

FARM TO MARKET ROAD 1213

P.O.B.
SCHUMANN FOUND
GRID N:10678326.23
GRID E:1780475.45
N31.9541
W101.9973

R221902
BORGES FELIX SMITH
LOT 1A
BLOCK 1,
CHASE FIVE ADDITION
SECTION 2.

Boundary lines are approximate and for visual reference only.
Not based on a survey.

N75°51'17"E 680.16'

TRACT 1B
2.60 ACRES

50' PRIVATE ACCESS AND UTILITY EASEMENT

S75°51'17"W 679.61'

TRACT 1C

SCHUMANN FOUND

SCHUMANN FOUND

S33°58'43"E 166.73'

SCHUMANN FOUND

50' RADIUS CUL-DE-SAC

SCHUMANN FOUND

SCHUMANN FOUND

SCHUMANN FOUND

TRACT 2C

SCHUMANN FOUND

R221904
CHASE ENERGY SERVICES LLC
LOT 3
BLOCK 1,
CHASE FIVE ADDITION
SECTION 2.

BRADSHAW FOUND

R712
307 PARTNERS
LLC
41.38 ACRES

FIELD NOTE DESCRIPTION OF A 2.60 ACRE TRACT OF LAND, OUT OF THE NORTHWEST CORNER OF LOT 2, BLOCK 1, CHASE FIVE ADDITION, SECTION 2, AN ADDITION TO THE COUNTY OF MIDLAND AS PER PLAT OF RECORD IN CABINET K, PAGE 129, PLAT RECORDS, MIDLAND COUNTY, TEXAS, SAID 2.60 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N: 106678326.23, E: 1780475.45) FOR THE NORTHWEST CORNER OF THIS TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1; THENCE NORTH 75°51'17" EAST 680.16 FEET TO A REINF BAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 13°58'43" EAST 116.73 FEET PASS A REINF BAR FOUND AT A CUL-DE-SAC FOR A TOTAL DISTANCE OF 166.73 FEET TO THE CENTER OF A 50 FOOT RADIUS CUL-DE-SAC ALSO THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°51'17" WEST 679.61 FEET ALONG THE CENTERLINE OF A 50 FOOT PRIVATE ACCESS AND UTILITY EASEMENT TO A REINF BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°09'56" WEST 166.72 FEET TO THE PLACE OF BEGINNING.

ACREAGE, BEARINGS, AND DISTANCES SHOWN ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

NOTES:

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF THE COUNTY ORDINANCE AND STATE LAW AND MAY BE SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

ACREAGE, BEARINGS, AND DISTANCES SHOWN ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

MONUMENTS ARE A REINFORCING BAR SET WITH PLASTIC CAP STAMPED "MAGRYM" UNLESS OTHERWISE NOTED.

THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.

Surveyor Certification

TO THE LIENHOLDERS,

PAMPA ELIS O SANCHEZ

(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON
AND THAT THERE ARE NO KNOWN DISCREPANCIES,
CONFLICTS, SHORTAGES IN AREA, BOUNDARY
LINE CONFLICTS, ENCROACHMENTS,
OVERLAPPING OF IMPROVEMENTS,
EASEMENTS OR RIGHTS-OF-WAY,
EXCEPT AS SHOWN HEREON.

DATED THIS 19TH DAY OF NOVEMBER, 2024

RJ DAUM
TEXAS RPLS 4826



MAGRYM

800 N. MARIENFELD STREET
SUITE 100
MIDLAND, TEXAS 79701

TEXAS FIRM
No. 10148500
Office (432) 684-5548

SURVEY

A 2.60 ACRE TRACT OF LAND,
OUT OF THE NORTHWEST CORNER
OF LOT 2, BLOCK 1, CHASE FIVE
ADDITION, SECTION 2, AN ADDITION
TO THE COUNTY OF MIDLAND AS
PER PLAT OF RECORD IN CABINET K,
PAGE 129, PLAT RECORDS, MIDLAND
COUNTY, TEXAS.

SCALE: 1" = 200'

PROJECT: 80212
JOB NO: 80212-1B