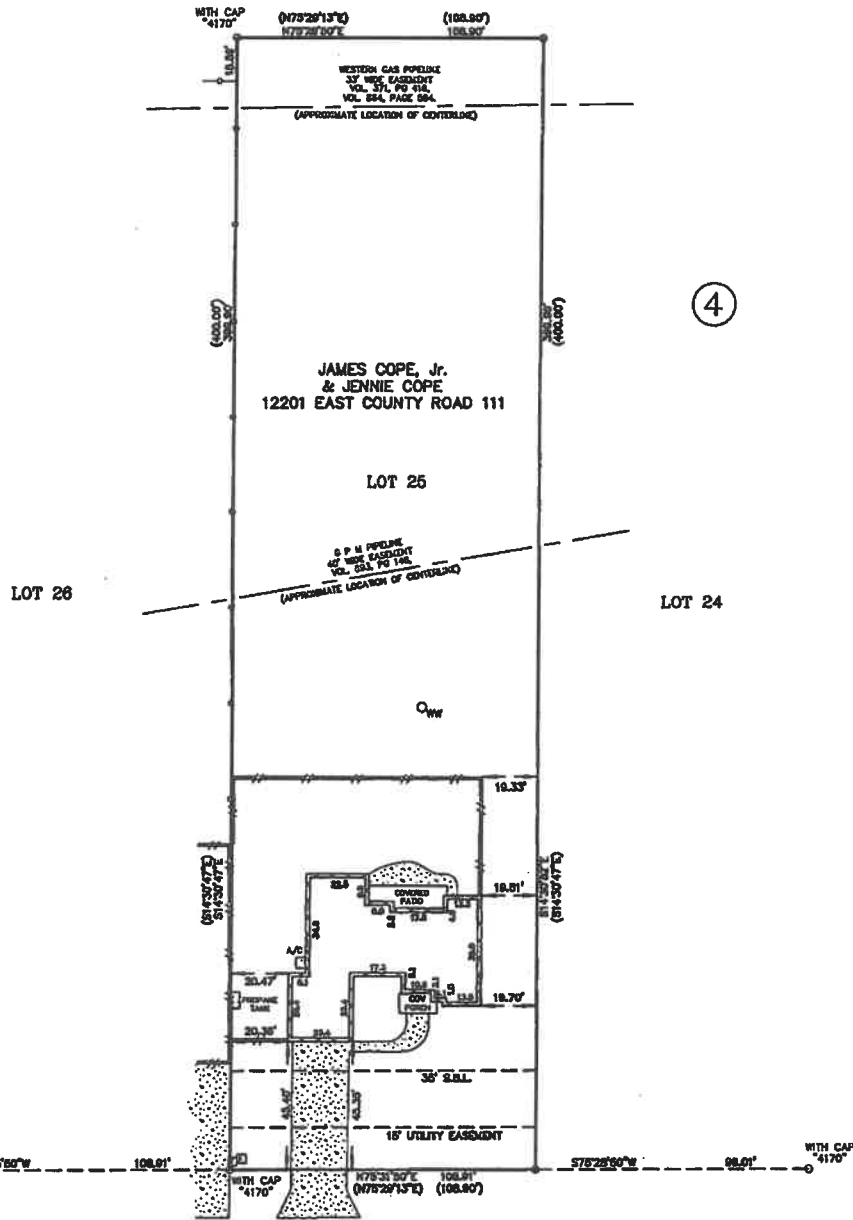


* COPYRIGHT 2011

This survey plat is being provided solely for the use of James Cope, Jr. & Jennie Cope, FirstCapital Bank & Permian Abstract & Title Co., and that no license has been created, express or implied, to copy the survey plat except as is necessary in conjunction with the original transaction dated November 17, 2011, which shall take place within 90 days after the survey was provided.



LEGEND

- Set 1/2" I.R.
W/Cap "RPLS 4170"
- Fnd. 1/2" I.R.
- ☐ Telephone Junct. Box
- ☐ Underground Electric Box
- _{WW} Water Well

The following Easements, Rights-of-way, and Restrictive covenants as listed on the title commitment furnished by: Permian Abstract and Title Co., Inc., G.F. No.: 1103019-JD

Restrictive Covenants:
Vol. 2948, Pg. 62,
Amended & Restated:
Vol. 3023, Pg. 601,
Deed Records,
Midland Co., Texas

Census Tract: 101.13

This tract is in Flood Zone "X" as shown on the Flood Insurance Rate Map, Dated September 16, 2005 provided by the Federal Emergency Management Agency Flood Map Number: 46329C0150 F

The undersigned does hereby certify that this survey was this day made on the ground of that property legally described herein and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown herein, and that said property has access to and from a dedicated roadway.

Dated this the 17th day of November 2011.

Bruce R. Pennell

Registered Professional Land Surveyor No. 4170

Date: 11/17/11

(IF SURVEYORS SIGNATURE IS NOT SIGNED IN RED INK, THIS IS NOT AN ORIGINAL DOCUMENT)

PENNELL & MARLOWE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING

P.O. BOX 61622, MIDLAND, TEXAS 79710

VOICE: (432) 670-6256 FAX: (432) 682-3282 MOBILE: (432) 628-1027

ABSTRACT OFFICE: PERMIAN G.F. #: 1103019-JD COMMITMENT EFFECTIVE DATE: 03/04/11

CAD FILE: BRP13263 DATA FILE: 12201EC0111 DRAWN BY: MARCY N. BOOK/PAGE: 1/

PLAT OF
LOT TWENTY FIVE (25), BLOCK FOUR (4),
LAS COLINAS ESTATES,
AN ADDITION TO THE CITY OF MIDLAND
MIDLAND COUNTY, TEXAS

ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN
CABINET G, PAGE 173, PLAT RECORDS, MIDLAND COUNTY, TEXAS



Base of Bearings:
WEST Line of this Lot

Bearings and Distances Shown
inside () indicate Record Information



SCALE: 1" = 40'

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: September 10, 2019

GF No. _____

Name of Affiant(s): JAMES ROGERS COPE JR.

Address of Affiant: 12201 E COUNTY RD 111, MIDLAND, TX 79706

Description of Property: ACRES: 1.000, BLK: 004, LOT: 025, ADDN: LAS COLINAS ESTATES

County MIDLAND, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): WE ARE THE OWNERS OF THE PROPERTY.

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 2011 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:) None

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

JAMES ROGERS COPE JR.

SWORN AND SUBSCRIBED this 10th day of September 2019

Supriya M. McKee
Notary Public

(TXR-1907) 02-01-2010

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