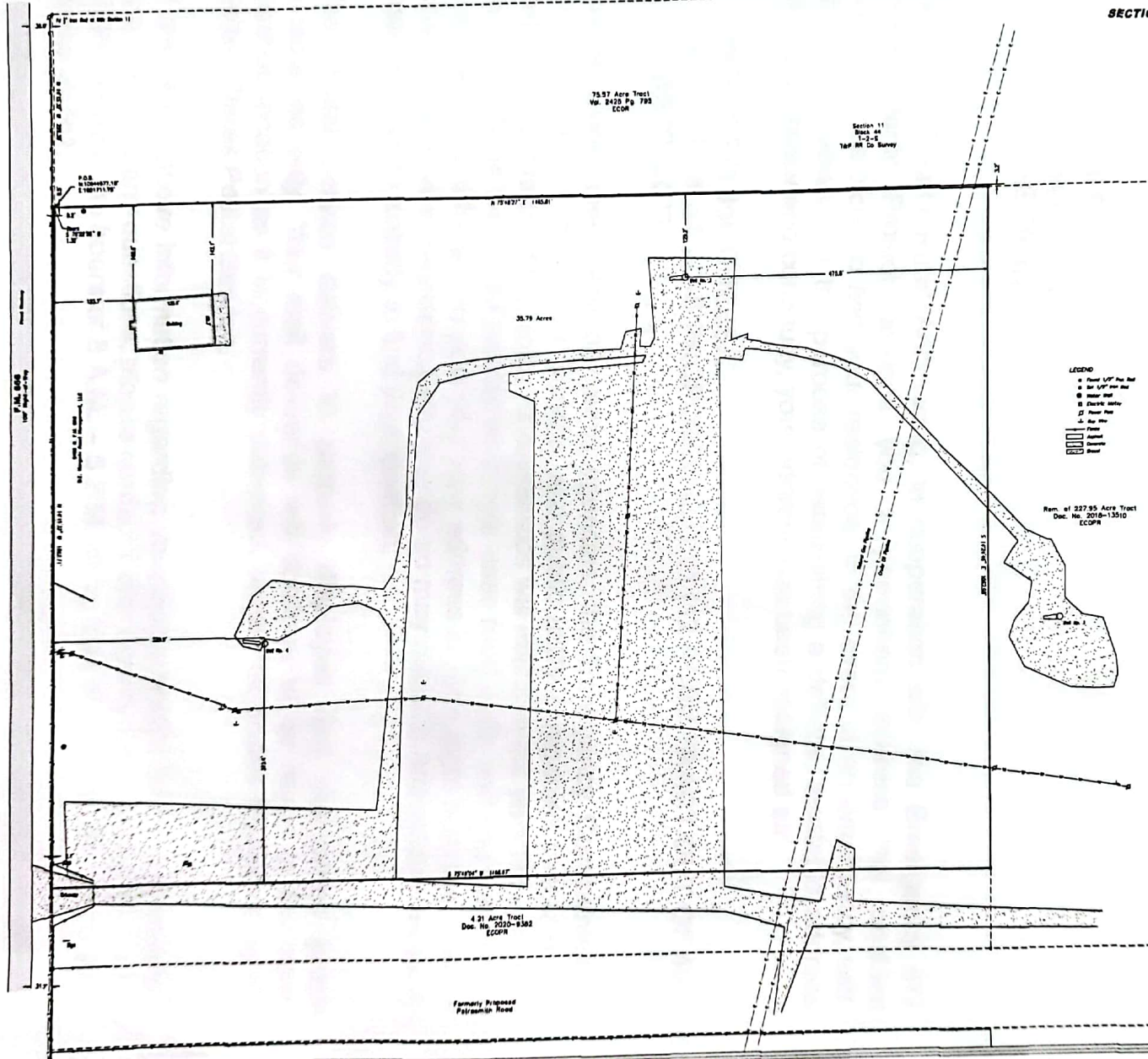


**T.S.P.S. CATEGORY 1A, CONDITION III LAND TITLE SURVEY OF A  
35.79 ACRE TRACT OF LAND IN  
SECTION 11, BLOCK 44, T-2-S, T&P RR Co SURVEY,  
ECTOR COUNTY, TEXAS.**

Section 11  
Block 44  
T-2-S  
T&P RR Co Survey

75.97 Acre Tract  
Vol. 8429 Pg. 799  
ECOPR

Section 11  
Block 44  
T-2-S  
T&P RR Co Survey



- LEGEND**
- 1. Road VPP Fee Fee
  - 2. 10' VPP Fee Fee
  - 3. 10' Easement
  - 4. Electric Utility
  - 5. Power Line
  - 6. Air Way
  - 7. Fence
  - 8. Contour
  - 9. Road

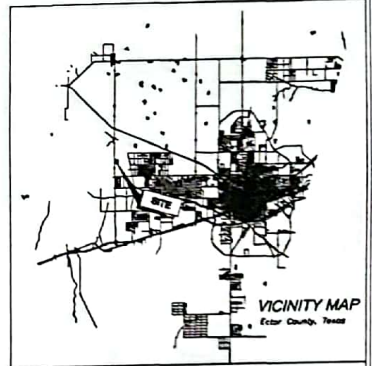
Rem. of 227.95 Acre Tract  
Doc. No. 2018-13510  
ECOPR

**WARRANTY**

The Surveyor warrants that the survey was made from natural objects and monuments, and that the survey was made in accordance with the laws of the State of Texas, and that the survey was made in accordance with the standards of the Surveying and Mapping profession.

