

SURVEY NOTES:

- 1. BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.999896911 AT NGS "MIDLAND".
- 2. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- 4. THIS SURVEY IS PROVIDED WITH THE BENEFIT OF TITLE COMMITMENT #48802325333, ISSUED SEPTEMBER 28, 2023 BY CHICAGO TITLE INSURANCE COMPANY.

WITH REGARD TO ITEM 10 OF THE SCHEDULE B OF TITLE COMMITMENT:

- (10.b) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT EASEMENT TO GULF PIPE LINE COMPANY AND GULF PRODUCTION COMPANY IN VOLUME 35, PAGE 632, REAL PROPERTY RECORDS, MIDLAND COUNTY, TEXAS -BLANKET, NOT REPRODUCIBLE - NO EVIDENCE OBSERVED
- (10.c) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO TEXAS ELECTRIC SERVICE COMPANY IN VOLUME 67. PAGE 336, REAL PROPERTY RECORDS, MIDLAND COUNTY, TEXAS -DOES NOT AFFECT
- (10.d) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO MAGNOLIA PIPE LINE COMPANY IN VOLUME 114, PAGE 315, REAL PROPERTY RECORDS, MIDLAND COUNTY, TEXAS -BLANKET, NOT REPRODUCIBLE - NO EVIDENCE OBSERVED
- (10.e) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO PHILLIPS PETROLEUM COMPANY VOLUME 847, PAGE 599, REAL PROPERTY RECORDS, MIDLAND COUNTY, TEXAS. -AS SHOWN HEREON
- (10.f) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO ONCOR ELECTRIC DELIVERY COMPANY, A TEXAS CORPORATION IN VOLUME 2967, PAGE 555, REAL PROPERTY RECORDS, MIDLAND COUNTY, TEXAS. -AS SHOWN HEREON
- (10.g) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO ONCOR ELECTRIC DELIVERY COMPANY LLL, A
- (10.h) NOT A SURVEY MATTER
- (10.i) NOT A SURVEY MATTER (10.j) NOT A SURVEY MATTER
- (10.k) VISIBLE OR APPARENT EASEMENT(S) AND/OR RIGHTS OF WAY ON, OVER, UNDER OR ACROSS THE LAND -AS SHOWN HEREON, IF APPLICABLE
- (10.1) NOT A SURVEY MATTER
- (10.m) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. -AS SHOWN HEREON, IF APPLICABLE

FIELD NOTE DESCRIPTION:

FIELD NOTE DESCRIPTION OF A 35.98 ACRE TRACT, SITUATED IN SECTION 22, BLOCK 39, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING THE AGGREGATE OF A CALLED 10 ACRE TRACT I. A CALLED 6.38 ACRE TRACT II. A CALLED 21.616 ACRE TRACT III, ALL DESCRIBED IN DOCUMENT NUMBER 17726 AS RECORDED IN VOLUME 904 ON PAGE 52 OF THE DEED RECORDS OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT N.(Y):10672019.50, E.(X):1760156.55, A ONE HALF INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 349, AT THE SOUTHEAST CORNER OF SAID "TRACT I" FOR THE SOUTHEAST CORNER HEREOF;

THENCE S.75°44'25"W., ALONG THE SOUTH LINE OF SAID CALLED "TRACT I", AT 873.18 FEET, PASSING THE SOUTH COMMON CORNER OF SAID CALLED "TRACT I" AND CALLED "TRACT II", IN ALL 1450.21 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "ASB 5689" (ASB) FOUND AT THE NORTHWEST CORNER OF A CALLED THREE ACRE PARCEL 2, FOR AN ANGLE CORNER HEREOF; THENCE S.75°16'41"W., 449.03 FEET TO AN "ASB" FOUND FOR THE SOUTHWEST CORNER HEREOF;

