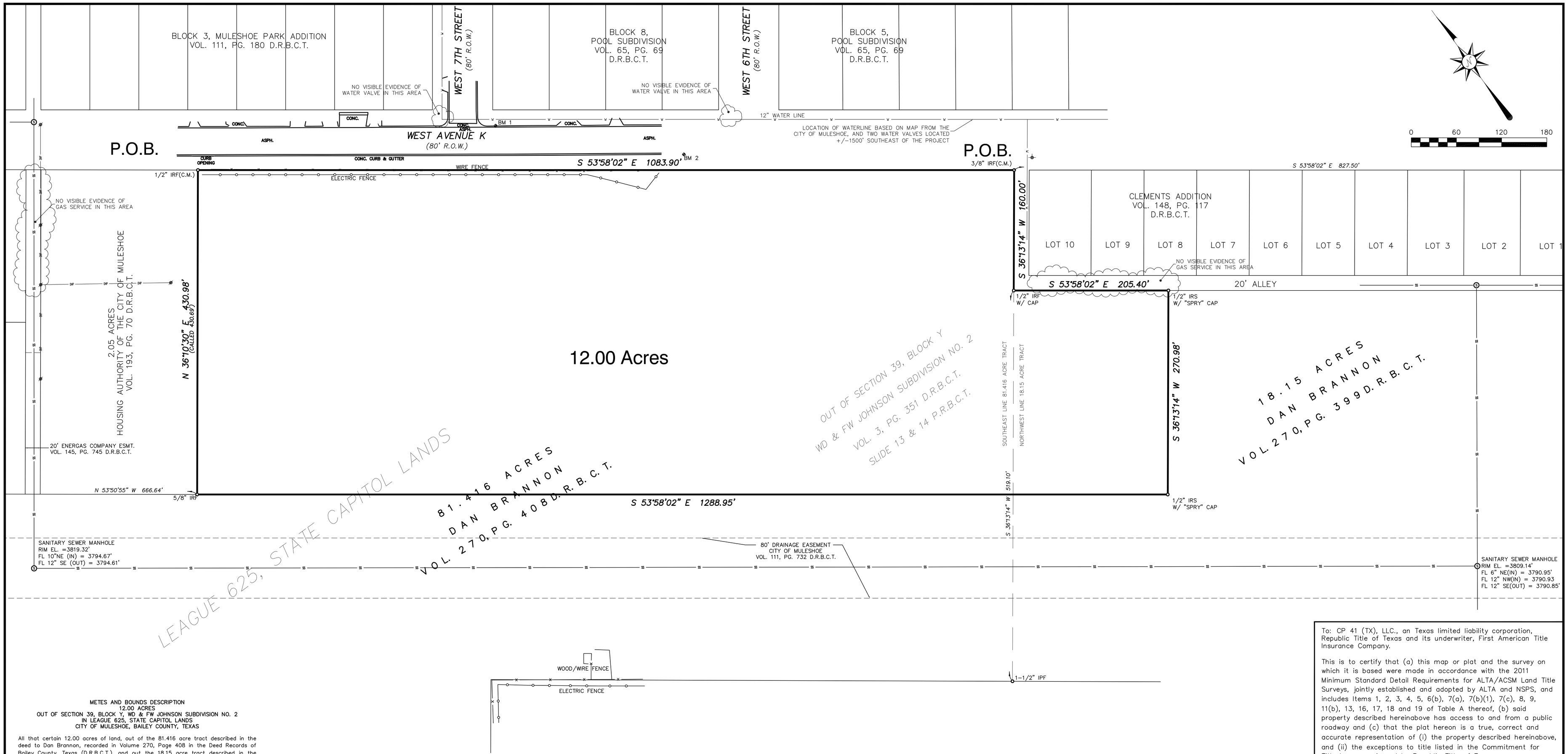

METES AND BOUNDS DESCRIPTION
12.00 ACRES
OUT OF SECTION 39, BLOCK Y, WD & FW JOHNSON SUBDIVISION NO. 2
IN LEAGUE 625, STATE CAPITOL LANDS
CITY OF MULESHOE, BAILEY COUNTY, TEXAS

All that certain 12.00 acres of land, out of the 81.416 acre tract described in the deed to Dan Brannon, recorded in Volume 270, Page 408 in the Deed Records of Bailey County, Texas (D.R.B.C.T.), and out the 18.15 acre tract described in the deed to Dan Brannon, recorded in Volume 270, Page 399 D.R.B.C.T., which is also out of Section 39, Block Y, WD & FW Johnson Subdivision No. 2, recorded in Volume 3, Page 351 D.R.B.C.T., in League 625, State Capitol Lands, City of Muleshoe, Bailey County, Texas, and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the southwest right-of-way line of West Avenue K (80' R.O.W.), called South 53° 58' 02" East, in said 81.416 acre tract)

BEGINNING at a 3/8" iron rod found for the most easterly corner of said 81.416 acre tract, common to the northwest corner of Clements Addition, an addition to the City of Muleshoe recorded in Volume 148, Page 117 D.R.B.C.T., in the southwest right-of-way line of said West Avenue K, from which a 1/2" iron rod with a cap found for the northeast corner of said Clements Addition bears South 53° 58' 02" East-827.50';