**NOTES**

1. The property is to be used for agricultural purposes.
2. The property is to be used for agricultural purposes.
3. The property is to be used for agricultural purposes.
4. The property is to be used for agricultural purposes.
5. The property is to be used for agricultural purposes.



**EXHIBIT**

This exhibit shows the location of the surveyed tract within the larger context of the surrounding land. The tract is shown in a shaded area, and the surrounding land is shown in a grid pattern.



**AARON BURRELL**  
LAND SURVEYORS, L.L.C.

Professional Land Surveying & Mapping  
Aaron Burrell Land Surveyors, L.L.C.  
78743, P.O. Box 100000  
1011 N. Loop W., Suite 1000 E.O. 12812  
Midland, Texas 79701  
432-848-9428  
www.aaburrell.com



PENALTY FOR PRIVATE  
USE TO AVOID PAYMENT  
OF POSTAGE, \$300

March 07, 2022

KIRK STRAHAN REALTY LLC  
3915 TANGLEWOOD LN  
ODESSA, TEXAS 79762

The Ector County Rural Addressing, in cooperation with the Emergency 911 Enhancements Project, assigns you a permanent address that enables emergency services to find your residence, in the event of an emergency, with little or no delays. For the purpose of establishing a definite, locatable address with consistency and continuity, your address has been assigned as:

**5450 N F M 866 ODESSA  
SEC 11 BLK 44 T-2-S PROPOSED LOT 11 (12 ACRE TRACT OUT OF 40  
ACRE TRACT)**

This is a combined effort of county agencies, the Emergency Communication District (E 9-1-1), the Postal Service, and public utility companies to maintain a method to locate all residences. All residences will maintain the address assigned permanently as the postal service no longer uses rural route and box numbers. It is strongly urged for you to post your new address in plain sight from the road for emergency service operators. Failure to do so may result in delays in emergency response due to inability to find your location.

The Postal Service delivers to properly displayed and maintained postal receptacles only. Your mail deliveries will continue to be made to the same mailbox location as it is currently delivered, unless otherwise instructed by the United States Postal Service.

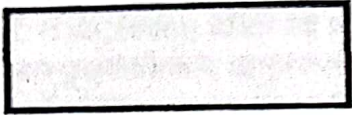
If any of the above information regarding your name and/or address is incorrect or if you have any questions, please contact Ector County Engineering (432) 381-0098 between the hours of 8 A.M. – 5 P.M. or by mail at 1010 E. 8th St, Odessa, Texas 79761.

Ector County Engineering Department  
1010 E. 8th St., Odessa, Texas 79761  
Office: 7613 W. Dunn St.  
(432) 381-0098

U.S. Postal Service  
Odessa, Texas 79761-9998  
(432) 332-6436

1467.07'

354.24'



Brandon Howle  
5450 N FM 866  
12ac tract

354.24'

Brandon Howle  
5350 N FM 866  
12ac tract

354.24'

354.24'

Brandon Howle  
5268 N FM 866  
12ac tract  
(Currently has Power)  
1467.07'

354.24'

125'

Roadway

125'

Drainage easement

125'

1467.98

**Commercial & Industrial - Load Requirements**  
 Please Complete in Full and return to Project Manager  
 Include a copy of plat and water and sewer prints.



**Oncor Electric Delivery Company LLC**  
 a Delaware limited liability company

Company Use ONLY – WR #: \_\_\_\_\_

Your electric service request will be processed upon form completion in its entirety, signed and returned to the appropriate Oncor Electric Delivery Company Project Manager. Allow 10 working days for an estimated cost for providing electric service, including all applicable charges and approximate timeline for construction completion after all required documents have been provided. Please visit the Oncor Electric Delivery web site for information concerning electric service guidelines, approved meter-bases and other service installation requirements. All meters must be located outside the building, cannot be located within an enclosed area, and must meet proper clearance requirements.  
[http://oncor.com/electricity/construct/guidelines/const\\_guide.aspx](http://oncor.com/electricity/construct/guidelines/const_guide.aspx)

Project / Customer Name: Brandon Howle Project Location / Cross Streets: N FM 866  
 Physical Address: 5450 N FM 866 Odessa, TX Texas  
Street Address City Zip Code  
 Office Phone: (432) 366-5475 Cell Phone: (432) 661-8704 Fax # \_\_\_\_\_ E-mail Address: kirk@kirkstrahanrealty.com  
 General Contractor: Strahan Commercial Builders LLC Phone: 432-661-8704 Fax: \_\_\_\_\_  
 Electrical Contractor: Victors Electrical Service Phone: 432-349-6617 Fax: \_\_\_\_\_

