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SURVEY OF
A 3.89 ACRE TRACT, BEING A 2.97 ACRE TRACT &
A 0.917 ACRE TRACT OUT OF SECTION 26,
BLOCK 39, T-2-S-1-T & P. RR. CO. SURVEY,
MIDLAND COUNTY, TEXAS

BEING a description of a 3.89 acre tract, being comprised of a 2.97 acre tract, as described in instrument # 2019-28197, Official Public Records of Midland County, Texas and a 0.92 acre tract out of a 7.0 acre tract as described in instrument # 2011-16097, Official Public Records of Midland County, Texas, more particularly described as follows:

BEING a point of a point ON 10669306.28, E. 170597.48 for the Southeast corner of said 2.97 acre tract, the Southeast corner of this 3.89 acre tract, from which a 1/2 inch ten rod bears N 76°11'39" E, a distance of 147.1 feet;

THENCE S 76°55'59" W, with the South line of said 2.97 acre tract, at a distance of 198.00 feet, pass a 1/2 inch ten rod found for the Southwest corner of said 2.97 acre tract, in the South line of this 3.89 acre tract, continuing on with the South line of said 7.0 acre tract, for a total distance of 666.40 feet to a point for the Southwest corner of said 7.0 acre tract, for the Southwest corner of this 3.89 acre tract;

THENCE N 14°28'01" W, with the West line of said 7.0 acre tract, a distance of 75.07 feet to a point for the West line of said 3.89 acre tract;

THENCE N 76°55'32" E, at a distance of 0.50 feet, pass an existing fence corner, continuing on with existing fence, a total distance of 412.18 feet to an existing fence corner, for an interior corner of this 3.89 acre tract;

THENCE N 14°28'11" W, with existing fence, a distance of 84.29 feet to an existing fence corner for a corner of this 3.89 acre tract;

THENCE N 77°46'23" E, with existing fence, a distance of 56.29 feet to an existing fence corner, in the West line of said 2.97 acre tract, for an interior corner of this 3.89 acre tract;

THENCE N 14°28'01" W, with the West line of said 2.97 acre tract, at a distance of 464.67 feet, pass a 1/2 inch ten rod found in the South Right-of-Way of East County Road 145, continuing on for a total distance of 464.64 feet to a point in the Centerline of said East County Road 145, for the Northwest corner of said 2.97 acre tract, the West line of said 3.89 acre tract;

THENCE N 76°27'59" E, with the Centerline of said East County Road 145, a distance of 198.00 feet to a point in the said Centerline for the Northwest corner of said 2.97 acre tract, the Northwest corner of this 3.89 acre tract;

THENCE S 14°28'01" E, with the East line of said 2.97 acre tract, a distance of 654.50 feet to the POINT OF BEGINNING and containing 3.89 acres of land.

NOTE: The North 30' of this tract is reserved for roadway right-of-way.

This survey was prepared without benefit of a title commitment.
Not all easements or matters of title may be shown.

Census Tract: 101.24

The tract is in Flood Zone "X" AND Zone "A" as shown on the Flood Insurance Rate Map, Dated September 16, 2023 provided by the Federal Emergency Management Agency.

Flood Map Number: 4632902217 F

The undersigned do hereby certify that this survey was the day made on the ground of the property (legally described hereon and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Dated this 3rd day of October, 2023.

Registered Professional Land Surveyor No. 4170
Date: 10/03/2023

OF SURVEYORS SIGNATURE IS NOT SEALED IN RED INK, THIS IS NOT AN ORIGINAL DOCUMENT

PENNELL LAND SURVEYING

PROFESSIONAL LAND SURVEYING

P.O. BOX 51622, MIDLAND, TEXAS 79710

PHONE: (432) 670-8286 FAX: (432) 682-3282 MOBILE: (432) 628-1027

ABSTRACT OFFICE: N/A

CAD FILE: BRP24457

DATA FILE: 1606CR145

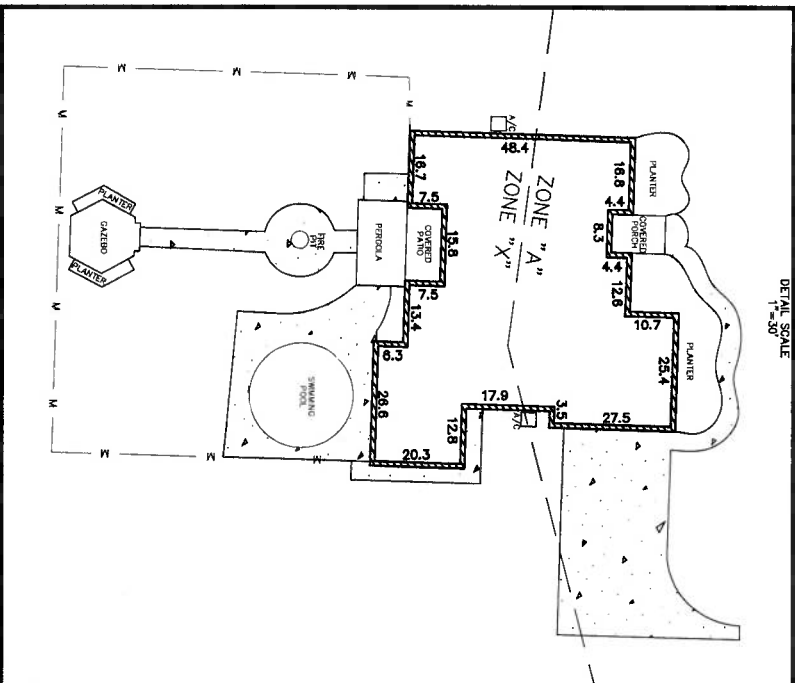
DRAWN BY: DARRIN H.

PLN NO.: 10183978



LEGEND

- Set 1/2" I.R.
- W/Gap "PLS 4170"
- Frd. 1/2" I.R.
- Power Pole
- Overhead Electric Line
- Septic Cleanout
- W/Well
- Hog Wire Fence Line
- Chain Link Fence Line
- Pipe Fence Line
- Sheet Metal Fence Line



DETAIL SCALE
1"=50'

EAST COUNTY ROAD 145

Subject property is located in the City of Midland Extra Territorial Jurisdiction, and as such, may be subject to certain ordinances, codes, restrictions and regulatory powers of the City of Midland. A visual search was made for existing pipelines. The lines we found are shown on this plat, however this is not a guarantee that there are not other lines. The area should be checked by TEXAS-811 (dial 811) before excavating.

Base of Bearing:
NAD 83 Lambert GND
Bearings and Distances Shown
Indicate Record Information



SCALE: 1" = 80'

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

Date: Oct. 4, 2023 GF No. _____
Name of Affiant(s): Carlos & Anabell Urias
Address of Affiant: 1606 E. County Rd 145 Midland TX 79706
Description of Property: 3.89 tract being a 2.97ac tract & a 0.917ac tract out of
County MIDLAND, Texas Sec. 25, Block 39, T-2-S, & P. R.R. Co Survey
"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.

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.

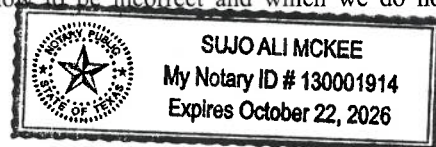
4. To the best of our actual knowledge and belief, since Oct. 3rd, 2023 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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.

Carlos Urias
Anabell Urias



SWORN AND SUBSCRIBED this 4th day of October, 2023
Notary Public SuJo Ali McKee