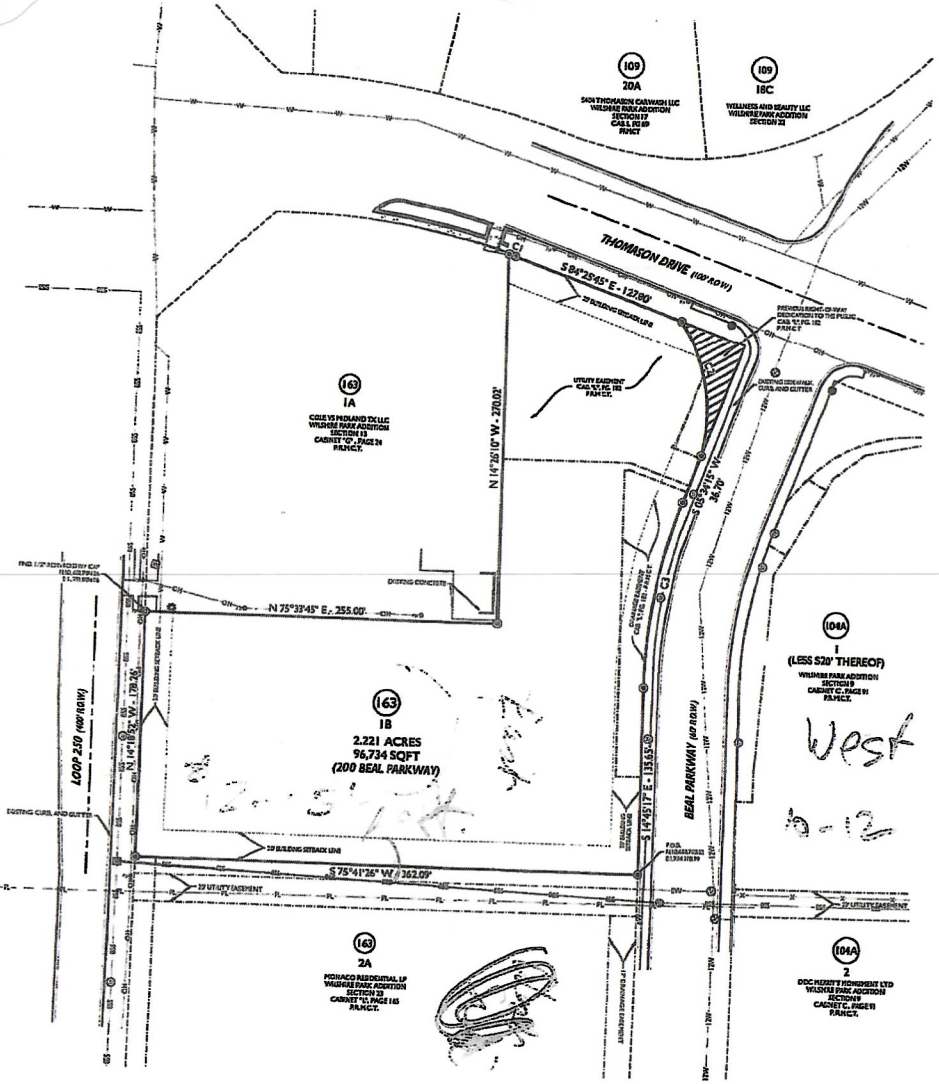


NOTES AND BOUNDS

FIELD NOTES FOR WILSHIRE PARK, SECTION 24, AN ADDITION TO THE CITY OF MIDLAND, BEING A 96,734 SQ. OR 2.221 ACRES OUT OF LOT 1, BLOCK 163, WILSHIRE PARK SECTION 9, CABINET C PAGE 91, P.R.M.C.T., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT (N10438.10062, E1734.3718) A 1/2" US CAP RON # 10194614 AT THE SOUTHEAST CORNER OF BLOCK 163, LOT 1B, FOR THE SOUTHEAST CORNER OF THIS SURVEY.

THENCE SOUTH 75°41'26" WEST, A DISTANCE OF 362.09 FEET TO A 1/2" US CAP RON # 10194614 FOR THE SOUTHWEST CORNER OF THIS SURVEY.

THENCE NORTH 14°18'32" WEST, A DISTANCE OF 135.65 FEET TO A 1/2" US CAP RON # 10194614 FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS SURVEY.

THENCE NORTH 75°33'45" EAST, A DISTANCE OF 255.00 FEET TO A 1/2" US CAP RON # 10194614 FOR AN INTERIOR CORNER OF THIS SURVEY.