Requested Dates for Electric Service: Temporary Service \_\_\_\_\_ Permanent Service March 2022

- If available – Please Provide:

Temporary Premise Number: \_\_\_\_\_

Permanent Premise Number: \_\_\_\_\_

**Additional Design Charge**

This charge is made for preparing iterative designs to provide new service to a specific location where such iterations are at the request of the Retail Customer/CR for the Retail Customer's sole benefit. The initial two designs on a project will be included in the system charges; **any additional designs will be done at Retail Customer's expense pursuant to this charge.**

Designated responsible party for payment of any costs associated with providing electrical service. Contribution in Aid of Construction ("CIAC") shall be payable to Oncor Electric Delivery Company prior to any construction scheduling. Please check only one:

Customer  General Contractor  Architect  Electrical Contractor  Other

Federal Tax ID #: \_\_\_\_\_ or Valid Drivers License #: \_\_\_\_\_ State of \_\_\_\_\_

**ELECTRIC REQUIREMENTS**

A site plan will be required identifying the proposed transformer, meter and other Oncor equipment locations. A survey or plat may be required by the Oncor project manager. An easement for the onsite Oncor facilities will be required either by a final plat or by a separate instrument. A copy of the warranty deed will be required if a separate instrument is secured for the Oncor easement.

Hours of Operation: 8 A.M. to 9 P.M. or Other: \_\_\_\_\_ Days of Operation: Monday thru Sunday  
 Number of Electrical Meters Request: 1 and Service in AMPS: 600  
 Number of Conductors per Phase: 2 Wire Size: 4/0 Requested Service Type: Overhead  Underground

**Transocket Delivery Information:**

Required Date: \_\_\_\_\_

Ship to- Attn: \_\_\_\_\_ Address: \_\_\_\_\_ City: \_\_\_\_\_, TX Zip: \_\_\_\_\_

- > Allow up to 10 business days for preliminary cost estimate and an additional 3 weeks (minimum) for scheduling an Oncor Electric Delivery Company project.
- > Required permits, utility easements and surveying will necessitate additional design time.
- > All three-phase transformers will require a 14 to 16 week lead time – no exceptions.
- > Oncor Electric Delivery will provide the least cost design. This design will be considered Iterative Design #1.
- > Excess facilities at the request of the customer shall result in additional charges of the customer.
- > It is the customer's responsibility to clear right-of-way for the installation of electric distribution facilities to company specifications.

Signature	<u>Kirk Strahan</u>	Printed Name	<u>Kirk Strahan</u>	Title	<u>General Contractor</u>
Office Phone	<u>432-661-8704</u>	Cell Phone	<u>432-661-8704</u>	E-Mail Address	<u>kirk@kirkstrahanrealty.com</u>
				Date	<u>02/09/2022</u>

Project / Customer Name: \_\_\_\_\_

commercial project, please provide the total square footage of building and the square footage of HVAC space.

Total Building Square Footage: 8000 HVAC Square Footage: 1800

**Requested Voltage (select only one)**

Single Phase 120/240:  3 Phase 120/208Y:  3 Phase 120/240:  3 Phase 277/480Y:  3 Phase 480:  Other: \_\_\_\_\_

Indicate only one: New Load

Adding Load to an Electrically Energized Service

**ELECTRIC LOAD REQUIREMENTS**  
(Please use an additional page if necessary)

**AC Load Information:**

Quantity	Phase	Volts	Tons	SEER	Connected kW – Each	Heat kW – Each
<u>2</u>	<u>1</u>	<u>208</u>	<u>10</u>	<u>13</u>	<u>40</u>	<u>40</u>
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

**Motor Load Information:**

Quantity	Phase	Volts	HP Each	Start Type	Equipment Description
<u>2</u>	<u>1</u>	<u>208</u>	<u>5</u>	_____	<u>Air Compressor</u>
<u>1</u>	<u>1</u>	<u>208</u>	<u>2</u>	_____	<u>Water Well</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

**Lighting & Miscellaneous Load Information:**

Quantity	Phase	Volts	Connected kW – Each	Equipment Description
<u>7</u>	<u>1</u>	<u>208</u>	<u>2</u>	<u>Outside Lights</u>
<u>40</u>	<u>1</u>	<u>120</u>	<u>400 va</u>	<u>Interior Lights</u>
<u>2</u>	<u>1</u>	<u>208</u>	<u>10</u>	<u>Welders</u>
<u>60</u>	<u>1</u>	<u>120</u>	<u>380 va</u>	<u>Plugs</u>
_____	_____	_____	_____	_____

Signature: \_\_\_\_\_ Printed Name: Kirk Strahan Title: General

Office Phone: 432-366-5475 Cell Phone: 432-661-8704 E-Mail Address: kirk@kirkstrahanrealty.com Date: 02/09



