

TRACT 1

LAND TITLE SURVEY AND LEGAL DESCRIPTION OF A 68.93 ACRE TRACT LOCATED IN SECTION 31 SOUTH OF WEST MURPHY STREET, AND THE WEST HALF OF SECTION 42, BOTH IN BLOCK 42, T-2-S, T. & P. RR. CO. SURVEY, ABSTRACTS 123 AND 592 RESPECTIVELY, ECTOR COUNTY, TEXAS, BEING 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= 10,630,601.99' E= 1,652,053.40') a bent 1/2" iron rod found in a rock mound in the South line of said Section 31 at an exterior corner of this tract, at the Northwest corner of the East Half of said Section 42 and a tract described in Document 2020-11098 Official Public Records of Ector County, from whence a 1/2" iron rod found at the Northeast corner of said Section 42, bears N76°24'43"E, a distance of 2746.69 feet;

THENCE S14°13'10"E with the West line of said Tract described in Document 2020-11098 Official Public Records, and the East line of the West Half of Section 42, for a distance of 804.26 feet to a 1/2" bent iron rod found at the most Southerly corner of this tract, in the Northeastly ROW of Interstate 20 as described in Volume 478, Page 224, Deed Records of Ector County, from whence the stem found in the base of a broken ROW marker bears S82°18'34"E, a distance of 127.12 feet;

THENCE N82°18'34"W with said ROW line, for a distance of 899.39 feet to a stem found in the base of a TXDOT ROW marker at a corner of this tract and said right of way;

THENCE N71°06'24"W with said ROW line, at 889.74 feet pass a point on the common line of said Sections 31 and 42, from whence a 3/8" spike and 2" aluminum washer marked "PLS 1974" set at the common West corner of said sections bears S76°24'43"W, a distance of 1166.91 feet, continuing with ROW line for a total distance of 903.48 feet to the base of a TXDOT ROW marker with the brass cap missing found at an exterior corner of this tract;

THENCE N66°06'28"W with said ROW line, a distance of 1469.08 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set in the West line of said Section 31 and an exterior corner of this tract, from whence a 4" TXDOT brass cap in a concrete monument bears N66°06'26"W, a distance of 1.57 feet, also said spike and washer at the Southwest corner of said Section 31 bears S14°15'14"E, a distance of 901.36 feet;

THENCE N14°15'14"W with the West line of said Section 31, a distance of 91.44 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set in the South boundary line of West Murphy Street, for the Northwest corner of this tract, from whence a 1/2" iron rod with a plastic cap marked "ALS 6224 6332" bears N27°33'W, a distance of 4.70 feet;

THENCE N59°51'00"E with the South ROW line of West Murphy Street, a distance of 1994.29 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Northeast corner of this tract and the Northwest corner of a 47.28 Acre Tract surveyed this day;

THENCE S31°15'00"E with a line common to said 47.28 Acre Tract, a distance of 1463.18 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at an exterior corner of this tract and an interior corner of said 47.28 Acre Tract;

THENCE S03°14'00"W with a line common to said 47.28 Acre Tract, a distance of 174.45 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Southwest corner of said 47.28 Acre Tract and an interior corner of this tract;

THENCE N76°24'43"E with the common line of said Sections 31 and 42, a distance of 453.23 feet to the POINT OF BEGINNING, having an area of 68.93 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".

