

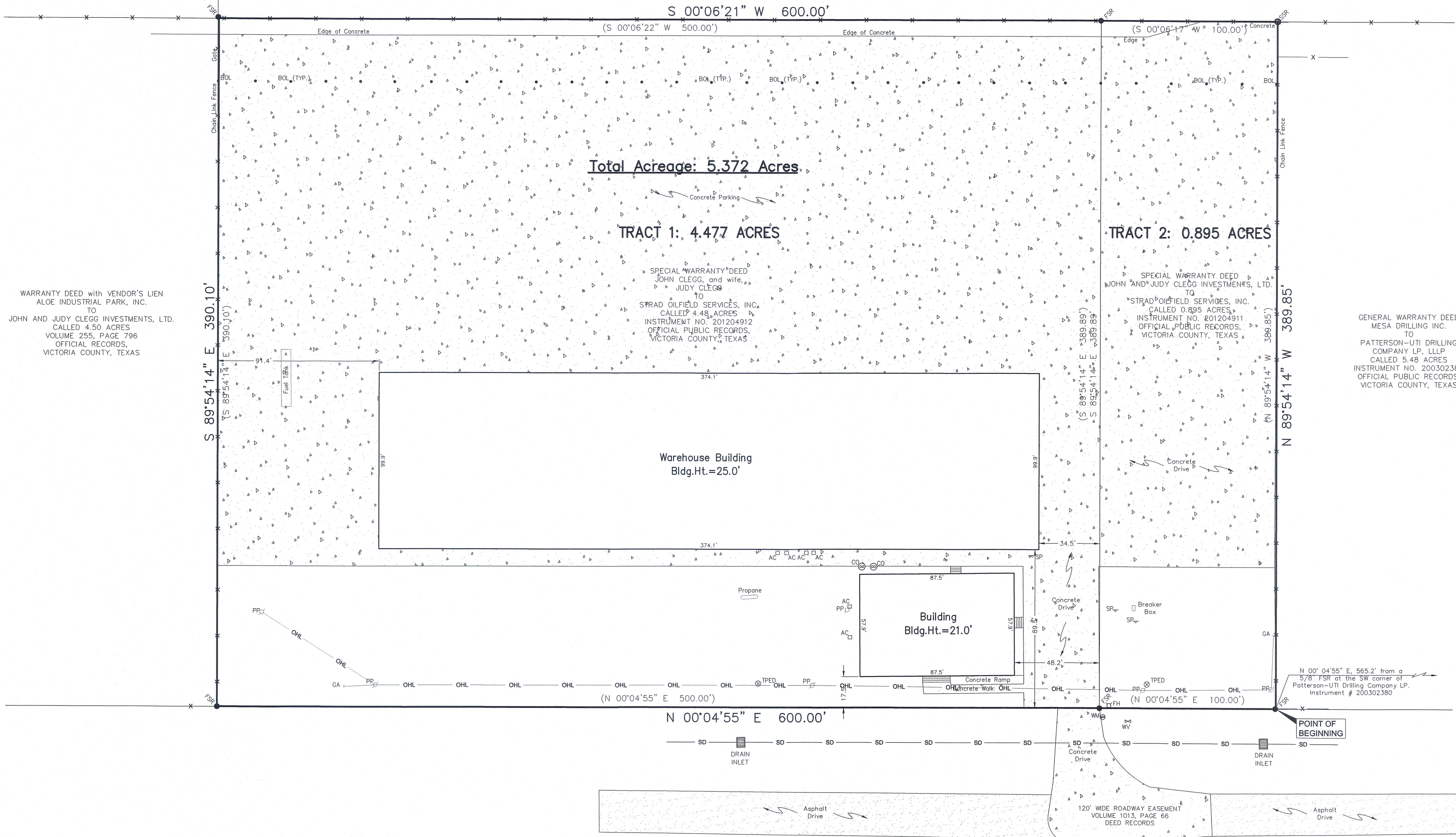


The Title Description and Schedule B items hereon are from Chicago Title Insurance Company, Commitment #49156, Effective December 1, 2017, Issued December 13, 2017.