# Permit to Construct Access Driveway Facilities on Highway Right of Way

PERMIT NUMBER:		GPS*		ROADWAY	
REQUESTOR		LATITUDE, LONGITUDE		HWY NAME	
31.8508333°	-102.5702778	31°51'03"N 102°34'13"W		FOR TxDOT'S USE	
NAME	STRAHAN Commercial Builders			CONTROL SECTION	1127-05
MAILING ADDRESS	3915 Tanglewood				
CITY, STATE, ZIP	Odessa, TX 79762				
PHONE NUMBER	432-661-8704				

GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY

this parcel in current litigation with the State of Texas?  YES  NO

The Texas Department of Transportation, hereinafter called the State, hereby authorizes STRAHAN COMMERCIAL BUILDERS hereinafter called the Permittee, to  construct /  reconstruct a \_\_\_\_\_ (residential, commercial, store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number FM 866 in ELTOR county, located 4950-5450 N. FM 866

USE ADDITIONAL SHEETS AS NEEDED

This permit is subject to the Access Driveway Policy described on page 2 and the following:

- The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
- The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
- Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
- Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to highway. Changes in design will be made only with prior written approval of the State.
- The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
- Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vending machines, stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
- The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
- The State may revoke this permit upon violation of any provision of this permit by the Permittee.
- This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
- The Permittee will contact the State's representative ZANE HONEYFIELD telephone, ( 432 ) 634-7230 , at least twenty-four (24) hours prior to beginning the work authorized by this permit.
- The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 03/08/2022

Signed: [Signature]  
(Property owner or owner's representative)

Date of Issuance	_____	District Engineer, or designee Approval
Date of Issuance as per Variance to AMM	_____	District Engineer, or designee Approval
Date of Denial	_____	District Engineer Denial (No Delegation)

## Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner must seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

### TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: <http://www.txdot.gov/inside-txdot/district>. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down below the map to find the district for your county.

### Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

CONSTRUCT (1) ONE PERMANENT DRIVEWAY USING 8" CALICHE COMPACTED TO 6", SURFACED WITH 4" HOT MIX OR 6" CONCRETE W/ #4 REBAR @12 O.C. THE DRIVEWAY WILL BE DESIGNED WITH A MAX OF 45' THROAT WIDTH AND A 30' RADIUS. THE DRIVEWAY WILL BE BUILT AT GRADE TO NOT OBSTRUCT THE EXISTING DRAINAGE FLOW OF THE ROADSIDE DITCH. ALL DRIVEWAYS MUST CONFORM TO SPECIFICATIONS AS SHOWN IN ATTACHMENTS TO INCLUDE A CONSTRUCTION EXIT (CATTLE GUARD OR OVERSIZED ROCK) IF THE SURFACE IS NOT PAVED OUTSIDE OF TxDOT ROW.

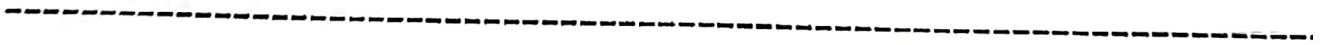
### Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance including the loss of reasonable access to the property or undue hardship on a business located on the property.
- an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

For TxDOT use below:



For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

- adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or
- likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

#### Attachments:

Sketch of Installation

All Variance Documentation

02/04/2022

t: Odessa

r: ECTOR

ay: N. FM 866

**Purpose of Request:** Explain the need for access driveway

To plan drive ways for multiple Commercial lots.

**Proposed use of the property:** Operations, facilities, frequency of access use, types and sizes of vehicles for each individual year next three year period

oil field operations.

**Background:** Dated chronology of previous correspondence, meetings, or discussions about driveway access, identification of previous or approved platting, if applicable

NONE

**Participant(s) in the request process:** Including as applicable city, county, developers, consultants, legal counsel, etc.

Commercial Builders on behalf of owners.

**Highway layout showing the requested access site and upstream/downstream roadway system and**

**associated access:** Attach vicinity map (surrounding area), project location map (adjacent highway/ramps and local streets), and access breaks (in relationship to property boundaries)

See Attached



# Commercial and Industrial Driveway Access Request Form

**Existing roadway characteristics:** ADT, number/width of lanes/shoulders, posted speed, bridge structures, utility overhead underground (location/relocation), geometrics at proposed access (Sight distance, grad vertical/horizontal curves), pavement (structure, width, and material)  
2 Lane FM 866 70mph

