**SURVEY NOTES:**

1. BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD 83 (CORS96), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING CITY OF MIDLAND SURVEY MARKER "WADLAM". THE COMBINED SCALE FACTOR AT CENTRAL LOCATED CONTROL MONUMENT IS 0.999910406.

2. EASEMENTS, EXCEPTION ITEMS AND RECORDED DEED REFERENCES SHOWN HEREON ARE BASED ON OWNER'S TITLE COMMITMENT (SEE BELOW) PREPARED BY STEWART TITLE GUARANTY COMPANY. ALL EASEMENTS, RIGHTS OF WAY AND OTHER EXCEPTIONS AFFECTING THE SUBJECT TRACT AS SHOWN ON THAT CERTAIN COMMITMENT, FILE No. 120121059, DATED JUNE 4, 2012 FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY HAVE BEEN CORRECTLY PLOTTED HEREON OR INDICATED AS BEING "NOT PLOTTABLE". ALL ABSTRACT WORK WAS PERFORMED BY STEWART TITLE GUARANTY COMPANY AND WAS PROVIDED TO JOHN F. WATSON & COMPANY. MINERAL INTEREST OWNERS, LEASES AND OTHER DOCUMENTS WERE NOT ADDRESSED HEREIN.

3. LOCATION OF ALL SEWER LINES, WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

**SCHEDULE B ITEMS** (7 Items):

a. & b. NOT ADDRESSED HEREIN

c. Easement/ Right-of-Way to Tesco of record in Volume 112, Page 87, and Volume 124, Page 95 Deed Records, and Volume 1093, Page 575, Official Records, Midland County, Texas. 112/87 & 1093/575 DOES NOT AFFECT SUBJECT TRACT, 124/95 SHOWN HEREON

d. Easement/ Right-of-Way to Pioneer Natural Gas of record in Volume 395, Page 388 and 598 Deed Records, Midland County, Texas. DOES NOT AFFECT SUBJECT TRACT

e. Dedication Deed to City of Midland of record in Volume 1102, Page 254, and 374 Deed Records, Midland. DOES NOT AFFECT SUBJECT TRACT

f. & g. NOT ADDRESSED HEREIN

**METES & BOUNDS:**

LEGAL DESCRIPTION: BEING 49.853 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF SECTION 25, BLOCK 39, T-1-S, T & P RR Co. SURVEY, IN MIDLAND COUNTY, TEXAS AND BEING THE RESIDUE OF THE VARIOUS TRACTS CONVEYED AS TRACT II TO THE JOHN M. BUSHMAN AND CAROL ANN BUSHMAN 1986 CHILDREN'S IRREVOCABLE TRUST BY DEED RECORDED IN VOLUME 899, PAGE 599 OF THE DEED RECORDS OF MIDLAND COUNTY, TEXAS; SAID 49.901 ACRE TRACT ALSO BEING A PORTION OF BLOCKS 83 AND 84 LYING SOUTH OF THAT CERTAIN 100 FOOT WIDE RIGHT-OF-WAY CONVEYED TO TEXAS ELECTRIC SERVICE COMPANY BY DEED RECORDED IN VOLUME 124, PAGE 95 OF SAID DEED RECORDS, THE NORTH-HALF OF BLOCKS 85 AND 86, ALL OF THE 80 FOOT WIDE RIGHT -OF-WAY KNOWN AS BENTON AVENUE LYING BETWEEN THE SOUTH LINE OF SAID TESCO 100 FOOT WIDE RIGHT-OF-WAY AND THE SOUTH LINE OF THE NORTH-HALF OF SAID BLOCKS 85 AND 86, AND A PORTION OF THE 80 FOOT WIDE RIGHT-OF-WAY KNOWN AS POPLAR LANE LYING BETWEEN THE EAST RIGHT-OF-WAY LINE OF TILDEN STREET (AVENUE) AND THE WEST RIGHT-OF-WAY LINE OF FAIRGROUNDS ROAD, ALL PART OF THE EAST MIDLAND ADDITION, AN ADDITION TO THE CITY OF MIDLAND RECORDED IN VOLUME 1, PAGE 52 OF SAID DEED RECORDS; SAID 49.853 ACRE TRACT BEING MORE PARTICULARY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JOHN F. WATSON & COMPANY IN JUNE, 2012:

BEGINNING at a iron rod set (N(Y) 10701674.83', E(X) 1763484.03') in the west r-o-w line of Fairgrounds Road for the southeast corner of a 5.00 acre tract recently surveyed and cut-out of said Bushman Trust Tract and an ell corner hereof and from which a ½ inch iron rod found at the intersection of the south line of said TESCO 100 foot r-o-w and the west r-o-w line of said Fairgrounds Road for the northeast corner of that certain 3.00 acre tract conveyed to Raul Barraza by deed recorded in Document No. 2012-12096 of the Official Records of Midland County, recently surveyed and cut-out of said Bushman Trust Tract bears North 14°21'21" West a distance of 533.3 feet along said west r-o-w line, and from said beginning point a ½ inch iron rod found for the southeast corner of Lot 1, Block 89, East Midland Addition, Section 2, an addition to the City of Midland recorded in Cabinet B, Page 324 of the Plat Records of Midland County, Texas bears North 14°21'21" West a distance of 633.4 feet along said west r-o-w line and also from said beginning point a point at the intersection of said west r-o-w line and the south r-o-w line of Golf Course Road for the northeast corner of the Bushman Addition, Section 3, an addition to the City of Midland recorded in Cabinet G, Page 80 of said plat records bears North 14°21'21" West a distance of 1293.0 feet along said west r-o-w line;

