODESSA, INSTR# 2019-7236, OPRMCT - AS SHOWN HEREON
 (10.h) ANY PORTION OF THE PROPERTY WITHIN LIMITS OR BOUNDARY OF A ROAD OR HIGHWAY - AS SHOWN HEREON IF APPLICABLE
 (10.i) NOT SURVEY RELATED
 (10.j) PROPERTY WITHIN THE CITY LIMITS OF ODESSA, TEXAS - AFFECTS SUBJECT TRACT
 (10.k) NOT SURVEY RELATED
 (10.l) NOT SURVEY RELATED
 (10.m) NOT SURVEY RELATED
 (10.n) VISIBLE OR APPARENT EASEMENTS - AS SHOWN HEREON IF APPLICABLE
 (10.o) NOT SURVEY RELATED
 (10.p) NOT SURVEY RELATED
 (10.q) REFERENCED FEATURES AS SHOWN HEREON
 (10.r) REFERENCED FEATURES AS SHOWN HEREON
- LOCATION OF BURIED PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE AND/OR VISUAL EVIDENCE. ONE-CALL 811 IS RECOMMENDED PRIOR TO CONSTRUCTION OR EXCAVATION.
- SITE NOT PRESENTLY ADDRESSED

LEGEND

- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2" IRON WITH RED CAP MARKED "MAVERICK FIRM #10194514"
- DENOTES EXISTING TELECOM PEDESTAL
- DENOTES EXISTING CABLE PEDESTAL
- DENOTES EXISTING GAS METER
- DENOTES EXISTING POWER POLE
- DENOTES EXISTING GUY ANCHOR
- DENOTES EXISTING CABLE BOX
- DENOTES EXISTING MANHOLE
- DENOTES EXISTING WATER METER
- DENOTES EXISTING LIGHT POLE
- DENOTES EXISTING GAS MARKER
- DENOTES BOUNDARY LINE
- DENOTES EXISTING ADJOINER LOT LINES
- DENOTES EXISTING OVERHEAD ELECTRIC LINE
- DENOTES EXISTING 8" WASTEWATER
- DENOTES EXISTING GAS LINE
- DENOTES EXISTING 8" WATER MAIN
- DENOTES EXISTING BURIED CABLE
- DENOTES CONCRETE
- DENOTES PAVEMENT

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.P. FLOOD INSURANCE RATE MAP #48329C0175F, EFFECTIVE SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK ENGINEERING.

LEGAL DESCRIPTION

BEING A 1.20-ACRE TRACT OF LAND OUT OF THAT CERTAIN 5.00-ACRE TRACT OF LAND AS FILED IN VOLUME 1285, PAGE 599, OF THE DEED RECORDS OF MIDLAND COUNTY, TEXAS AND ALSO BEING SITUATED IN SECTION 10, BLOCK 41, TOWNSHIP TWO SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY OF ODESSA, MIDLAND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT N(Y): 10666286.03, E(X): 1691010.60, A ONE HALF INCH IRON ROD WITH CAP MARKED "BRADSHAW ASSOCIATES" FOUND AT THE SOUTHWEST CORNER OF A CALLED 0.245 ACRE TRACT BEING A THIRTY FOOT WIDE ALLEY AND DRAINAGE EASEMENT AS FILED IN INSTRUMENT NUMBER 2019-7236 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, AND A POINT IN THE EAST LINE OF MEDICAL PLAZA ROAD, A PLATTED 50 FOOT WIDE RIGHT OF WAY, FOR THE NORTHWEST CORNER HEREOF;

THENCE N.56°45'28"E, ALONG THE SOUTH LINE OF SAID 0.245 ACRE TRACT, AT 259.35 FEET PASSING A ONE HALF INCH IRON ROD FOUND WITH CAP MARKED "BRADSHAW ASSOCIATES", IN ALL 309.35 FEET TO A ONE HALF INCH IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" (RPC) IN THE SOUTH LINE OF SAID 0.245 ACRE TRACT AND FROM WHICH A ONE HALF INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 5, BLOCK 2, MISSION DORADO, 3RD FILING, AN ADDITION TO THE CITY OF ODESSA, AS FILED IN CABINET "D", PAGE 316, PLAT RECORDS OF MIDLAND COUNTY, TEXAS BEARS N.56°45'28"E, 46.71 FEET, AND THE NORTHEAST CORNER HEREOF;

THENCE S.33°07'46"E, 168.41 FEET TO AN "RPC" SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE S.56°46'52"W, AT 50 FEET PASSING A ONE HALF INCH IRON ROD WITH CAP MARKED "HOWELL F-100147" BEING THE NORTHEAST CORNER OF A CALLED 1 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN FILED IN INSTRUMENT NUMBER 2019-27650 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, CONTINUING ALONG THE NORTH LINE OF SAID 1 ACRE TRACT, IN ALL, 309.41 FEET TO A ONE HALF INCH IRON ROD FOUND IN THE EAST LINE OF MEDICAL PLAZA ROAD, AND FOR THE SOUTHWEST CORNER HEREOF;

THENCE N.33°06'37"W, ALONG THE EAST LINE OF MEDICAL PLAZA ROAD, 168.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1.20 ACRES OR 52,084 SQUARE FEET OF LAND.

F:\2021\1210188-DOLSBY ENTERPRISES (KELSEY IRVINE)-MEDICAL PROJECT ODESSA\DRAWINGS\TITLE SURVEY\210188 - TITLE SURVEY.DWG Last Save by: Paladin 11/8/21

APPROVAL DATE: 11.8.21	SURVEYOR: GWS	SCALE: 1" = 40'
REV 1:	DRAWN BY: PH	JOB NO.: 210188
REV 2:	APPROVED:	FIELD WORK DATE: 11.01.21

TO DOLSBY ENTERPRISES AND FIDELITY NATIONAL TITLE INSURANCE COMPANY: THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, TSPS LAND TITLE SURVEY.

GREGORY W. SHOULTZ, RPLS #5356
FIRM NO. TX #10194514

08 NOVEMBER 2021

MAVERICK
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DOLSBY ENTERPRISES

TSPS LAND TITLE SURVEY

BEING A 1.20-ACRE TRACT OF LAND OUT OF A 5.00-ACRE TRACT OF LAND SITUATED IN SECTION 10, BLOCK 41, T-2-S, T&P RY. Co. SURVEY, CITY OF ODESSA, MIDLAND COUNTY, TEXAS