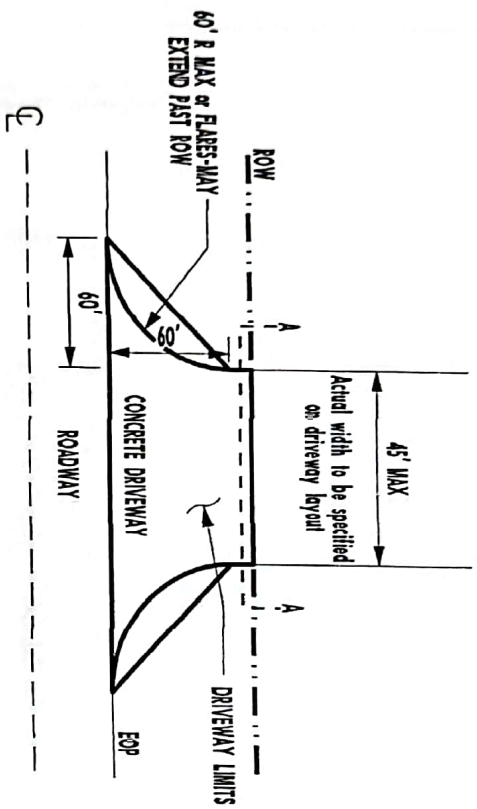
**Proposed driveway:** Proposed radii, throat width and length, entry/exit width

SEE ATTACHED

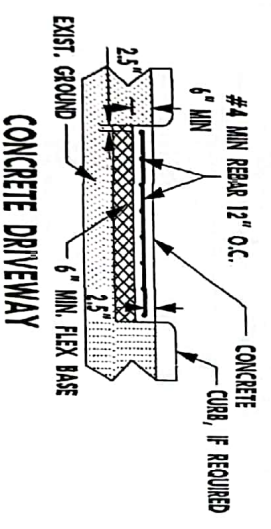
NEXT PAGE →

**TYPICAL DRIVEWAY CONFIGURATION PLAN FOR HEAVY TRUCK TRAFFIC**

**TYPICAL DRIVEWAY CONFIGURATION PLAN**

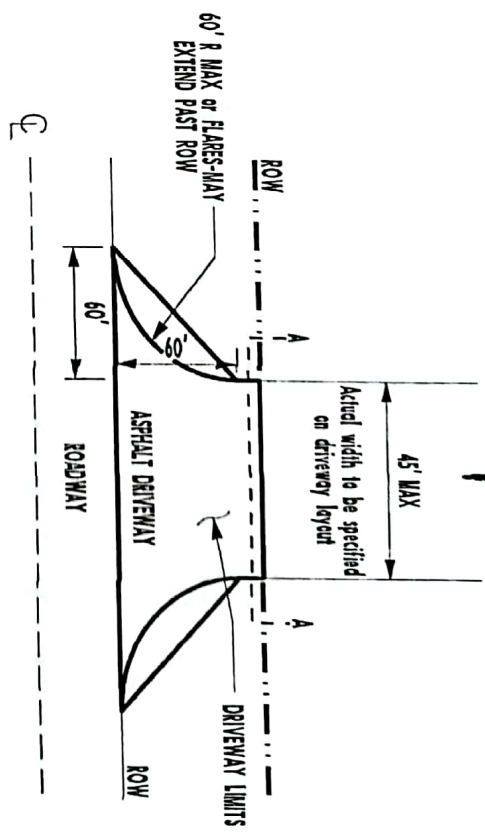


**SECTION A-A**

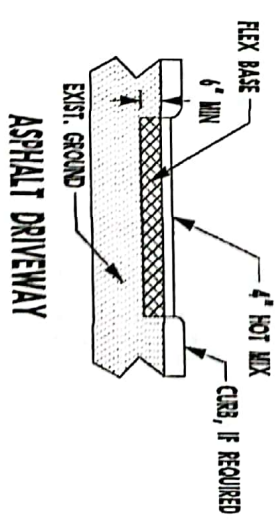


- GENERAL NOTES**
1. CONCRETE DRIVEWAYS MUST BE A MINIMUM OF 6" THICK.
  2. REINFORCEMENT FOR CONCRETE DRIVEWAYS REQUIRES #4 (0.5") MINIMUM REBAR SPACED AT 12" ON CENTER.
  3. THE REBAR REQUIRES A 2.5" CLEAR COVER FROM THE EDGE OF THE CONCRETE TO THE EDGE OF THE REBAR, AS SHOWN.

