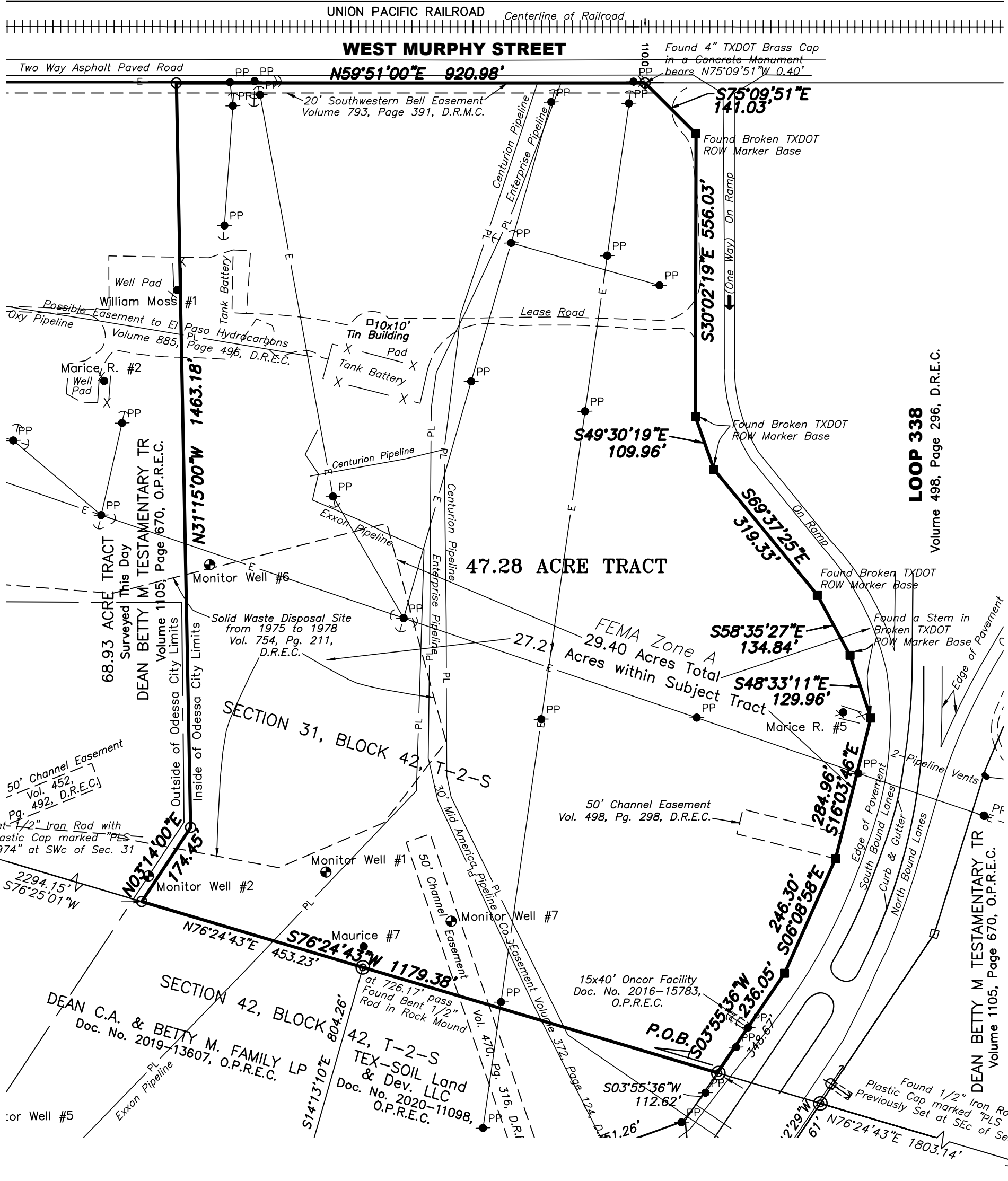


UNION PACIFIC RAILROAD Centerline of Railroad

WEST MURPHY STREET

N59°51'00"E 920.98'