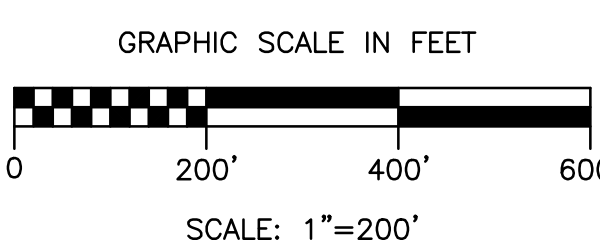
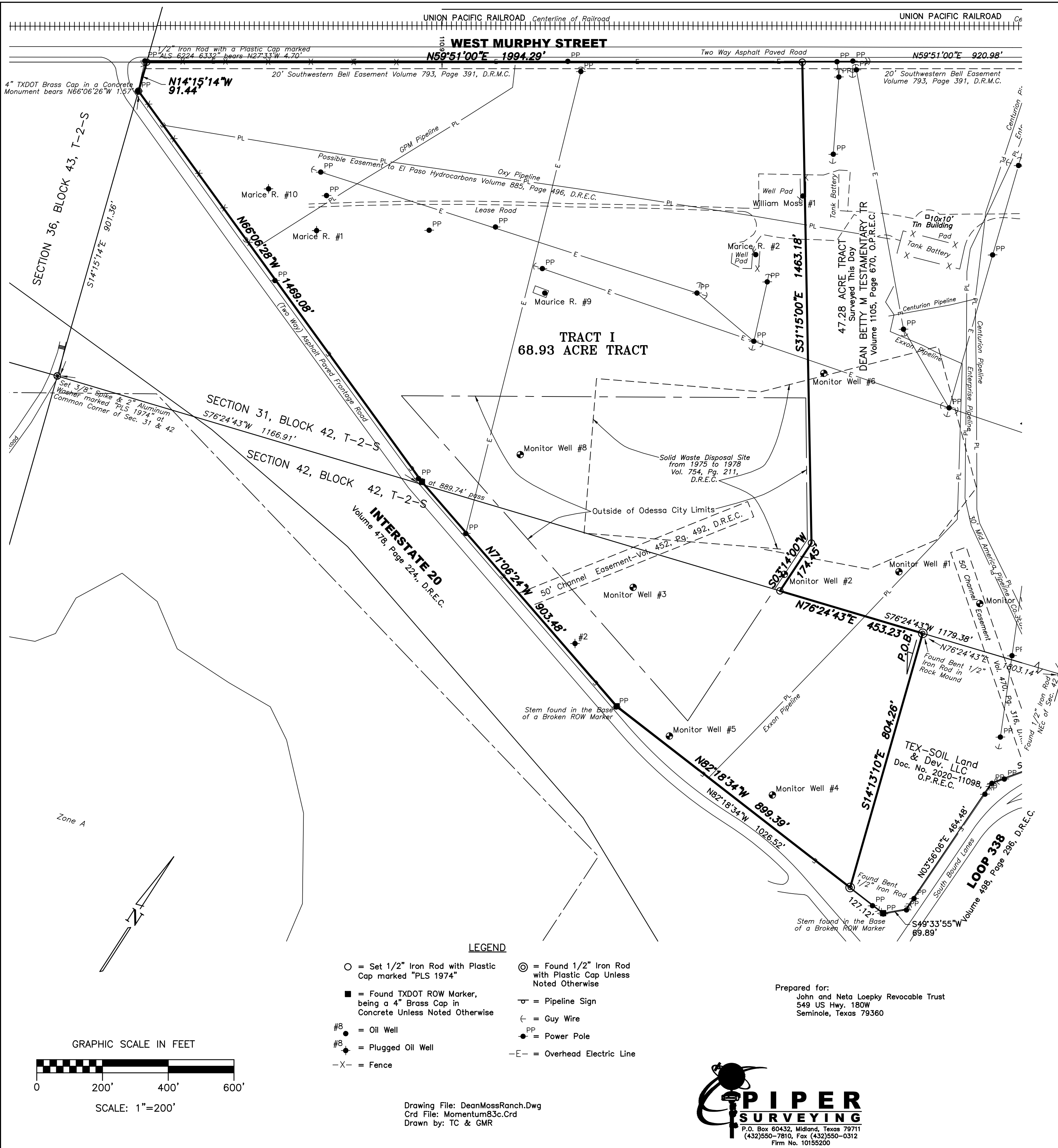
I, J. Stan Piper, Registered Professional Land Surveyor, do hereby certify that this land title survey and legal description is based on an actual survey made by me or under my supervision, and that the same is true and correct to the best of my knowledge and belief as surveyed on the ground on or before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

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

EXCEPTIONS LISTED IN SCHEDULE B OF TITLE COMMITMENT NO. 2165187 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ON JULY 13, 2021 WITH AN EFFECTIVE DATE OF JULY 9, 2021

As to Tract I:

- 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 unplottable. (Item 1 & 10i of said Title Commitment.)
- 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 of said Title Commitment.)
- 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 of said Title Commitment.)
- The Drainage Easement recorded in Volume 452, Page 492, Deed Records of Ector County, Texas does affect subject property as shown. (Item 10h of said Title Commitment.)
- 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 of said Title Commitment.)



- LEGEND**
- = Set 1/2" Iron Rod with Plastic Cap marked "PLS 1974"
 - = Found TXDOT ROW Marker, being a 4" Brass Cap in Concrete Unless Noted Otherwise
 - #8 = Oil Well
 - #B = Plugged Oil Well
 - X- = Fence
 - ⊙ = Found 1/2" Iron Rod with Plastic Cap Unless Noted Otherwise
 - = Pipeline Sign
 - = Guy Wire
 - PP = Power Pole
 - E- = Overhead Electric Line

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



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