THENCE NORTH 14°26'10" WEST, A DISTANCE OF 270.02 FEET TO A 1/2" US CAP RON # 10194614 FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS SURVEY

THENCE WITH A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 467.85 FEET, A DELTA ANGLE OF 0°37'44", AN ARC LENGTH OF 5.13 FEET, A CHORD BEARING OF SOUTH 85°25'37" EAST, AND A CHORD LONG OF THIS SURVEY.

THENCE SOUTH 84°25'45" EAST, A DISTANCE OF 127.00 FEET TO A 1/2" US CAP RON # 10194614 FOR A NON-TANGENT POINT OF CURVATURE AND THE NORTHEAST CORNER OF THIS SURVEY.

THENCE WITH A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 125.96 FEET, A DELTA ANGLE OF 46°40'40", AN ARC LENGTH OF 102.61 FEET, A CHORD BEARING OF SOUTH 24°29'45" EAST, AND A CHORD DISTANCE OF 99.80 FEET TO 1/2" US CAP RON # 10194614 FOR A POINT OF INTERSECTION ON THE EAST LINE OF THIS SURVEY.

THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.70 FEET TO A 1/2" US CAP RON # 10194614 FOR A POINT OF CURVATURE IN THE EAST LINE OF THIS SURVEY.

THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 395.43 FEET, A DELTA ANGLE OF 20°00'30", AN ARC LENGTH OF 138.09 FEET, A CHORD BEARING OF SOUTH 04°30'01" EAST, AND A CHORD DISTANCE OF 137.39 FEET TO A 1/2" US CAP RON # 10194614 FOR A POINT OF TANGENCY IN THE EAST LINE OF THIS SURVEY.

THENCE SOUTH 14°45'11" EAST, A DISTANCE OF 135.65 FEET TO THE POINT OF BEGINNING, CONTAINING 2.221 ACRES, MORE OR LESS.

SURVEY NOTES

THIS SURVEY IS PROVIDED WITH THE BENEFIT OF TITLE COMMITMENT #1020191STAM, ISSUED DECEMBER 2, 2019 BY CHICAGO TITLE INSURANCE COMPANY.

10 WITH REGARD TO SCHEDULE B OF TITLE COMMITMENT:

11. (10a) NOT A SURVEY MATTER
12. (10b) DOES NOT AFFECT
13. (10c) AFFECTS, PLOTTED HEREON
14. (10d) NOT A SURVEY MATTER
15. (10e) NOT A SURVEY MATTER
16. (10f) NOT A SURVEY MATTER
17. (10g) NOT A SURVEY MATTER
18. (10h) NONE OBSERVED OR DISCLOSED IN THE COURSE OF FIELD WORK OR RESEARCH
19. (10i) NOT A SURVEY MATTER
20. (10j) NOT A SURVEY MATTER

SURVEY NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE TEXAS MINIMUM STANDARDS OF THE STATE OF TEXAS.

2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN A WARRANTY DEED FILED AS INSTRUMENT #2020-0001, DEED RECORDS MIDLAND COUNTY, TEXAS AND TITLE COMMITMENT #1020191STAM WITH AN EFFECTIVE DATE OF SEPTEMBER 24, 2019 AND THAT ALL EASEMENTS OF THE PROPERTY OR OTHERWISE KNOWN TO BE HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

3. NO OBSERVED PARKING IMPROVEMENTS EXISTING ON SITE.

4. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX-BOUNDARY, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 16, 2010, FOR COMMUNITY NUMBER 48329C0215 F, IN THE CITY OF MIDLAND, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED.

5. SITE IS CURRENTLY ZONED "PUD" A PLANNED DISTRICT FOR A MIXED DEVELOPMENT PER ORDINANCE CITY OF MIDLAND ORDINANCE #7855 ADOPTED AUGUST 13, 2019. BUILDING SETBACK LINES UNLESS OTHERWISE ANTICIPATED ARE PLOTTED HEREON. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED FOUR (4) STORIES AND PARKING DIMENSIONS MUST SATISFY OR EXCEED THE MINIMUM DIMENSIONAL MANDATE OF 1.40.

6. THE PROPERTY HAS DIRECT ACCESS TO LOOP 250, THOMASON DRIVE AND BEAL PARKWAY, DEDICATED PUBLIC STREETS.

7. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY.