The land shown in this survey is the same as that described in Chicago Title Insurance Company, Commitment #49156, Effective December 1, 2017, Issued December 13, 2017.



SPECIAL WARRANTY DEED
CMC STEEL FABRICATORS, INC.
TO
SAFETY RAILWAY SERVICE, L.P.
CALLED 29.49 ACRES
INSTRUMENT NO. 200503577
OFFICIAL PUBLIC RECORDS,
VICTORIA COUNTY, TEXAS



GENERAL WARRANTY DEED
MESA DRILLING INC.
TO
PATTERSON-UTI DRILLING
COMPANY LP, LLP
CALLED 5.48 ACRES
INSTRUMENT NO. 200302380
OFFICIAL PUBLIC RECORDS,
VICTORIA COUNTY, TEXAS

THE STATE OF TEXAS,
THE COUNTY OF VICTORIA)

BEING a 5.372 acre tract of land situated in the Jose Maria Hernandez Survey, Abstract 59, Victoria County, Texas and being comprised of a called 0.895 acre tract and a called 4.48 acre tract of land described by Special Warranty Deed dated May 7, 2012 conveyed from John & Judy Clegg Investments, Ltd. and John Clegg and wife, Judy Clegg respectively, to Strad Oilfield Services, Inc. as recorded in Instrument No. 201204911 & 201204912 respectively, of the Official Public Records, Victoria County, Texas, said 5.372 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the east line of a 120-foot wide Roadway Easement as described in Volume 1013, Page 66 of the Deed Records, Victoria County, Texas marking the southwest corner of the aforesaid 0.895 acre tract of land and being the northwest corner of a called 5.48 acre tract of land described by Instrument to Patterson-UTI Drilling Company, LLP as recorded in Instrument No. 200302380 of the Official Public Records, Victoria County, Texas for the southwest corner of the herein described tract;

THENCE, North 00°04'55" East (North 00°04'55" East), along the east line of said 120-foot wide Roadway Easement, with west lines of said 0.895 acre tract and the aforesaid 4.48 acre tract, at a distance of 100.00 (100.00) feet passing a found 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking a common corner of said 0.895 acre tract and said 4.48 acre tract and continuing for a total distance of 600.00 feet to a found 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking the northwest corner of said 4.48 acre tract and being the southwest corner of a called 4.50 acre tract of land described by Instrument to John and Judy Clegg Investments, Ltd. as recorded in Volume 255, Page 796 of the Official Records, Victoria County, Texas for the northwest corner of the herein described tract;

THENCE, South 89°54'14" East (South 89°54'14" East), along a common line between said 4.48 acre tract and the aforesaid 4.50 acre tract, a distance of 390.10 (390.10) feet to a found 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking the northeast corner of said 4.48 acre tract, same being the southeast corner of said 4.50 acre tract, and being along the west line of a called 29.49 acre tract of land described by Instrument to Safety Railway Service, L.P., as recorded in Instrument No. 200503577 of the Official Public Records, Victoria County, Texas for the northeast corner of the herein described tract;

THENCE, South 00°06'21" West (South 00°06'21" West), along a common line between said 4.48 acre tract, said 0.895 acre tract, and the aforesaid 29.49 acre tract, at a distance of 500.00 (500.00) feet to a found 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." marking a common corner between said 4.48 acre tract and said 0.895 acre tract and continuing for a total distance of 600.00 feet to a set 5/8" steel rebar with yellow plastic cap stamped "URBAN SURVEYING, INC." along the west line of said 29.49 acre tract marking the southeast corner of said 0.895 acre tract and being the northeast corner of said 5.48 acre tract for the southeast corner of the herein described tract;

THENCE, North 89°54'14" West (North 89°54'14" West), along a common line between said 0.895 acre tract and said 5.48 acre tract, a distance of 389.85 (389.85) feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5.372 acre tract of land, more or less.

