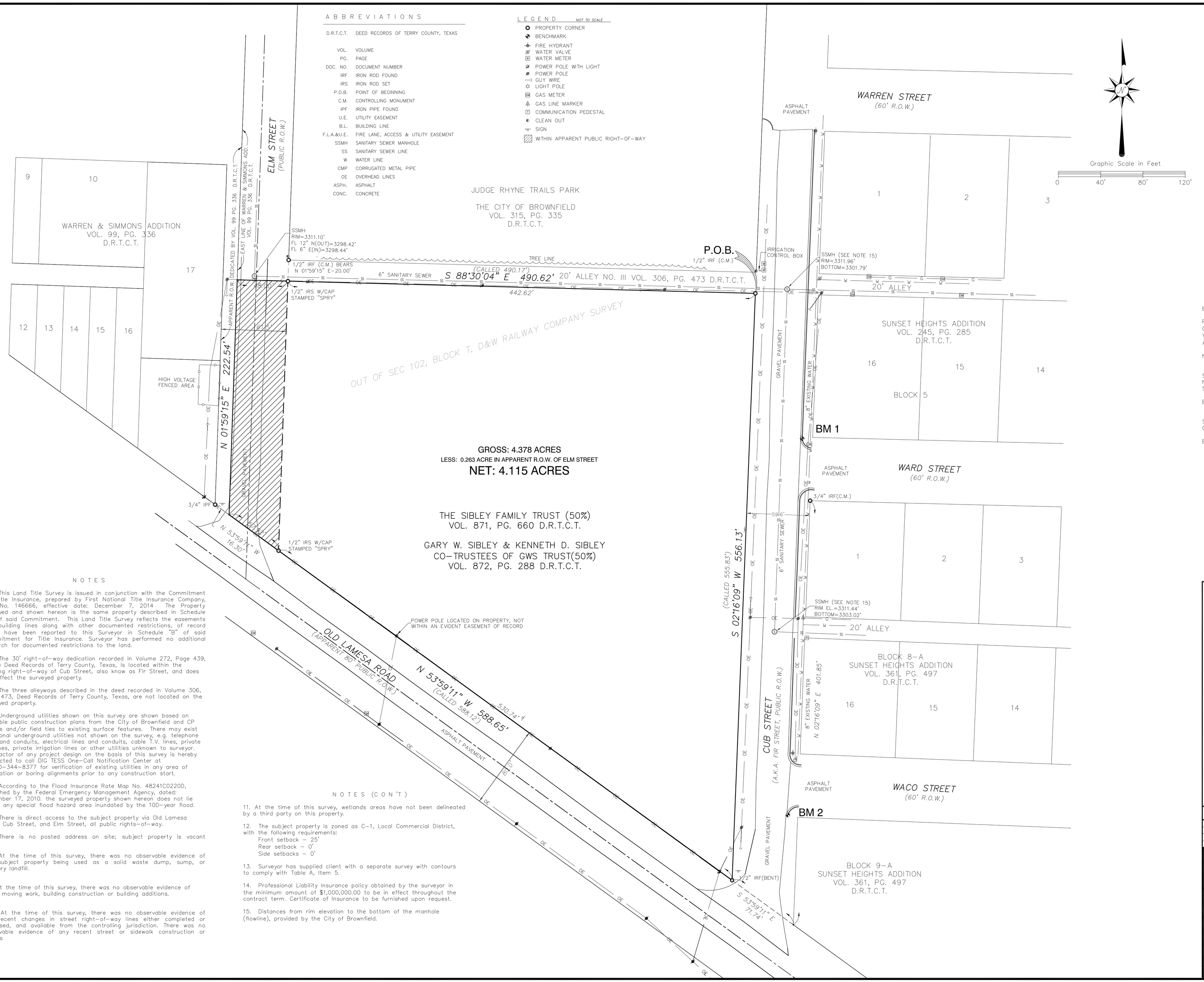

GROSS: 4.378 ACRES

LESS: 0.263 ACRE IN APPARENT R.O.W. OF ELM STREET

NET: 4.115 ACRES

THE SIBLEY FAMILY TRUST (50%)
VOL. 871, PG. 660 D.R.T.C.T.

