

E:\2014\2014-005\114\dwg\drafting\survey\2014-005-114 REVISED Boundary Survey 6.41 ac.dwg, Layout1, 7/29/2014 4:36:31 PM

LEGEND

- FOUND 1/2" I.R. UNLESS OTHERWISE NOTED
- SET 1/2" I.R. W/CAP "LCA ODESSA TX"

SURVEY OF A 6.41 ACRE TRACT LOCATED IN SECTION 32, BLOCK 40, T-2-S T&P RR. CO. SURVEY, MIDLAND COUNTY, TEXAS

LEGAL DESCRIPTION
OF A 6.41-ACRE TRACT LOCATED IN
SECTION 32, BLOCK 40, T-2-S
T&P RR CO. SURVEY
MIDLAND COUNTY, TEXAS

BOUNDARY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT (Y= 10,647,366.95' AND X= 1,717,660.10') A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET AT THE SOUTHWEST CORNER OF THIS TRACT IN THE NORTH RIGHT-OF-WAY OF W. COUNTY ROAD 160, AN 80-FOOT RIGHT-OF-WAY, AND BEING A PORTION OF THAT CERTAIN 275.38-ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2013-14376 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, WHENCE A 3/8" SPIKE (CONTROL MONUMENT) FOUND AT THE SOUTHWEST CORNER OF SECTION 32, BLOCK 40, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS AND THE SOUTHEAST CORNER OF SECTION 31 OF SAID BLOCK 40, BEARS SOUTH 14°36'39" EAST, A DISTANCE OF 40.00 FEET AND SOUTH 75°23'21" WEST, A DISTANCE OF 1,050.68 FEET;

THENCE NORTH 14°08'03" WEST, A DISTANCE OF 561.89 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" (CONTROL MONUMENT) FOUND AT THE SOUTHEAST CORNER OF THAT CERTAIN 11.11-ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2014-3411 OF OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF A THAT CERTAIN 21.32-ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2014-14501 OF SAID OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, FOUND AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 74°49'53" EAST WITH THE SOUTH LINE OF SAID 21.32-ACRE TRACT, A DISTANCE OF 495.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°08'03" EAST, A DISTANCE OF 566.71 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET FOR THE SOUTHEAST CORNER OF THIS TRACT IN THE NORTH RIGHT-OF-WAY LINE OF SAID W. COUNTY ROAD 160;

THENCE SOUTH 75°23'21" WEST WITH THE NORTH RIGHT-OF-WAY OF SAID W. COUNTY ROAD 160, A DISTANCE OF 494.94 FEET TO THE POINT OF THE BEGINNING CONTAINING 6.41 SURFACE ACRES OF LAND.

FM 1788 (100' R.O.W.)

S 14°17'02" E 1543.50'

50'

31 32
43 44

FOUND 3/8" SPIKE @ SW
CORNER OF SECTION 32 &
SECTION 31 BLOCK 40, T-J-S
(CM)

S 75°23'21" W
1050.68'

REMAINDER OF
275.38 ACRE TRACT
DOC. NO. 2013-14376,
O.P.R.M.C.T.

11.11 ACRE TRACT
DOC. NO. 2014-3411,
O.P.R.M.C.T.

21.32 ACRE TRACT
DOC. NO. 2014-14501,
O.P.R.M.C.T.

REMAINDER OF
275.38 ACRE TRACT
DOC. NO. 2013-14376,
O.P.R.M.C.T.

FD. 1/2" I.R.
(CM)

N 74°49'53" E 495.00'

S 74°49'53" W 495.00'

FD. 1/2" I.R.
(CM)

120' ELECTRIC EASEMENT
(VOL. 381 PG. 389 M.C.D.R.)

6.41 ACRES

REMAINDER OF
275.38 ACRE TRACT
DOC. NO. 2013-14376,
O.P.R.M.C.T.

P.O.B.

Y=10,647,366.95'
X=1,717,660.10'

S 75°23'21" W 494.94'

S 14°36'39" E 40.00'

W COUNTY ROAD 160 (80' R.O.W.)

SECTION LINE AND CENTERLINE OF W.
COUNTY ROAD 160

SURVEYOR'S CERTIFICATE

To: Caleb Brewer, Midland FS Industrial, LLC, North American Title Insurance Company, and Permian Abstract Company, I hereby certify that on the 25th day of July, 2014, this survey was made on the ground in 24th day of July, 2014, as per the field notes shown on this survey. This survey and the professional service rendered in connection herewith (i) conforms to the current standards promulgated by the Texas Board of Professional Land Surveying; and (ii) conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

LCA
Firm No. T0034300

Dow E Kelly, R.P.L.S. #5707
July 25, 2014



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NOTES:

1. BEARINGS, DISTANCES AND COORDINATES ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, 1983 NAD, CENTRAL ZONE, WITH COMBINED GRID FACTOR OF 0.999866294.

ENG. _____ E.T. _____
SVY. _____ DFT. _____

LCA JOB No. 2014-005-114