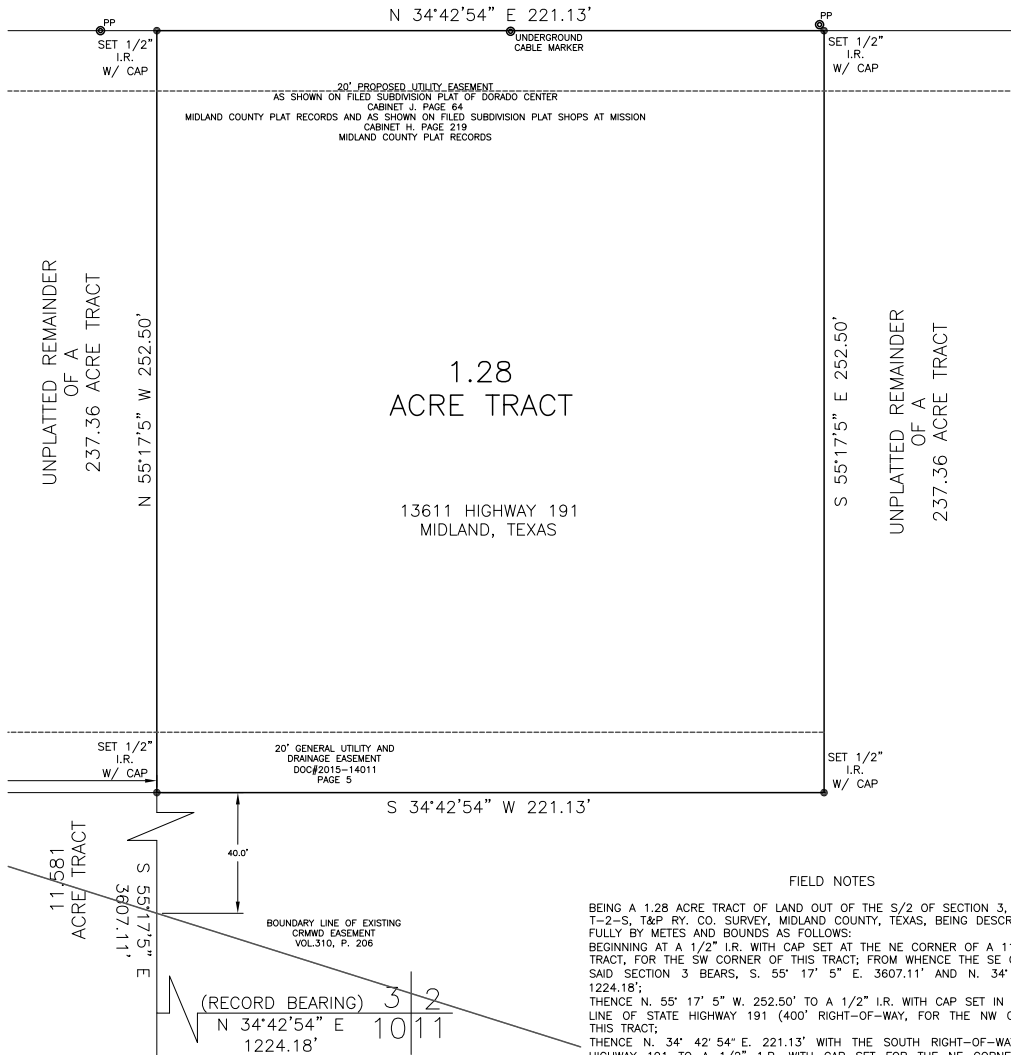


STATE HIGHWAY 191
(400' RIGHT-OF-WAY)