**TYPICAL DRIVEWAY CONFIGURATION PLAN**

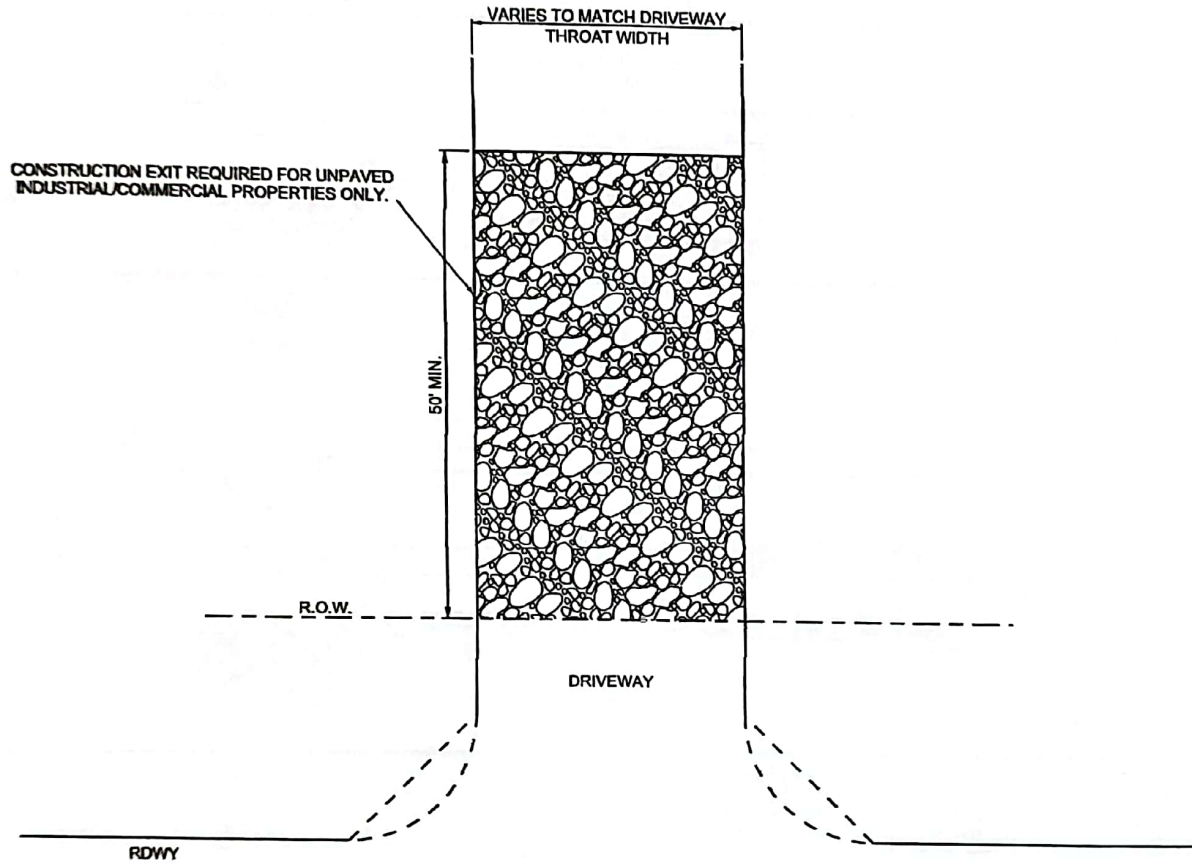


**SECTION A-A**



- GENERAL NOTES**
1. ASPHALT DRIVEWAYS MUST HAVE A 4" HOT MIX ON TOP OF FLEXIBLE BASE (CALICHE) 6" COMPACTED TO A 6" MINIMUM.
  2. THESE CROSS SECTIONS PERTAIN TO TYPICAL DRIVEWAYS ONLY. THE DRIVEWAY WITH DRAIN PIPE SPECIFICATIONS APPLY IF REQUIRED.

**CONSTRUCTION EXIT DETAIL FOR UNPAVED  
INDUSTRIAL/COMMERCIAL DEVELOPMENT**



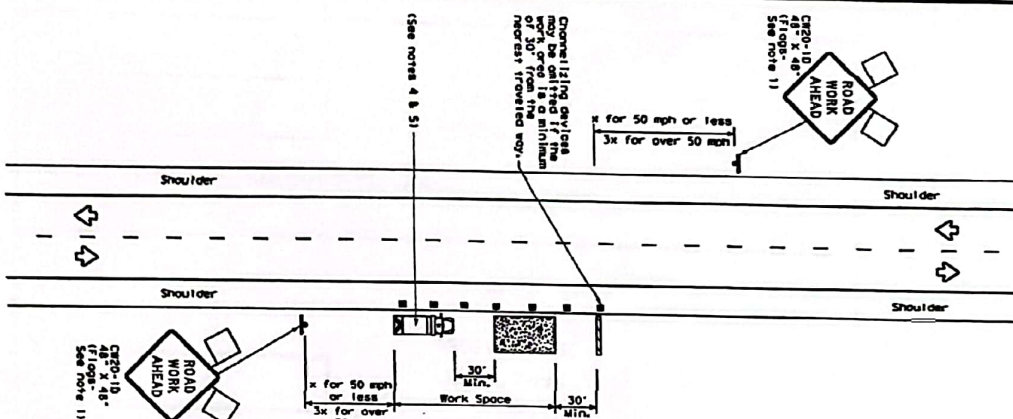
**GENERAL NOTES**

1. CATTLEGUARD MAY BE USED IN PLACE OF AGGREGATE CONSTRUCTION EXIT.
2. THE LENGTH OF THE CONSTRUCTION EXIT SHALL BE 50 FT. FROM THE ROW LINE INTO THE INDUSTRIAL PROPERTY.
3. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
4. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1.
5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. GATES (IF USED) SHALL BE LOCATED TO PROVIDE ADEQUATE STORAGE FOR DESIGN VEHICLE TO STOP WITHOUT INTERFERING WITH ROADWAY TRAFFIC.