GARY W. SIBLEY & KENNETH D. SIBLEY
CO-TRUSTEES OF GWS TRUST(50%)
VOL. 872, PG. 288 D.R.T.C.T.

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TERRY COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IPF	IRON PIPE FOUND
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
F.L.A.&U.E.	FIRE LANE, ACCESS & UTILITY EASEMENT
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
W	WATER LINE
CMP	CORRUGATED METAL PIPE
OE	OVERHEAD LINES
ASPH.	ASPHALT
CONC.	CONCRETE

LEGEND NOT TO SCALE

- PROPERTY CORNER
- BENCHMARK
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POWER POLE WITH LIGHT
- POWER POLE
- GUY WIRE
- LIGHT POLE
- GAS METER
- GAS LINE MARKER
- COMMUNICATION PEDESTAL
- CLEAN OUT
- SIGN
- WITHIN APPARENT PUBLIC RIGHT-OF-WAY

NOTES

1. This Land Title Survey is issued in conjunction with the Commitment for Title Insurance, prepared by First National Title Insurance Company, G.F. No. 146666, effective date: December 7, 2014 The Property surveyed and shown hereon is the same property described in Schedule "A" of said Commitment. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.

2. The 30' right-of-way dedication recorded in Volume 272, Page 439, in the Deed Records of Terry County, Texas, is located within the existing right-of-way of Cub Street, also know as Fir Street, and does not affect the surveyed property.

3. The three alleyways described in the deed recorded in Volume 306, Page 473, Deed Records of Terry County, Texas, are not located on the surveyed property.

4. Underground utilities shown on this survey are shown based on available public construction plans from the City of Brownfield and CP Homes and/or field ties to existing surface features. There may exist additional underground utilities not shown on the survey, e.g. telephone lines and conduits, electrical lines and conduits, cable T.V. lines, private pipelines, private irrigation lines or other utilities unknown to surveyor. Contractor of any project design on the basis of this survey is hereby instructed to call DIG TESS One-Call Notification Center at 1-800-344-8377 for verification of existing utilities in any area of excavation or boring alignments prior to any construction start.

5. According to the Flood Insurance Rate Map No. 48241C0220D, published by the Federal Emergency Management Agency, dated: December 17, 2010, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

6. There is direct access to the subject property via Old Lamesa Road, Cub Street, and Elm Street, all public rights-of-way.

7. There is no posted address on site; subject property is vacant land.

8. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump, or sanitary landfill.

9. At the time of this survey, there was no observable evidence of earth moving work, building construction or building additions.

10. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. There was no observable evidence of any recent street or sidewalk construction or repairs

NOTES (CON'T)

11. At the time of this survey, wetlands areas have not been delineated by a third party on this property.

12. The subject property is zoned as C-1, Local Commercial District, with the following requirements:
Front setback - 25'
Rear setback - 0'
Side setbacks - 0'

13. Surveyor has supplied client with a separate survey with contours to comply with Table A, Item 5.

14. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of $1,000,000.00 to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

15. Distances from rim elevation to the bottom of the manhole (flowline), provided by the City of Brownfield.

METES AND BOUNDS DESCRIPTION
4.378 ACRES
IN SEC. 102, BLOCK T, D & W RAILWAY COMPANY SURVEY
CITY OF BROWNFIELD, TERRY COUNTY, TEXAS

All that certain 4.378 acres of land, described in the deed to The Sibley Family Trust (50% interest) recorded in Volume 871, Page 660, Deed Records of Terry County, Texas (D.R.T.C.T.), and also in the deed to Gary W. Sibley & Kenneth D. Sibley, Co-Trustees of GWS Trust (50% interest), recorded in Volume 872, Page 288, D.R.T.C.T., in Section 102, Block T, D & W Railway Company Survey, City of Brownfield, Terry County, Texas and more particularly described by metes and bounds as follows: (all bearings based on the east line of said deed to The Sibley Family Trust)

