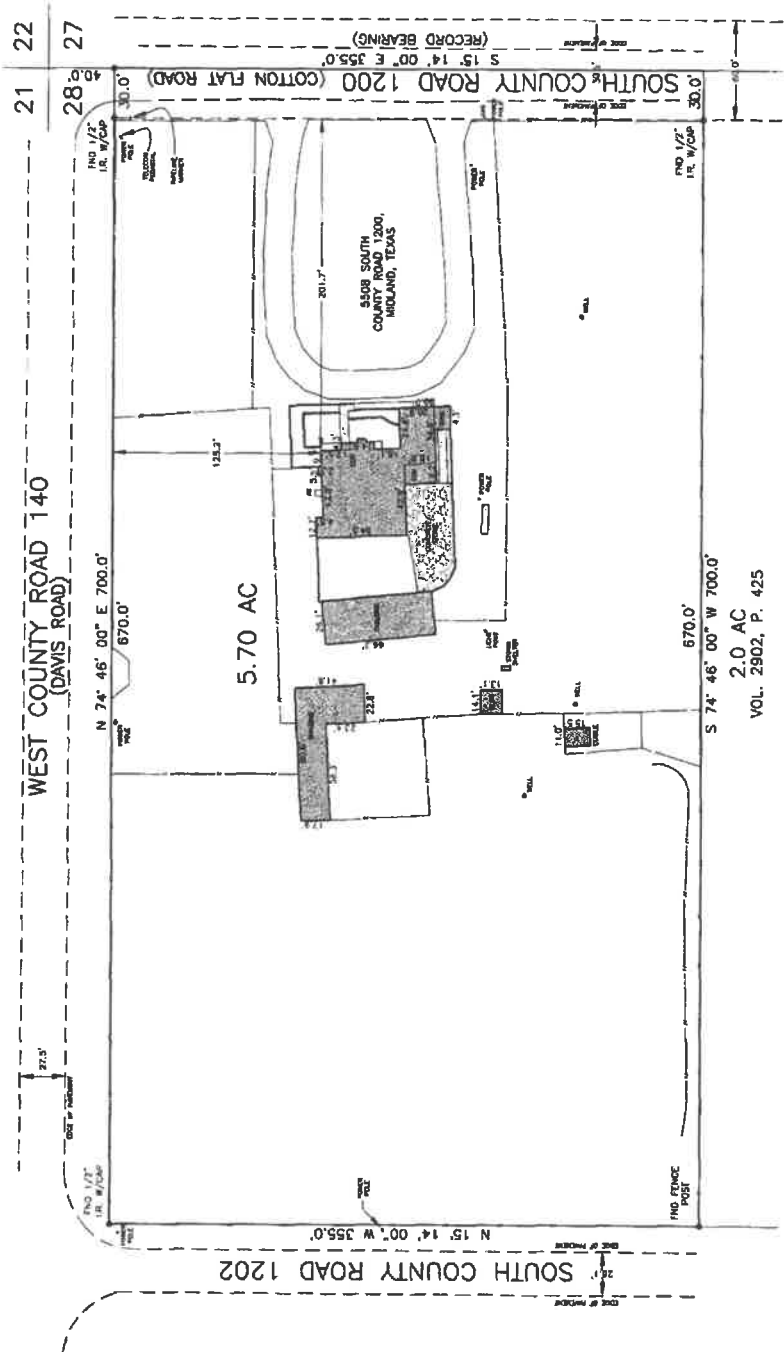


1405-030-JH (pg 022)



PLAT

OF
A 5.70 ACRE TRACT
OUT OF THE NE/4 OF SECTION 28,
BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY,
MIDLAND COUNTY, TEXAS



SURVEY PLAT FOR: KENDI C. BEANZEE
TO: MALLORY L. BEANZEE, SURVEYOR
AND WEST TARRANT, MIDLAND, TEXAS
THIS SURVEY PLAT IS HEREBY SUBMITTED FOR THE
TRANSACTION AND OF THE 1405-030-JH AS NOTED
PLAT IS CORROBORATED AND SHALL NOT BE USED FOR
ANY OTHER TRANSACTION.
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY
WAS MADE ON THE GROUNDS OF THE PROPERTY LEGALLY
OWNED BY MALLORY L. BEANZEE, SURVEYOR, AND THAT THERE
WAS NO INTERFERENCE OR OBSTRUCTION TO THE SURVEY
IN ANY BOUNDARY LINE, CORNER, OR ENCLOSURE,
POINTS OF VIEW, EXCEPT AS SHOWN HEREON, AND THAT
NO ADVERSE CLAIMS OR ACCESS TO AND FROM A DEDICATED
ROADWAY AS SHOWN.