LAND TITLE SURVEY AND LEGAL DESCRIPTION OF A 47.28 ACRE TRACT LOCATED SOUTH OF WEST MURPHY STREET, IN SECTION 31, BLOCK 42, T-2-S, T. & P. RR. CO. SURVEY, ABSTRACT 123, CITY OF ODESSA, ECTOR COUNTY, TEXAS BEING THE SAME PROPERTY AS ECTOR CENTRAL APPRAISAL DISTRICT TAX CARD 4A2 AND LOCATED WITHIN TRACT 3 OF VOLUME 1105, PAGE 670, DEED RECORDS OF ECTOR COUNTY AND TRACT 4(A) OF DOCUMENT 2019-13607, OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS

Boundary being further described by metes and bounds as follows:

BEGINNING at (N= 10,630,772.59', E= 1,652,759.22') a 1/2" iron rod with a red plastic cap found at the intersection of the West ROW of Loop 338 as described in Volume 498, Page 296, Deed Records of Ector County and the South Line of said Section 31, from whence a 1/2" iron rod with a plastic cap marked "PLS 1974" previously set at the Southeast corner of said Section 31, bears N76°24'43"E, a distance of 1803.14 feet;

THENCE S76°24'43"W with the South line of said Section 31 and the North line of a tract described in Document 2020-11098, at 726.17 feet pass a 1/2" iron rod found bent in a rock mound at the Northwest corner of said Document 2020-11098, continuing for a total distance of 1179.38 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Southwest corner of this tract and said Card 4A2, from whence a 1/2" iron rod with a plastic cap marked "PLS 1974" set at the Southwest corner of said Section 31, bears S76°25'01"W a distance of 2294.15 feet;

THENCE N03°14'00"E, a distance of 174.45 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at an interior corner of this tract and said Card 4A2;

THENCE N31°15'00"W, a distance of 1463.18 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Northwest corner of this tract and said Card 4A2;

THENCE N59°51'00"E with the South ROW line of West Murphy Street, a distance of 920.98 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set in a West line of said Loop 338 ROW, at the most Northerly corner of this tract and said Card 4A2, from whence a 4" TXDOT brass cap in a concrete monument bears N75°09'51"W, a distance of 0.40 feet;

THENCE S75°09'51"E with said Loop 338 ROW line, a distance of 141.03 feet to a broken ROW marker base found at a corner of this tract and said Card 4A2;

THENCE S30°02'19"E with said Loop 338 ROW line, a distance of 556.03 feet to a broken ROW marker base found at a corner of this tract and said Card 4A2;

THENCE S49°30'19"E with said Loop 338 ROW line, a distance of 109.96 feet to a broken ROW marker base found at a corner of this tract and said Card 4A2;

THENCE S69°37'25"E with said Loop 338 ROW line, a distance of 319.33 feet to a broken ROW marker base found at a corner of this tract and said Card 4A2;

THENCE S58°35'27"E with said Loop 338 ROW line, a distance of 134.84 feet to a stem in a broken ROW marker base found at a corner of this tract and said Card 4A2;

THENCE S48°33'11"E with said Loop 338 ROW line, a distance of 129.96 feet to a stem in a broken ROW marker base found at a corner of this tract and said Card 4A2;

THENCE S16°03'46"E with said Loop 338 ROW line, a distance of 284.96 feet to a 4" TXDOT brass cap found in a concrete ROW marker at a corner of this tract and said Card 4A2;

THENCE S06°08'58"E with said Loop 338 ROW line, a distance of 246.30 feet to a 4" TXDOT brass cap found in a concrete ROW marker at a corner of this tract and said Card 4A2;

THENCE S03°55'36"W with said Loop 338 ROW line, a distance of 236.05 feet to the PLACE OF BEGINNING, having an area of 47.28 Acres of Land.

Bearings, distances, and coordinates are relative to the Texas State Plane Coordinate System, NAD 1983/CORS, Central Zone, in U.S. Survey Feet. Based on City of Odessa Control Point "OD1H" being a 2'AC in concrete inside monument access cover with N=10,632,633.392', E=1,652,281.707, and a NAVD Elevation of 2921.152', with a combined grid factor of 0.99984827 and a theta angle of -1°04'06.473".