BEGINNING at a 1/2" iron rod found for the northeast corner of the herein described tract, common to a southeast corner of a 20' alley described in a deed as Alley III, recorded in Volume 306, Page 473, D.R.T.C.T., in the west right-of-way line of Cub Street (measured 59.6');

THENCE South 02° 16' 09" West - 556.13' along the west line of said Cub Street, common to the east line of the herein described tract, to a 1/2" iron rod (bent) found for the southeast corner of the herein described tract, in the north right-of-way line of Old Lamesa Road (an apparent 80' right-of-way), and from which point the southwest corner of Block 9-A, Sunset Heights Addition, recorded in Volume 361, Page 497, D.R.T.C.T., bears South 53° 59' 11" East - 71.74';

THENCE North 53° 59' 11" West, passing a 1/2" iron rod with a cap stamped "SPRY" set at a distance of 530.74', and continuing for a total distance of 588.65' along the north right-of-way line of said Old Lamesa Road, common to the south line of the herein described tract, to the southwest corner of the herein described tract, in the east line of the Warren & Simmons Addition, recorded in Volume 99, Page 336, D.R.T.C.T., and from which point a 3/4" iron pipe found bears North 53° 59' 11" West - 16.30';

THENCE North 01° 59' 15" East - 222.54' along the east line of said Warren & Simmons Addition, to the northwest corner of the herein described tract, and in the south line of said Alley III;

THENCE South 88° 30' 04" East, along the north line of the herein described tract, common to the south line of said Alley III, passing a 1/2" iron rod with a cap stamped "SPRY" set at a distance of 48.00', continuing for a total distance of 490.62' to the POINT OF BEGINNING and containing a gross acreage of 4.378 acres LESS 0.263 ACRES that are within the apparent right-of-way of Elm Street, for a net acreage of 4.115 acres.

BENCHMARKS

PRIMARY BENCHMARK: TXDOT STATION NAME CRMWA CP, CSJ NO. 0227-07-037. DRILL HOLE LOCATED ON 2.5'X2.5' CONCRETE PAD WITH VENT, 12.5' WEST OF CURB LINE OF 2ND STREET, BETWEEN HILL STREET AND U.S. 82-380, MAIN STREET, AND 6.55' NORTH OF LIGHT POLE.

NAVD-88 ELEVATION = 3315.25'

SITE BM 1: "X" IN SQUARE CHISELED ON CONCRETE CURBING AT THE NORTHEAST CORNER OF THE INTERSECTION OF CUB STREET AND WARD STREET.

ELEVATION = 3312.23'

SITE BM 2: "X" CUT SET ON CONCRETE CURBING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CUB STREET AND WACO STEET.

ELEVATION = 3313.35'

To: CP 41 (TX) LLC, a Texas Limited Liability Company, Republic Title of Texas, Inc., its underwriter, First National Title Insurance Company, and Brownfield Abstract and Title Co.

This is to certify that (a) this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 16, 17, 18, 19 and 21 of Table A thereof, (b) said property described hereinabove has access to and from a public roadway and (c) that the plat hereon is a true, correct and accurate representation of (i) the property described hereinabove, and (ii) the exceptions to title listed in the Commitment for Title Insurance issued by First National Title Insurance Company.

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

December 5, 2014
CERTIFICATE DATE

DAVID CARLTON LEWIS, R.P.L.S. NO. 5647

DATE	REVISION
01/06/15	REVISED NOTES & LEGAL
02/03/15	ADDED FLOWLINE ON 2 MANHOLES ON CUB STREET

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 100 • North Richland Hills, TX 76182
Firm Reg. No. 10112000 • Ph 817-776-4049 • spry@sprysurveyors.com • www.sprysurveyors.com

ALTA/ACSM LAND TITLE SURVEY

4.378 ACRES

OUT OF SECTION 102, BLOCK T, D & W RAILWAY COMPANY SURVEY
CITY OF BROWNFIELD, TERRY COUNTY, TEXAS

ORIGINAL ISSUE DATE: 12/29/2014 | SCALE: 1" = 40' | PROJECT NO.: 077-005-10