8. NO KNOWN PROPOSED CHANGES IN STREET RIGHTS OF WAY.

9. NO EVIDENCE OF FIELD DELINEATION OF WETLANDS.

10. NOTE TO THE CLIENT, INSURED, AND LENDER - WITH REGARD TO TABLE A ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION SEE. TO PROVIDE A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, UNLESS EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETECTED. IN ADDITION, IN SOME JURISDICTIONS 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE LIMITED OR RESULT IN AN INCOMPLETE RESPONSE. IN WHICH CASE THE SURVEYOR SHALL NOTE OR NOT RELY ON AND NOW THIS LIMITED THE SURVEYORS ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5.13'	467.85'	0°37'44"	S 85°25'37" E	5.13'
C2	102.61'	125.96'	46°40'40"	S 24°29'45" E	99.80'
C3	138.09'	395.43'	20°00'30"	S 04°30'01" E	137.39

0 40' 80 120'

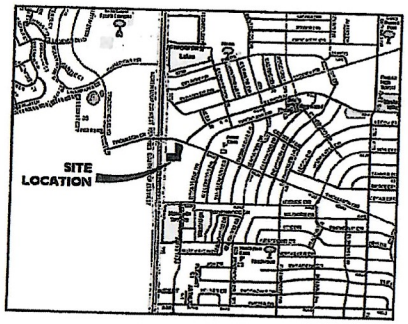
SCALE 1"= 40'

BEARING BASIS

BEARINGS ARE NAD83
TEXAS CENTRAL ZONE

LEGEND

	DENOTES FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
	DENOTES SET 1/2" IRON ROD WITH CAP 10194614
	DENOTES EXISTING ELECTRIC BOX
	DENOTES EXISTING TRANSFORMER
	DENOTES EXISTING WATER METER
	DENOTES EXISTING GUY ANCHOR
	DENOTES EXISTING POWER POLE
	DENOTES ARC PAD
	DENOTES EXISTING CLEAN OUT
	DENOTES EXISTING ELECTRIC METER
	DENOTES EXISTING FIRE HYDRANT
	DENOTES EXISTING GUY ANCHOR
	DENOTES EXISTING IRRIGATION VALVE
	DENOTES EXISTING LIGHT POLE
	DENOTES EXISTING MANHOLE
	DENOTES EXISTING POWER POLE
	DENOTES EXISTING SPRINKLER BOX
	DENOTES EXISTING TELEPHONE PEDESTAL
	DENOTES EXISTING WATER VALVE
	DENOTES EXISTING BOLLARD
	DENOTES EXISTING SIGN
	DENOTES EXISTING STOP SIGN
O.R.M.C.T.	DENOTES OFFICIAL RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DENOTES DEED RECORDS, MIDLAND CO., TX
P.R.M.C.T.	DENOTES PLAT RECORDS, MIDLAND CO., TX
	DENOTES BOUNDARY LINE
	DENOTES BUILDING SETBACK LINE
	DENOTES EXISTING LOTS
	DENOTES EASEMENT LINE
OH	DENOTES EXISTING OVERHEAD ELECTRIC LINE
X	DENOTES EXISTING FENCE
SS	DENOTES EXISTING 6" SEWER LINE
SS	DENOTES EXISTING 8" SEWER LINE
SW	DENOTES EXISTING 6" WATER LINE
SW	DENOTES EXISTING 8" WATER LINE
12W	DENOTES EXISTING 12" WATER LINE
	DENOTES CONCRETE



VICINITY MAP
N.T.S.

APPROVAL DATE: 12.5.19	SURVEYOR: PW	SCALE: 1" = 40'
REV 1: 11.5.19	DRAWN BY: AKHH	JOB NO.: 190028
REV 2: 12.5.19	APPROVED: PW	FIELD WORK DATE: 9.2.19

TO DENISON CONSTRUCTION INC, CHICAGO TITLE INSURANCE COMPANY, WEST TEXAS ABSTRACT & TITLE COMPANY, LLC AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10a, 11a, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF THE FIELD WORK WAS COMPLETED ON SEPTEMBER 2, 2019.

DATE OF PLAT OR MAP: SEPTEMBER 5, 2019

PAUL WILSON, REGISTERED
TEXAS REG. NO. RPLS 6338

STATE OF TEXAS
PAUL WILSON
6338
REGISTERED
LAND SURVEYOR

5 DECEMBER 2019

MAVERICK
ENGINEERING / SURVEY / WATER RESOURCES
ENGINEER FIRM #: F-15089 | SURVEY FIRM #: 10194614
1909 West Wall Street, Suite "K" - Midland, Texas 79701
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

DENISON CONSTRUCTION, INC.

ALTA/NSPS LAND TITLE SURVEY OF:
MERRITT SUNSET WEST

BEING LOT 1B, BLOCK 163, WILSHIRE PARK ADDITION, SECTION 24, AN ADDITION TO THE CITY OF MIDLAND TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET L, PAGE 182, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.