THENCE South 36° 13' 14" West – 160.00' to a 1/2" iron rod found for the most northerly corner of said 18.15 acre tract, common to the southwest corner of said Clements Addition, from which a 1-1/2" iron pipe found for an angle corner of said 81.416 acre tract bears South 36° 13' 14" West – 519.10';

THENCE South 53° 58' 02" East – 205.40' along the south line of said Clements Addition, to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner of the herein described tract;

THENCE South 36° 13' 14" West – 270.98' to a 1/2" iron rod with a cap stamped "SPRY" set for the most southerly corner of the herein described tract;

THENCE North 53° 58' 02" West – 1288.95' to a 5/8" iron rod found for the south corner of the 2.05 acre tract to the Housing Authority of the City of Muleshoe, recorded in Volume 193, Page 70 D.R.B.C.T., common to an angle corner of said 81.416 acre tract and the most westerly corner of the herein described tract;

THENCE North 36° 10' 30" East – 430.98' (called 430.69') to a 1/2" iron rod found for the east corner of said 2.05 acre tract, common to an angle corner of said 81.416 acre tract and the most northerly corner of the herein described tract, in the southwest right-of-way line of said West Avenue K;

THENCE South 53° 58' 02" East – 1083.90' along the southwest right-of-way line of said West Avenue K, to the POINT OF BEGINNING and containing 12.00 acres of land.

NOTES

1. This Land Title Survey is issued in conjunction with the Commitment for Title Insurance, prepared by First American Title Insurance Company, G.F. No. 1002-66626-RTT, effective date: April 14, 2014. 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 surveyed property is subject to the reservation of mineral and/or royalty interest, together with appurtenant rights to use the surface of the land, recorded in Warranty Deeds recorded in Volume 62, Page 16; corrected in Volume 62, Page 366 and Volume 102, Page 405 in the Deed Records of Bailey County, Texas.

3. The Drainage Easement to the City of Muleshoe, recorded in Volume 111, Page 765 in the Deed Records of Bailey County, Texas, is not located on the surveyed property.

4. The right-of-way easement to Energas Co., recorded in Volume 145, Page 745in the Deed Records of Bailey County, Texas, is not located on the surveyed property.

5. Underground utilities shown on this survey are shown based on available public construction plans from the City of Muleshoe 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.

NOTES

6. According to the Flood Insurance Rate Map No. 4800190001 B, published by the Federal Emergency Management Agency, dated: October 17, 1989, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.

7. There is direct access to the subject property via West Avenue K, a public right-of-way.

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

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

10. 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.

11. 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.

12. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.

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

ABBREVIATIONS

D.R.B.C.T.	DEED RECORDS OF BAILEY COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IPF	IRON PIPE FOUND
ESMT.	EASEMENT
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
W	WATER LINE
OHP	OVERHEAD UTILITY LINES
ASPH.	ASPHALT
CONC.	CONCRETE

LEGEND *NOT TO SCALE*

- BENCHMARK
- FIRE HYDRANT
- POWER POLE
- SANITARY SEWER MANHOLE

BENCHMARKS

PRIMARY BENCHMARK: NGS MONUMENT DESIGNATION L 1470, PID EO0534. LOCATED 3.65 MILES NORTHWESTERLY ALONG U.S. HIGHWAY 70 AND 84 FROM THERE JUNCTION IN MULESHOE, 0.1 MILES SOUTHEAST OF THE JUNCTION OF F.M. 2079, 68.9 FEET NORTHEAST OF THE CENTERLINE OF THE NORTHWEST BOUND LANES OF THE HIGHWAY, 49.9 FEET SOUTHWEST OF THE NEAR RAIL OF THE SATA FE RAILROAD.

ELEVATION = 3831.66'

PROJECT BENCHMARK #1: SQUARE CHISELED ON THE NORTHEAST CURB LINE OF WEST AVENUE K, +/-44' SOUTHEAST OF THE CENTERLINE OF WEST 7TH STREET.

ELEVATION = 3825.49'

PROJECT BENCHMARK #2: SQUARE CHISELED ON THE SOUTHWEST CURB LINE OF WEST AVENUE K, +/-294' SOUTHEAST OF THE CENTERLINE OF WEST 7TH STREET.

ELEVATION = 3827.40'

To: CP 41 (TX), LLC., an Texas limited liability corporation, Republic Title of Texas and its underwriter, First American Title Insurance Company.

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 and 19 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 Republic Title of Texas.

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

July 11, 2014
CERTIFICATE DATE

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

DATE	REVISION

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 100 • North Richland Hills, TX 76182
Firm Reg. No. 10112000 • Ph 817-494-6359 • spry@sprysurveyors.com • www.sprysurveyors.com

LAND TITLE SURVEY

12.00 ACRES

OUT OF SECTION 39, BLOCK Y
WD & FW JOHNSON SUBDIVISION NO. 2
IN LEAGUE 625, STATE CAPITOL LANDS
CITY OF MULESHOE, BAILEY COUNTY, TEXAS

ORIGINAL ISSUE DATE: 7/29/2014	SCALE: 1" = 60'	PROJECT NO.: 077-001-10