M. L. McBrayer
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS IS AN UNRECORDED PLAT AND IS NOT FILED IN THE PLAT RECORDS OF
MIDLAND COUNTY, TEXAS.
THIS PROPERTY LIES WITHIN ZONE "A" AS SHOWN BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY NO.
UNRECORDED DATED SEPTEMBER 14, 2005.

Stored: 14051697

BRADSHAW AND ASSOCIATES, INC.
CONSULTING ENGINEERS
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM #10122800/10122801
4400 MIDLAND BLVD. SUITE A-5
MIDLAND, TEXAS 79701
(432) 682-4100 (432) 682-7997 FAX

By	Drawn	Chkd	Surveyed
B/MR	MLM	GB	GB
Date	5-27-2014	5-27-2014	5-20-2014

1405-030-JH (pg 2 of 2)

Bradshaw and Associates, Inc.
Surveying / Engineering
Firm #10122900/10122901
4400 N. Big Spring Suite, A-8, Midland, Texas
432-682-4400 Fax 432-682-7997

May 27, 2014

5.70 Acre Tract

Being a 5.70 acre tract out of the NE/4 of Section 28, Block 39, T-2-S, T. & P. RR. Co. Survey, Midland County, Texas being described as follows:

BEGINNING at a point in the East line of said Section 28, Block 39, T-2-S, T. & P. RR. Co. Survey, Midland County, Texas, the same being the centerline of South County Road 1200 (Cotton Flat Road 60.0' right-of-way) for the NE corner of this tract; from which the NE corner of said Section 28 bears N. 15° 14' 00" W. 40.0'

THENCE S. 15° 14' 00" E. 355.0' along the East line of said Section 28, and along the centerline of South County Road 1200 to a point for the SE corner of this tract;

THENCE S. 74° 46' 00" W. at 30.0' pass a 1/2" I. R. with cap found in the West right-of-way line of South County Road 1200, in all a total distance of 700.0' to a fence corner post found in the East right-of-way line of South County Road 1202 for the SW corner of this tract;

THENCE N. 15° 14' 00" W. 355.0' along the East right-of-way line of South County Road 1202 to a 1/2" I. R. with cap found in the South right-of-way of West County Road 140 (Davis Road) for the NW corner of this tract;

THENCE N. 74° 46' 00" E. at 670.0' along the South right-of-way line of West County Road 140 pass a 1/2" I. R. with cap found at the intersection of the South right-of-way line of West County Road 140 and the West right-of-way line of South County Road 1200, in all 700.0' to the PLACE OF BEGINNING.

Containing 5.70 Acres of Land

Note: The East 30 feet of this tract is in South County Road 1200 (Cotton Flat Road) right-of-way.

Michael L. McBrayer

Michael L. McBrayer
Registered Professional Land Surveyor
No. 4161



14051697_5.70Ac

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: January 14, 2019

GF No. _____

Name of Affiant(s): KEITH C BEAUGEZ, LESLIE A BEAUGEZAddress of Affiant: 5508 S COUNTY RD 1200, MIDLAND, TX 79706Description of Property: ACRES: 5.700, NE/4, SEC: 28, BLK: 39-T2S
County MIDLAND, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): WE ARE THE OWNERS OF THE PROPERTY.

2. We are familiar with the property and the improvements located on the Property.

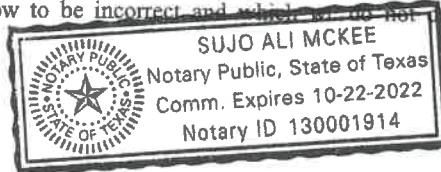
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 5/27/14 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): None