THENCE South 14°21'21" East a distance of 633.85 feet along said west r-o-w line to a iron rod set in the north line of the south-half of said Block 85 of said East Midland Addition for the southeast corner hereof;

THENCE South 75°27'52" West a distance of 2155.13 feet along the north line of the south-half of said Blocks 85 and 86 of said East Midland Addition to a iron rod set in the east r-o-w line of Tilden Street for the southwest corner hereof;

THENCE North 14°42'59" West a distance of 1167.61 feet along said east r-o-w line to a point at the intersection of the south line of said TESCO 100 foot r-o-w and said east r-o-w line for the northwest corner hereof (N (Y) 10701649.18', E(X) 1761258.42') and from which a ½ inch iron rod found bears South 75°28'37" West a distance of 0.8 feet;

THENCE North 75°28'37" East a distance of 1508.97 feet along the south line of said TESCO 100 foot r-o-w to a ½ inch iron rod found for the northwest corner of said 3.00 acre tract and an ell corner hereof;

THENCE South 14°21'59" East, along the west line of said 3.00 acre tract and passing at a distance of 200.10 feet a ½ inch iron rod found for the southwest corner of said 3.00 acre tract and the northwest corner of said 5.00 acre tract, continuing along the west line of said 5.00 acre tract in all a total distance of 533.43 feet to a iron rod set for the southwest corner of said 5.00 acre tract and an interior corner hereof;

THENCE North 75°27'52" East a distance of 653.41 feet along the south line of said 5.00 acre tract to the POINT OF BEGINNING and containing 49.853 acres of land, more or less;

TO: FREEDOM INFLUENCE, LLC & STEWART TITLE GUARANTY COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT ALL, AND/OR PORTIONS OF THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT SHOWN TO BE WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48329C 0093F EFFECTIVE SEPTEMBER 16, 2005.

DATE: SEPTEMBER 10, 2012

PRELIMINARY

JOHN F. WATSON, TEXAS RPLS 5498

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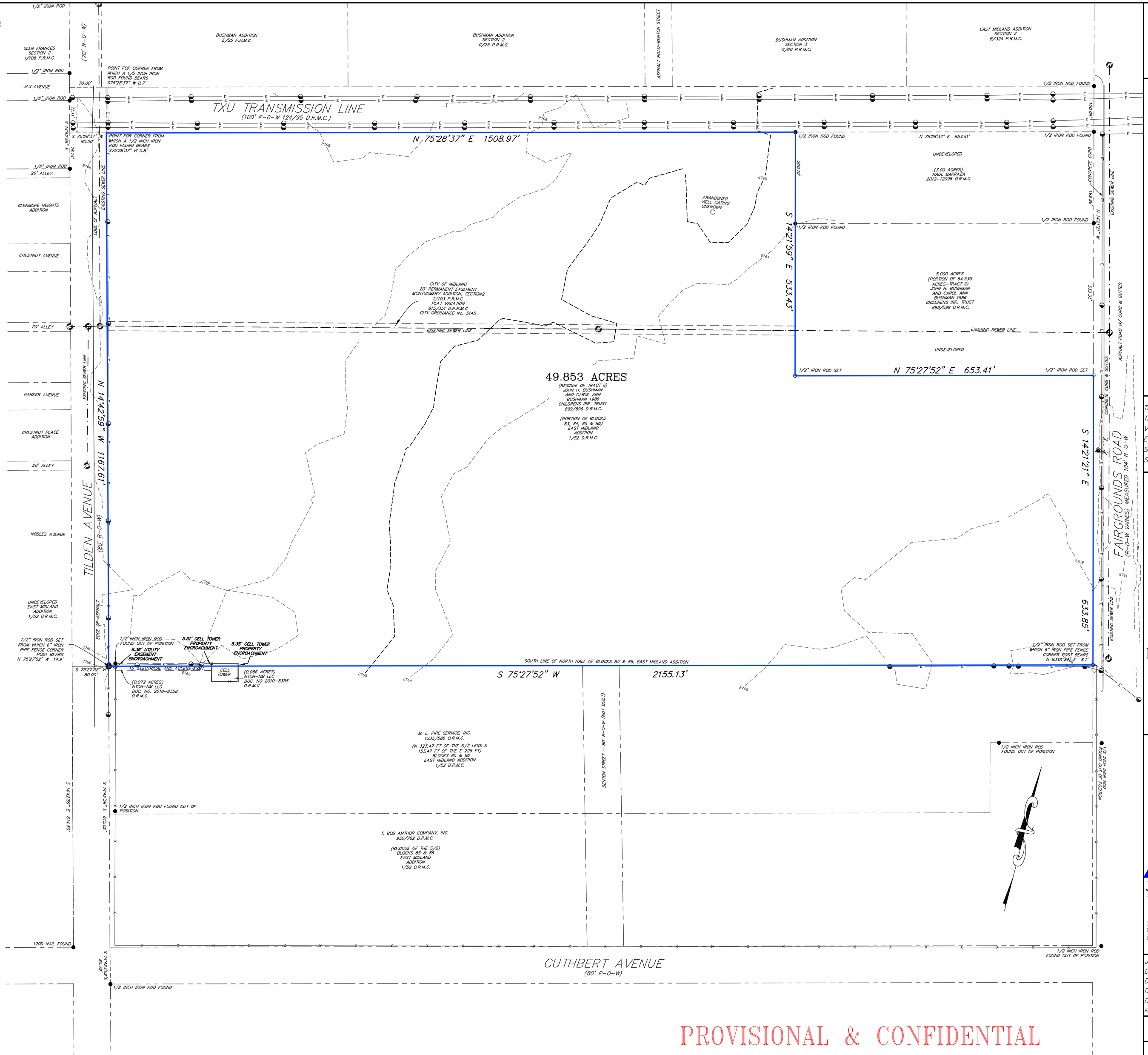