NOTES CORRESPONDING TO SCHEDULE "B":

10. The following metes and all terms of the documents existing or offering evidence of the matters (We must insert matters or delete this exception):

a. Perpetual easements for water lines and easements for existing water lines and easements for existing sanitary sewer lines and storm sewer lines that are located on the above described property, if any, which easements and existing lines were transferred by deeds, dated April 24, 1963 and June 26, 1963, from the United States of America to the County of Victoria recorded in Volume 589, Page 603 and Volume 589, Page 487 of the Deed Records of Victoria County, Texas, and having later been conveyed by Victoria County to Quail Creek Municipal Utility District, by instrument recorded in Volume 1401, Page 493 of the Deed Records of Victoria County, Texas. (DOES NOT APPLY TO SUBJECT TRACTS)

f. Those certain perpetual easements more fully set forth in that certain deed from M & A Properties, Inc. to C.E. Erwin, dated June 14, 1987, and recorded in Volume 690, Page 371 of the Deed Records of Victoria County, Texas. (BLANKET IN NATURE)

g. That certain mineral and/or royalty reservation set out in that certain instrument dated January 26, 1973, recorded in Volume 812, Page 865, of the Deed Records of Victoria County, Texas. (DOES NOT APPLY TO SUBJECT TRACTS)

h. That certain outstanding perpetual non-participating royalty interest reserved by Walter S. Burnap, Trustee, in that Warranty Deed to David S. Engel, dated June 27, 1976, recorded in Volume 875, Page 353 of the Deed Records of Victoria County, Texas. (BLANKET IN NATURE)

i. Easement and/or right-of-way as set forth and granted to Central Power and Light Company, from Hendon Scott, by instrument dated June 6, 1979, and recorded in Volume 1022, at Page 700 of the Deed Records of Victoria County, Texas. (BLANKET IN NATURE)

k. Terms, conditions and stipulations as set out in that Easement Agreement & Subordination of Liens dated July 18, 1986 between JOHN & JUDY CLEGG INVESTMENT, JOHN CLEGG and JUDY CLEGG, AND MARTY SCOTT INDIVIDUALLY AND AS TRUSTEE OF THE SCOTT GRANDCHILDRENS TRUST, AND ALOE INDUSTRIAL PARK INC. AND NATIONALBANK OF TEXAS N.A. and recorded in Volume 245, Page 197 of the Official Records of Victoria County, Texas. (BLANKET IN NATURE - TRACTS 1 & 2)

l. That certain outstanding mineral and royalty reservation, which interest was reserved and excepted to the grantor in deed from C. E. Erwin to Robert A. Kufnermeyer, dated January 26, 1973 and recorded in Volume 812, page 865, Deed Records of Victoria County, Texas. (DOES NOT APPLY TO SUBJECT TRACTS)

m. Easement and/or right-of-way as set forth and granted to Walter S. Burnap Trustee, from James C. Ford Trustee, by instrument dated June 12, 1976, and recorded in Volume 875, page 67 of the Deed Records of Victoria County, Texas. (BLANKET IN NATURE - 67.82 ACRES)

n. Easement and/or right-of-way as set forth and granted to Central Power and Light Co., from Hendon Scott et al, by instrument dated June 6, 1979, and recorded in Volume 1022, page 700 of the Deed Records of Victoria County, Texas. (BLANKET IN NATURE)

o. Easement and/or right-of-way as set forth and granted to Edge Petroleum Exploration, from Jennifer Scott, by instrument dated November 4, 1997, and recorded in Volume 315, page 23 of the Official Records of Victoria County, Texas. (BLANKET IN NATURE - 673.81 ACRES)

p. Easement and/or right-of-way as set forth and granted to Edge Petroleum Exploration, from Jack A. Tanner et al, by instrument dated November 4, 1997, and recorded in Volume 315, page 31 of the Deed Records of Victoria County, Texas. (BLANKET IN NATURE - 673.81 ACRES)

q. Easement and/or right-of-way as set forth and granted to Edge Petroleum Exploration, from Jennifer Scott, by instrument dated November 4, 1997, and recorded in Volume 315, page 31 of the Official Records of Victoria County, Texas. (BLANKET IN NATURE - 673.81 ACRES)

r. Easement and/or right-of-way as set forth and granted to Edge Petroleum Exploration, from Jack A. Tanner et al, by instrument dated November 4, 1997, and recorded in Volume 315, page 35 of the Official Records of Victoria County, Texas. (BLANKET IN NATURE - 673.81 ACRES)

LEGEND

These standard symbols will be found in the drawing.