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

KEITH C BEAUGEZLESLIE A BEAUGEZ

SWORN AND SUBSCRIBED this

14th day ofJanuary2019

Notary Public

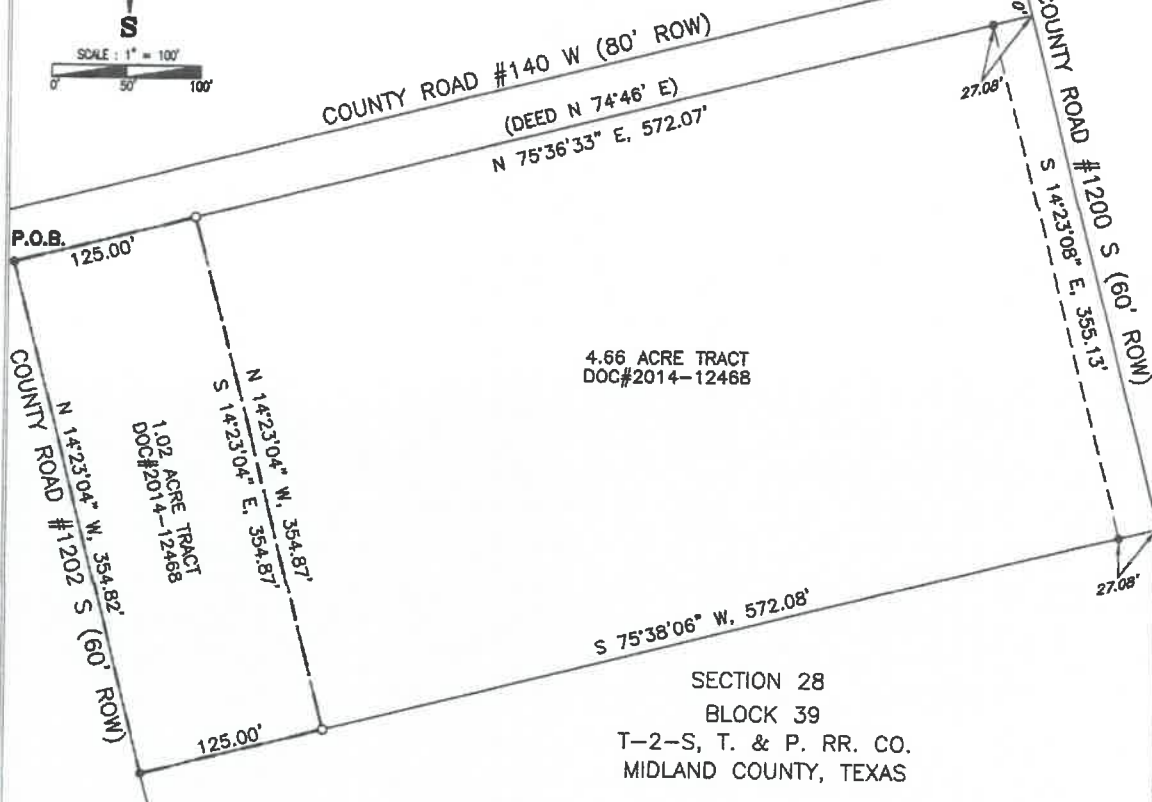
(TAR-1907) 02-01-2010



SECTION 21

SEC. 22

SEC. 27



1.02 ACRE TRACT DESCRIPTION

Description of a 1.02 acre tract of land out of a 5.68 acre tract of land (called 5.70 acres) as described in Document #2014-12468, WTA GF# 1405-030-JH of the Deed Records of Midland County and being located out of the Northeast quarter of Section 28, Block 39, T-2-S, T. & P. RR. Co. Survey, Midland County, Texas:

Beginning at an iron rod with "Schumann" cap found for the common Northwest corner of this and said 5.68 acre tract and at the intersection of the South right of way of County Road #140 W and the East right of way of County Road #1202 S from whence a Railroad Spike found for the Northeast corner of said Section 28 bears N 75°36'33" E, 697.07 feet and N 14°23'08" W, 35.10 feet;

Thence N 75°36'33" E, 125.00 feet to a 1/2" iron rod with cap set for the Northeast corner of this, on the North line of said 5.68 acre tract and on the South right of way of County Road #140 W;

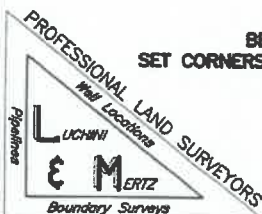
Thence S 14°23'04" E, 354.87 feet to a 1/2" iron rod with cap set for the Southeast corner of this and on the South line of said 5.68 acre tract;

Thence S 75°38'06" W, 125.00 feet to a 2" pipe fence corner post found for the common Southwest corner of this, said 5.68 acre tract and on the East right of way of County Road #1202 S;

Thence N 14°23'04" W, 354.82 feet to the place of beginning.

NOTE:

BEARINGS BASED ON NAD 1927, TX. CENTRAL ZONE
SET CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "LUCHINI & MERTZ"



Jeffrey D. Suiter
JEFFREY D. SUITER
TX. R.P.L.S. #4650

