



PLAT SHOWING LAND TITLE SURVEY OF A 20.496 ACRE TRACT LOCATED IN SECTION 38, BLOCK 42, T-2-S, T.&P. RR. CO. SURVEY, ECTOR COUNTY, TEXAS

## Boundary being further described by metes and bounds as follows:

BEGINNING at (N= 10,633,732.73' E= 1,676,261.91') a 1/2" iron rod with plastic cap marked "HOWELL" found in the West right—of—way line of S. Grandview Avenue and an East line of a 324.675 Acre Tract as described in Document No. 2012—2302, Official Public Records of Ector County, Texas and the Northeast corner of this tract, from whence the Northeast corner of said Section 388 bears \$14\*14'22"E, a distance of 2279.28 feet and ??;

THENCE S14°09'31"E with the West line of said S. Grandview Avenue and East line of said 324.675 Acre Tract, a distance of 1283.77 feet to a 1/2" iron rod with plastic cap marked "HOWELL" found at the Southeast corner this tract;

THENCE around a curve to the right in a Northwesterly direction with a radius of 794.94 feet, a delta angle of 90°09'45", an arc length of 1250.94 feet and a chord distance of 1128.81 feet which bears N59°25'56"W to a 1/2" iron rod with plastic cap marked "PSL 1974" set at the end of curve of this tract;

THENCE N14°01'32"W, a distance of 118.25 feet to a 1/2" iron rod with plastic cap marked "PSL 1974" set at an exterior corner of this tract;

THENCE N11°36'55"W, a distance of 227.84 feet to a 1/2" iron rod with plastic cap marked "PSL 1974" set at an interior corner

THENCE N18°15'32"W, a distance of 154.96 feet to a 1/2" iron rod with plastic cap marked "HOWELL" found at the Northwest corner of this tract;

THENCE N76°28'45"E at 60.82 feet pass a 1/2" iron rod with plastic cap marked "PSL 1974" set at the Southwest corner of a 4.02 Acre Tract as described in Volume 1515, Page 677, Official Public Records of Ector County continuing for a total distance of 800.60 feet to the PLACE OF BEGINNING.

Tract consists of 20.490 acres of land.

Bearings, distances, and coordinates are relative to the Texas State Plane Coordinate System, 1983/CORS NAD, Central Zone, based on City of Odessa's GPS Control Point "OD4D" with a combined grid factor of 0.99986644, a theta angle equal to -1°02'04.39" and published values of N=10,626,105.41' and E=1,672,105.41' in U.S. Survey Feet.

## EXCEPTIONS LISTED ON SCHEDULE B IN TITLE COMMITMENT NO. 2270389 ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY ON SEPTEMBER 28, 2022 WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2022

- 1) Industrial District Contract between City of Odessa and Rexene Products Company, dated July 1, 1992, recorded in Volume 1128, Page 319 and Volume 1128, Page 325, Deed Records of Ector County, Texas does affect subject property in a blanket manner and is unplottable. (Item 10a in said Title Commitment.)
- 2) Electric Line easements to Texas Electric Service Company as shown by instrument recorded in Volume 23, Page 466; Volume 26, Page 83; and Volume 697, Page 750, Deed Records of Ector County, Texas do not affect subject property but does grants rights of ingress and egress to owner's adjacent property. (Item 10b in said Title Commitment.)
- 3) Blanket Pipeline easement to Gulf Pipe Line Co. and Gulf Production Co. as recorded in Volume 27, Page 116, Deed Records of Ector County, Texas does affect subject property in a blanket manner manner and is unplottable. (Item 10c in said Title Commitment.)
- 4) Pipeline easement to Rexall Drug and Chemical Co. and El Paso Natural Gas Products Co., as recorded in Volume 389, Page 540, Deed Records of Ector County, Texas does affect subject property as shown. (Item 10d in said Title Commitment.)
- 5) Water Disposal Well Agreement dated March 2, 1965, by and between El Paso Natural Gas Products Co., and Bessye C. Ward, et al, as recorded in Volume 475, Page 487, Deed Records of Ector County, Texas does affect subject property in a blanket manner and is unplottable. (Item 10e in said Title Commitment.)
- 6) Solid Waste Disposal Facilities as recorded in Volume 1597, Page 204, Official Public Records of Ector County, Texas does affect subject property as shown. (Item 10f in said Title Commitment.)
- 7) Easements to Flint Hills Resources Odessa, LLC as shown by instrument recorded in Document Number 2019—00009913, Official Public Records of Ector County, Texas does affect subject property in a blanket manner and is unplottable. (Item 10g in said Title Commitment.)
- 8) Right of First Refusal in favor of Flint Hills Resources Odessa, LLC as shown by instrument recorded in Document Number 2019-00009912, Official Public Records of Ector County, Texas does affect subject property in a blanket manner and is unplottable. (Item 10h in said Title Commitment.)
- 9) Visible or apparent easements on or across the property herein described do affect subject property as noted. (Item 10i in said Title Commitment.)

To: High Performance Services, LLC; Sabre West Texas Facility, LLC; First American Title Guaranty Company that:

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition Urban Survey. Last day of Field Survey is November 28, 2022.

J. Stan Piper
Registered Professional Land Surveyor #1974
Date: December 8, 2022



Drawing File: HDU\_RX83.Dwg Crd File: HDU\_RX83c.Crd Drawn by: Gene M. Rodriguez Scale: 1"=60' Date: 12/8/22

GRAPHIC SCALE IN FEET

SCALE: 1"=60'

**LEGEND** 

O = Set 1/2" Iron Rod with

Unless Noted Otherwise

= Power Pole

— = Guy Wire

-X- = Fence Line

@ = Vent Pipe

Plastic Cap marked "PLS 1974"

= Found 1/2" Iron Rod with

⊙ Plastic Cap marked "HOWELL 100147"



Prepared for:
High Performance Services, LLC
2 Santa Fe Place
Odessa, Texas 79765