

METES & BOUNDS DESCRIPTION

9.70 ACRE TRACT IN SECTION 7, BLOCK 38, T-1-S, T&P RR Co SURVEY, CITY & COUNTY OF MIDLAND, TEXAS.

Legal Description for Zoning:

Being a 9.70 Acre Tract of Land in a 354.08 acre tract recorded in Document No. 2017-36824, Official Public Records, located in Section 7, Block 38, T-1-S, T&P RR Co. Survey, City of Midland, Midland County, Texas.

Boundary being more fully described as follows:

Beginning at (N:10727017.37', E:1757323.48') a point in the north line of said 354.08 acre tract, the north line of Midland County, the south line of Martin County, and the east right of way line of Fairgrounds Road for the northwest corner of this tract, whence the northwest corner of said 354.08 acre tract bears South 89°46'09" West, a distance of 286.60 feet;

Thence South 89°06'49" East with the north line of said 354.08 acre tract and the common line between Midland and Martin Counties, a distance of 1321.08 feet to a point in the north right of way line of Occidental Parkway for the northeast corner of this tract;

Thence with the north right of way line of said Occidental Parkway the following seven (7) courses and distances:

1. with a curve to the left in a southwesterly direction, said curve having a radius length of 1092.00 feet, an arc length of 512.27 feet, a delta angle of 26°52'42", and a chord length of 507.59 feet bearing South 58°22'01" West to a point of tangency in the south line of this tract;
2. South 44°55'41" West, a distance of 112.97 feet to a point of curvature in the south line of this tract;
3. with a curve to the right in a southwesterly direction, said curve having a radius length of 908.00 feet, an arc length of 15.84 feet, a delta angle of 00°59'59", and a chord length of 15.84 feet bearing South 45°25'41" West to a point of tangency in the south line of this tract;
4. North 44°04'19" West, a distance of 30.00 feet to a point of curvature in the south line of this tract;
5. with a curve to the right in a southwesterly direction, said curve having a radius length of 878.00 feet, an arc length of 454.10 feet, a delta angle of 29°38'00", and a chord length of 449.05 feet bearing South 60°44'40" West to a point of tangency in the south line of this tract;
6. South 75°33'40" West, a distance of 147.31 feet to a point of deflection in the south line of this tract;
7. North 59°23'53" West, a distance of 13.78 feet to a point in the east right of way line of said Fairgrounds Road for the southwest corner of this tract;

Thence with the east right of way line of said Fairgrounds Road the following three (3) courses and distances:

1. North 14°23'53" West, a distance of 166.26 feet to a point of curvature in the west line of this tract;
2. with a curve to the left in a northwesterly direction, said curve having a radius length of 1490.00 feet, an arc length of 395.87 feet, a delta angle of 15°13'22", and a chord length of 394.71 feet bearing North 22°00'34" West to a point of reverse curvature in the west line of this tract;
3. with a reverse curve to the right in a northwesterly direction, said curve having a radius length of 1360.00 feet, an arc length of 88.60 feet, a delta angle of 03°43'58", and a chord length of 88.59 feet bearing North 27°45'16" West to the Point of Beginning;

Containing 9.70 total surface acres of land.

Bearings, distances and coordinates are based on the Texas Coordinate System, NAD 83, Central Zone (CORS). Acreage stated is horizontal surface as measured.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

17 June 2021



Aaron S. Burrell
Registered Professional Land Surveyor
Texas No. 5689



Professional Land Surveying & Mapping

Aaron Burrell Land Surveyors, LLC
TBPLS Firm No. 10194217

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