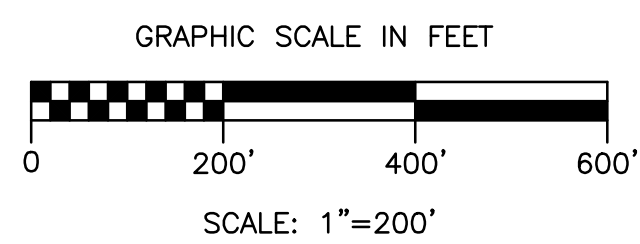
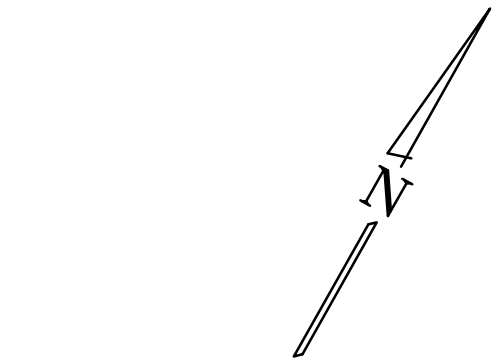
I, J. Stan Piper, Registered Professional Land Surveyor, do hereby certify that this land title survey and legal description is based on an actual survey made by me or under my supervision, and that the same is true and correct to the best of my knowledge and belief as surveyed on the ground on or before July 12, 2021.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

J. Stan Piper Registered Professional Land Surveyor #1974 Date of Plat: July 20, 2021

EXCEPTIONS LISTED IN SCHEDULE B OF TITLE COMMITMENT NO. 2165188 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ON JULY 13, 2021 WITH AN EFFECTIVE DATE OF JULY 9, 20211

- 1. The restrictive covenants recorded in Document No. 2015-11772, Official Public Records of Ector County, Texas does affect subject property in a blanket manner and is unplotable. (Item 1 & 10i of said Title Commitment.)
2. The Easement to Mid America Pipeline Co. recorded in Volume 372, Page 124, Deed Records of Ector County, Texas does affect subject property as shown. (Item 10c in said Title Commitment.)
3. The Easement to Southwestern Bell Telephone Co. recorded in Volume 793, Page 391, Deed Records of Ector County, Texas does affect subject property as shown. (Item 10d in said Title Commitment.)
4. The Easement to El Paso Hydrocarbons Co. recorded in Volume 885, Page 496, Deed Records of Ector County, Texas does affect subject property as shown. (Item 10e in said Title Commitment.)
5. The Easement to Oncor Electric Delivery Company, LLC recorded in Document Number 2016-15783, Official Public Records of Ector County, Texas does affect subject property as shown. (Item 10f in said Title Commitment.)
6. The American Telephone and Telegraph Company Easement recorded in Volume 26, Page 162, the Humble Pipe Line Company recorded in Volume 87, Page 510 and the Odessa Natural Gasoline Company Easement recorded in Volume 393, Page 345, all in Deed Records of Ector County, Texas do not affect subject property. (Item 10g in said Title Commitment.)
7. Affidavit regarding operation of Solid Waste Disposal Site on 13.66 acre tract in Section 31 from 1975 to 1978 as set forth in Volume 754, Page 211, Deed Records of Ector County, Texas does affect subject property as shown. (Item 10j in said Title Commitment.)
8. The Channel Easement recorded in Volume 470, Page 316 and Volume 498, Page 298, both in Deed Records of Ector County, Texas do affect subject property as shown. (Item 10k in said Title Commitment.)



LEGEND table with symbols for iron rods, TXDOT markers, pipelines, guy wires, oil wells, fences, and power poles.



Drawing File: DeanMossRanch.Dwg Crd File: Momentum83c.Crd Drawn by: TC & GMR

Prepared for: John and Neta Loepky Revocable Trust 549 US Hwy. 180W Seminole, Texas 79360