THENCE N.14°50'28"W., AT 8.86 FEET, PASSING AN "ASB" FOUND AT OR NEAR THE SOUTH SOUTHEAST CORNER OF "WARREN ROAD SUBDIVISION" AS SHOWN ON A PLAT RECORDED IN CABINET C ON PAGE 141 OF THE PLAT RECORDS OF SAID MIDLAND COUNTY, AT 29.20 FEET PASSING A THREE QUARTER INCH IRON ROD, IN ALL 915.68 FEET TO A THREE QUARTER INCH IRON ROD FOUND FOR THE NORTHWEST CORNER

THENCE N.75°35'43"E., ALONG A SOUTH LINE OF SAID WARREN ROAD SUBDIVISION 1035.02 FEET TO A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" (RPC) SET AT THE NORTH COMMON CORNER OF SAID CALLED TRACTS II AND III FOR AN ANGLE CORNER HEREOF;

THENCE N.75°42'00"E., ALONG THE NORTH LINE OF SAID CALLED TRACT II, 665.77 FEET TO A ONE INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF A CALLED ONE ACRE TRACT DESCRIBED IN DOCUMENT 2018-32194 IN SAID "OPR", BEING THE NORTHEAST CORNER OF SAID "TRACT II" AND THE NORTH NORTHEAST CORNER HEREOF; THENCE S.14°14'39"E., ALONG THE EAST LINE OF SAID CALLED "TRACT II", 417.27 FEET TO A ONE HALF INCH IRON ROD FOUND AT THE

SOUTHWEST CORNER OF A CALLED I-ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2010-11760 IN SAID "OPR" FOR THE SOUTHEAST CORNER OF SAID "TRACT II" AND BEING AN INTERIOR CORNER HEREOF; THENCE N.75°43'27"E., 208.11 FEET TO AN "RPC" SET IN SAID WEST RIGHT-OF-WAY LINE FOR THE SOUTHEAST CORNER OF SAID CALLED 1-ACRE

TRACT FOR THE EAST NORTHEAST CORNER HEREOF; THENCE S.14° 13'44"E., ALONG SAID WEST RIGHT-OF-WAY, 345.02 FEET TO AN "RPC" SET FOR THE NORTHEAST CORNER OF A CALLED 2.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2006-25264 IN SAID PUBLIC RECORDS FOR AN EXTERIOR CORNER HEREOF;

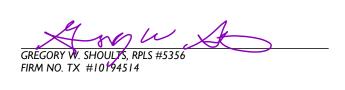
- I. S.75°42'44"W., 650.23 FEET TO A ONE HALF INCH IRON ROD FOUND;
- 2. S.14°14'14"E., 133.96 FEET TO A ONE HALF INCH IRON ROD FOUND;
- 3. N.75°42'44"E., 650.21 FEET TO A ONE HALF INCH IRON ROD FOUND IN SAID WEST RIGHT-OF-WAY FOR AN EXTERIOR CORNER HEREOF;

THENCE S. 14° 13'44"E., 18.91 FEET TO THE POINT OF BEGINNING, CONTAINING 35.98 ACRES OF LAND.

THENCE THE FOLLOWING 3 COURSES AND DISTANCES AROUND SAID CALLED 2.00 ACRE TRACT;

SURVEYOR: GWS 1" = 100'DRAWN BY: JOB NO.: REV 1: 230166 REV 2: APPROVED: FIELD WORK DATE: 10.13.2023 & 10.17.2023

WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY IA, CONDITION 3, TSPS LAND TITLE SURVEY.





CIVIL ENGINEERING / LAND SURVEYING ENGINEER FIRM #: F-15089 | SURVEY FIRM #: 10194514

1909 West Wall Street, Suite "K" - Midland, Texas 79701 Tel: (432) 262-0999 Fax: (432) 262-0989 www.Maverick-Eng.com



ADICIO CAPITAL, LLC

TSPS LAND TITLE SURVEY

OF A 35.98 ACRE TRACT, SITUATED IN SECTION 22, BLOCK 39, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS