

**PLAT AND LEGAL DESCRIPTION OF LOT 4
SAVE AND EXCEPT THE WEST 60 FOOT AND THE WEST
0.789 ACRES OF LOT 5, BASIN INDUSTRIAL ADDITION
LOCATED IN SECTION 46, BLOCK 44, T-2-S,
T.&P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS**

(Plat as recorded in Cabinet C, Page 91B, Plat Records of Ector County)

Boundary being further described by metes and bounds as follows:

BEGINNING at (N= 10,614,111.46', E= 1,608,454.11') a 1/2" iron rod with plastic cap marked "PLS 1974" set at the North common corner of Lots 4 and 5, said Block 1 and the Northeast corner of this tract;

THENCE S14°09'26"E, a distance of 645.01 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Southeast corner of this tract;

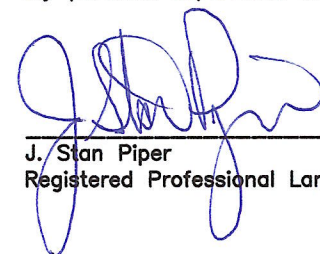
THENCE S76°05'37"W with the North ROW of W. Basin Street as described in Cabinet C, Page 91B, Plat Records of Ector County and the South line of said Lot 5, at 106.59 feet pass a 1/2" iron rod with plastic cap marked "PLS 1974" set at the South common corner said Lots 4 & 5 continuing with said ROW line and said South line of Lot 4 for a total distance of 359.79 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Southwest corner of this Tract;

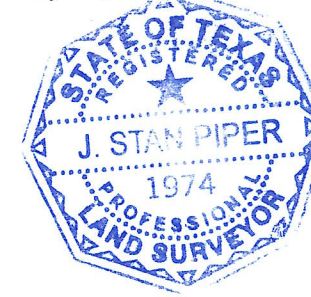
THENCE N14°10'27"W, a distance of 645.01 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Northwest corner of this tract;

THENCE N76°05'37"E with the North line of said Lot 4, a distance of 359.98 feet to the PLACE OF BEGINNING, having an area of 5.329 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.

I, J. Stan Piper, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly located under my personal supervision on various dates thru January 20, 2022.

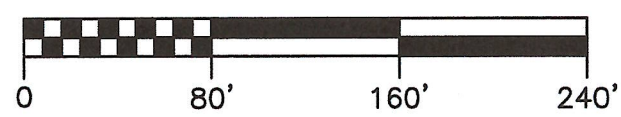

J. Stan Piper
Registered Professional Land Surveyor #1974



LEGEND

- = Set 1/2" Iron Rod with Plastic Cap marked "PLS 1974"
- ⊙ = Found 1/2" Iron Rod with Plastic Cap marked "PLS 1974" unless noted otherwise
- ⊙ = Sewer Cleanout
- ⊙ = Septic Tank Lids
- ⊙ = Electric Boxes
- X- = Chain Link Fence

GRAPHIC SCALE IN FEET



SCALE: 1"=80'

Drawing File: BasinIndustrialAddnTracts.Dwg
Crd File: Connell83c.Crd
Drawn by: Gene M. Rodriguez
Scale: 1"=80'
Date: 2/8/2022
Revised: 3/28/2022 by GMR

Prepared for:
JNL Steel Components, Inc.
430 US Highway 180 W.
Seminole, Texas 79360

N76°05'37"E 675.01'

N76°05'37"E 329.01'

269.01

at 269.01' pass

 60.00°

(Plat as recorded in Cabinet C, Page 91B, Plat Records of Ector County)

Boundary being further described by metes and bounds as follows:

BEGINNING at (N= 10,613,385.15', E= 1,608,204.38') a 1/2" iron rod with plastic cap marked "PLS 1974" found at the South common corner of said Lots 3 and 4 on the North ROW of W. Basin Street as described in Cabinet C, Page 91B, Plat Records of Ector County and a corner of this tract;

THENCE S76°05'37"W with the North ROW of said W. Basin Street, a distance of 265.86 feet to mag nail in concrete set at the Southwest corner of this tract, from whence a mag nail in concrete set at the South common corner of Lots 2 and 3, said Block 1 bears S76°05'37"W, a distance of 409.15 feet;

THENCE N14°27'12"W, a distance of 645.01 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Northwest corner of this tract;

THENCE N76°05'37"E with the North line of said Lot 3, at 269.01 feet pass a 1/2" iron rod with plastic cap marked "PLS 1974" found at the North common corner of said Lots 3 & 4 continuing with the North line of said Lot 4 for a total distance of 329.01 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Northeast corner of this tract;

THENCE S14°10'27"E, a distance of 645.01 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" found at the Southeast corner of this Tract;

THENCE S76°05'37"W North ROW of said W. Basin Street, a distance of 60.00 feet to the PLACE OF BEGINNING, having an area of 4.848 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.

I, J. Stan Piper, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly located under my personal supervision on various dates thru January 20, 2022.

J. Stan Piper
Registered Professional Land Surveyor #1974

LEGEND

○ = Set 1/2" Iron Rod with
Plastic Cap marked "PLS 1974"

⊙ = Found 1/2" Iron Rod with Plastic Cap marked "PLS 1974" unless noted otherwise

⊗ = Set Mag Nail in Concrete

Ⓢ = Sewer

Ⓢ = Septic Tank Lids

E = Electric Boxes

-X- = Chain Link Fence

GRAPHIC SCALE IN FEET



SCALE: 1"=80'

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PIPER SURVEYING P.O. BOX 60432; MIDLAND, TEXAS 79711; 432.550.7810; Firm No. 10155200