- SET 5/8" STEEL REBAR WITH "UR"
- FOUND 5/8" STEEL REBAR
- ⊗ TELEPHONE PEDESTAL
- ⊕ POWER POLE
- ⊕ GUY ANCHOR
- ⊕ SIGN
- ⊕ SEWER CLEANOUT
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CHAIN LINK FENCE
- OVERHEAD LINES
- STORM DRAIN LINE
- RECORD BEARING & DISTANCE

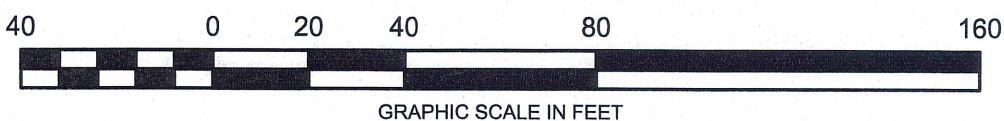
MISCELLANEOUS NOTES:

- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITH THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- THE SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN 1-0.1 FOOT.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHT OF WAY EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSIST OF TWO OR MORE PARCELS, THESE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
- THE ABOVE GROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER CERTIFIES THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE FIELD INFORMATION OBTAINED.

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Property has physical access to Bob White Road by means of a 120-foot Wide Roadway Easement.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- There is no visible evidence of cemeteries on the subject property at the time of survey.

FLOOD INSURANCE NOTE: by graphics showing only.
This property is in Zone
of the Flood Insurance Rate Map, Community Panel No.
--- 88032Z 018Z D --- Effective date of --- NOV. 20, 1998 ---
Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

BASE OF BEARING IS BASED ON WARRANTY DEED
RECORDED IN INSTRUMENT NO. 201204911 & 201204912 OF
THE OFFICIAL PUBLIC RECORDS, VICTORIA COUNTY, TEXAS.



To Fast Tract Ventures, LLC, Chicago Title Insurance Company, Strad Oilfield Services, Inc., a Colorado Corporation, and their respective successors and assigns:

This is to certify that 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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 21 and 22 of Table A thereof. The field work was completed on May 2, 2018.

Date of Map or Plat: 5/4/18

Urban surveying, Inc.
By: Terry T. Ruddick
Registered Professional Land Surveyor
Texas No. 4343
E-mail: truddick@urbansurveying.com



Revisions:

ALTANSPTS SURVEY FOR A 5.372 ACRE TRACT

BEING a 5.372 acre tract of land situated in the Jose Maria Hernandez Survey, Abstract 59, Victoria County, Texas, and being comprised of a called 0.895 acre tract and a called 4.477 acre tract of land described by Special Warranty Deed dated May 7, 2012 conveyed from John & Judy Clegg Investments, Ltd. and John Clegg and wife, Judy Clegg respectively, to Strad Oilfield Services, Inc. as recorded in Instrument No. 201204911 & 201204912 respectively, of the Official Public Records, Victoria County, Texas.

PROJECT:

DESCRIPTION:

DGN BY: MKW
DATE: 05/03/18
FILE: S18483.03

JOB: S18483.03

SHEET 1 OF 1

2004 N. COMMERCE ST.
VICTORIA, TEXAS 77801
PHONE: (951) 576-9837 FAX: (951) 576-9824 FIRM # 10021100
101 E. FREEDOM ST.
CUBERO TEXAS 77624
PHONE: (951) 277-5961 FAX: (951) 277-5963 FIRM # 10021101
12861 SILICON DRIVE
SAN ANTONIO, TEXAS 78249
PHONE: (210) 267-8854 FAX: (210) 267-8854 FIRM # 10183443

Ausi
URBAN SURVEYING INC.