VOL. 753, P. 527



FIELD NOTES

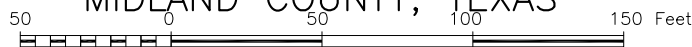
BEING A 1.28 ACRE TRACT OF LAND OUT OF THE S/2 OF SECTION 3, BLOCK 41, T-2-S, T&P RY. CO. SURVEY, MIDLAND COUNTY, TEXAS, BEING DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" I.R. WITH CAP SET AT THE NE CORNER OF A 11.581 ACRE TRACT, FOR THE SW CORNER OF THIS TRACT; FROM WHENCE THE SE CORNER OF SAID SECTION 3 BEARS, S. 55° 17' 5" E. 3607.11' AND N. 34° 42' 54" E. 1224.18';
THENCE N. 55° 17' 5" W. 252.50' TO A 1/2" I.R. WITH CAP SET IN THE SOUTH LINE OF STATE HIGHWAY 191 (400' RIGHT-OF-WAY, FOR THE NW CORNER OF THIS TRACT;
THENCE N. 34° 42' 54" E. 221.13' WITH THE SOUTH RIGHT-OF-WAY OF SAID HIGHWAY 191 TO A 1/2" I.R. WITH CAP SET FOR THE NE CORNER OF THIS TRACT;
THENCE S. 55° 17' 5" E. 252.50' TO A 1/2" I.R. WITH CAP SET FOR THE SW CORNER OF THIS TRACT;
THENCE S. 34° 42' 54" W. 221.13' TO THE PLACE OF BEGINNING.
CONTAINING 1.28 ACRES OF LAND, MORE OR LESS.

EASEMENTS/RIGHTS-OF-WAY

BLANKET
DOC# 2015-12567
CRWWD
VOL. 310, P. 206-DOES NOT CROSS PROPERTY. REFERENCE DORADO CENTER SUBDIVISION PLAT CABINET J. PAGE 64. MIDLAND COUNTY DEED RECORDS
CITY OF ODESSA
CLERK'S FILE # 2015-4540-EASEMENT IS NOT PLOTTABLE
PASOTEX PIPE LINE CO.-DOES NOT CROSS SUBJECT PROPERTY
VOL. 368, P. 107
STATE OF TEXAS
VOL. 753, P. 527-SHOWN ON SURVEY
DCP MIDSTREAM, LP
CLERK'S FILE #2011-6864-DOES NOT CROSS SUBJECT PROPERTY

PLAT
OF

A 1.28 ACRE TRACT OF LAND
OUT OF THE S/2 OF SECTION 3,
BLOCK 41, T-2-S, T&P RY. CO. SURVEY,
MIDLAND COUNTY, TEXAS



SURVEY PLAT FOR: WESTOVER DEVELOPMENT, LTD.

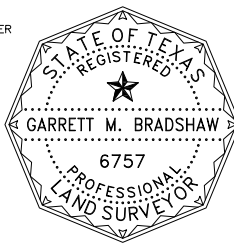
TO LIEN HOLDER ISSUING THE INSURANCE UNDERWRITER
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS SURVEY PLAT IS PROVIDED SOLELY FOR THIS TRANSACTION
AND G.F. NO. FT-44122-9001222400910-NJ AS NOTED.

PLAT IS COPYRIGHTED AND SHALL NOT BE USED FOR ANY OTHER
TRANSACTION.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY
WAS 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, VISIBLE EASEMENTS OR
RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THIS
SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED
ROADWAY AS SHOWN.

Garrett M. Bradshaw
REGISTERED PROFESSIONAL LAND SURVEYOR



THIS IS AN UNRECORDED PLAT AND IS NOT FILED IN THE MIDLAND COUNTY PLAT RECORDS

THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY PANEL
48135C0175 F. DATED MARCH 15, 2012.
THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION;
THE LOCAL FEMA FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION

Stored: 24061962

BRADSHAW AND ASSOCIATES, INC.
CONSULTING ENGINEERS
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM # 10122900/10122901
4400 N. BIG SPRING SUITE A-8
MIDLAND, TEXAS 79705
(432) 682-4400 FAX (432) 682-7997

	Drawn	Chkd	Surveyed
By	VR	GMB	CH
Date	6-18-2024	6-18-2024	6-17-2024