**DISCLAIMERS**  
 The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

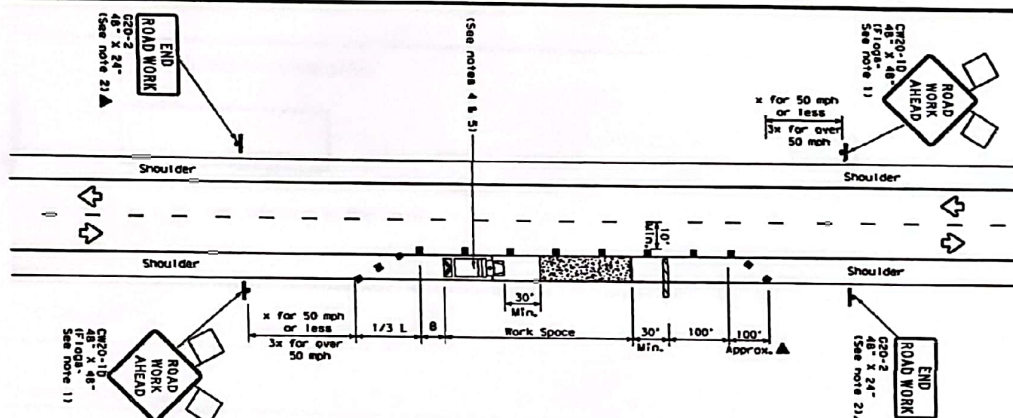
**WORK SPACE NEAR SHOULDER**  
 Conventional Roads

TCP (2-1-a)



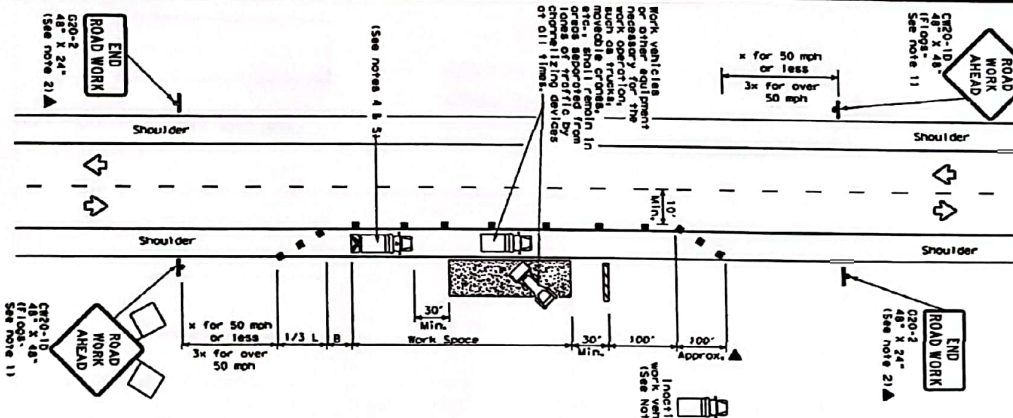
**WORK SPACE ON SHOULDER**  
 Conventional Roads

TCP (2-1-b)



**WORK VEHICLES ON SHOULDER**  
 Conventional Roads

TCP (2-1-c)



Right-of-way Line

**LEGEND**

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Portable Message Sign (PMS)		Portable Message Sign (PMS)
	Flag		Flagger

Passed Speed	Formula	Minimum Stop Length	Suggested Maximum Channelizing Devices	Minimum Sign Spacing	Suggested Sign Spacing
M	$10' + 11' \frac{M-30}{10}$	30'	60'	120'	90'
30	$150' + 153' \frac{M-30}{10}$	30'	60'	120'	120'
35	$205' + 223' \frac{M-30}{10}$	35'	70'	140'	135'
40	$265' + 293' \frac{M-30}{10}$	40'	80'	160'	155'
45	$450' + 493' \frac{M-30}{10}$	45'	90'	180'	200'
50	$500' + 500' \frac{M-30}{10}$	50'	100'	200'	235'
55	$550' + 603' \frac{M-30}{10}$	55'	110'	300'	250'
60	$600' + 660' \frac{M-30}{10}$	60'	120'	600'	310'
65	$650' + 715' \frac{M-30}{10}$	65'	130'	700'	410'
70	$700' + 770' \frac{M-30}{10}$	70'	140'	800'	475'
75	$750' + 825' \frac{M-30}{10}$	75'	150'	900'	540'