PROVISIONAL & CONFIDENTIAL

# STONE BRIDGE ESTATES

100 50 0 100

SCALE 1"= 100'

GRID

BEARINGS, DISTANCES, ACREAGE AND COORDINATES SHOWN HEREON ARE GRID, NAD83, TEXAS CENTRAL ZONE, US FEET.

LEGEND

- OLD STONE MOUND FOUND (OSM) OR STONE FOUND
- IRON PIPE FOUND (IP)
- IRON ROD FOUND (IR)/SPIKE NAIL (SN)
- IRON ROD W/ BLUE CAP MKD. "JFWCO-5498" SET
- CONCRETE MONUMENT
- FENCE CORNER POST (FNC)
- CONCRETE R-O-W MARKER FOUND
- POWER POLE
- OVERHEAD ELEC. LINE
- DOWN GUY
- CHAIN LINK FENCE
- PIPELINE
- FLOWLINE
- WATER LINE
- TELEPHONE/FIBER OPTIC COMMUNICATION CABLE
- LIGHT POLE ON CONCRETE PEDESTAL
- WATER METER
- IRRIGATION SPINDLE
- WINDMILL
- WATER WELL
- LOCATED OIL/GAS SURFACE FACILITIES ABANDONED OR ACTIVE
- GAS METER
- FIBER OPTIC/TELEPHONE EQUIPMENT BOX/MARKER
- WATER VALVE
- SEWER MANHOLE
- FIRE HYDRANT
- SIGN (AS NOTED)
- CP CEDAR POST
- C\L CENTERLINE
- TYPICAL

(BRG.-DIST.) RECORD CALL
(R-O-W) WIDTH OF RIGHT OF WAY
P.R.M.C. PLAT RECORDS MIDLAND COUNTY, TEXAS
D.R.M.C. DEED RECORDS MIDLAND COUNTY, TEXAS
D.P.R.M.C. DEED PLAT RECORDS MIDLAND COUNTY, TEXAS
O.R.M.C. OFFICIAL RECORDS MIDLAND COUNTY, TEXAS

TITLE CO. STEWART TITLE GUARANTY CO.
TITLE FILE # 120121059
VERSION V. 1
EFFECTIVE DATE JUNE 4, 2012
SCHEDULE A –
SCHEDULE B SEE PAGE 1

SEPT. 10, 2012

TITLE SURVEY MAP OF 49.853 ACRES OF LAND OUT OF SECTION 25 BLOCK 39 T-1-S T & P RR CO. SURVEY PORTION OF BLOCKS 83, 84, 85 & 86 EAST MIDLAND ADDITION CITY OF MIDLAND MIDLAND COUNTY, TEXAS

SEE METES & BOUNDS FOR COMPLETE LEGAL DESCRIPTION

John F. Watson & Company
LAND & DEVELOPMENT SERVICES
PROFESSIONAL LAND SURVEYORS
200 N. Loraine, Suite 220 off. (432) 520-2400
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jwatson@windearthwater.com www.windearthwater.com
Your Partner for Responsible Development

JOB NO.: 12-0141 FIELD BOOK CS/DV
DRAFT JFW/CC/KP CHECKED JFW/KP
DATE 09/10/2012 REV. FINAL
DATE – REV. –
DATE – REV. –
FILE: S\2012\STONE BRIDGE ESTATES\DWG\STONE BRIDGE ESTATES

SHEET TITLE
TITLE SURVEY

SHEET NUMBER
TS – 1 OF 1