**TYPICAL USAGE**

MOBILE	SHORT TERM STATIONARY	INTERMEDIATE	LONG TERM STATIONARY

**GENERAL NOTES**

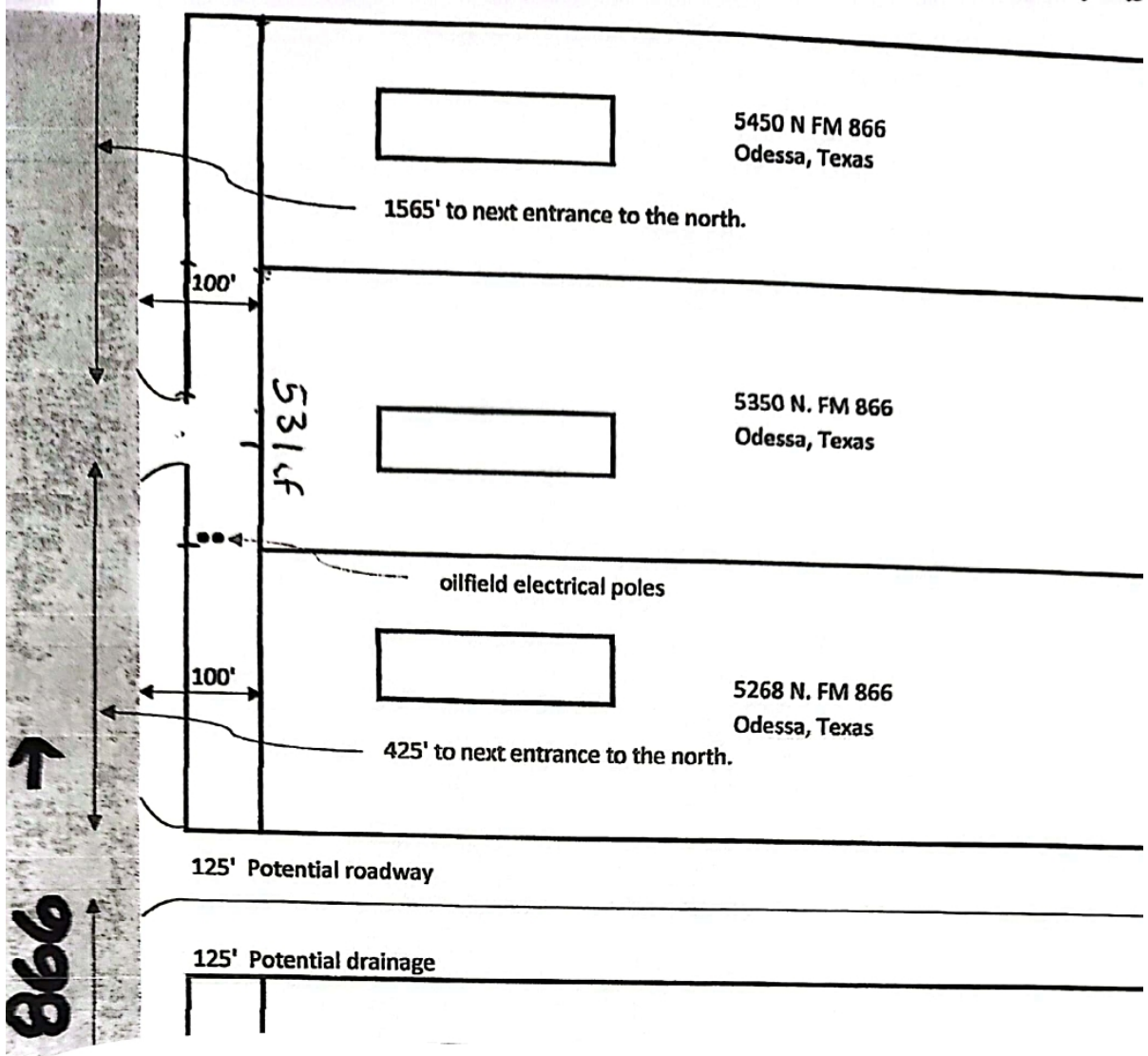
- Flags attached to signs shall be shown, as REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the "r" (route) symbol, which may be omitted when stored in the plant, or for routine maintenance work, when approved by the Engineer.
- Signs for routine maintenance work shall be placed in advance of the work.
- Storage for materials should be placed a minimum of 30 feet from the work area.
- Speed vehicles with Tall and High Intensity rotating, flashing, or flashing or strobe lights, a Speed Vehicle with a Tall should be used anytime it can be positioned 30 to 100 feet in advance of the end of crew exposure without adversely affecting the performance or quality of the work. The use of these vehicles is required for all work that requires the traffic control to remain in place. Type 3 Barricades or other channelizing devices may be substituted for the Speed Vehicle with Tall, when approved by the Engineer.
- Additional Shoulder Vehicles with Tall may be positioned off the paved surface, near to those shown in or divided highways, expressways and bridges (see (2-1-1) for shoulder work on divided highways, expressways and bridges).
- Insertive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
- CR21-5 SHOULDER WORK signs may be used in place of G20-10 ROAD WORK AHEAD signs for shoulder work on conventional roadways.

Texas Department of Transportation

**TRAFFIC CONTROL PLAN**  
 CONVENTIONAL ROAD  
 SHOULDER WORK

TCP (2-1)-18

DATE: 10-21-18	BY: JCH	CHK: JCH	APP: JCH
DATE: 10-21-18	BY: JCH	CHK: JCH	APP: JCH



FM 866