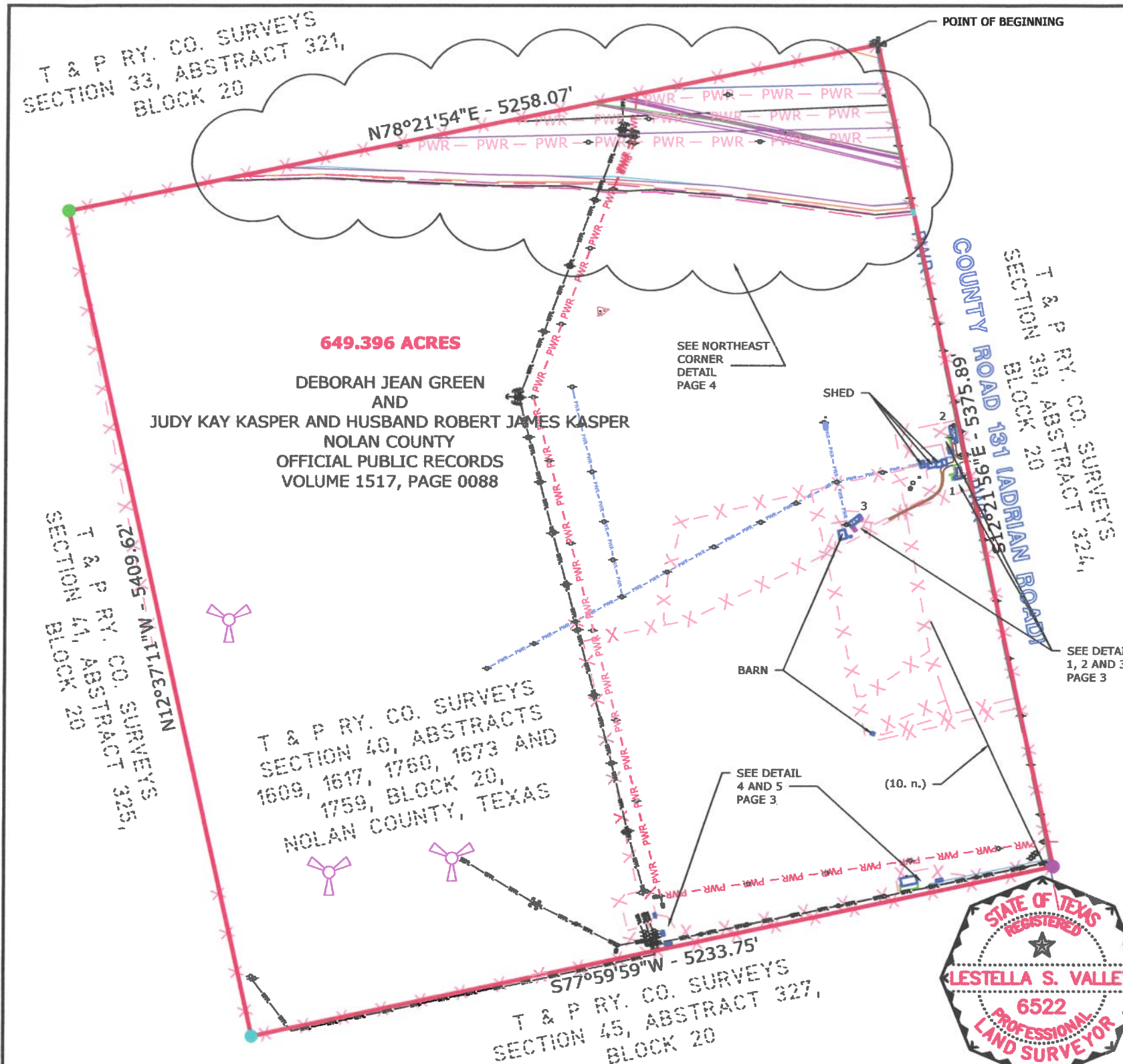




LEGEND

- FOUND 1/2" IRON PIN
- ✚ FOUND 5/8" IRON PIN
- FOUND 3/8" IRON PIN
- FOUND 8" FENCE CORNER POST
- ✚ WIND TURBINE GENERATOR
- ✚ WINDMILL
- UTILITY POLE
- WATER STORAGE TANK
- PROPERTY LINE
- CATHODIC ANNODE
- BUILDING
- CONCRETE
- FENCE
- WFPL — WFPL — WFPL TRENT WIND FARM TRANSMISSION LINE
- UTILITY SERVICE POWER LINE
- SOUTH TRENT WIND FARM
- OVERHEAD TRANSMISSION LINE
- NATURAL GAS LINE
- PETROLEUM GAS LINE
- EDGE OF ASPHALT DRIVE



SCALE 1" = 800'

SURVEY OF

649.396 ACRES OF LAND OUT OF SECTION 40, ABSTRACTS 1609, 1617, 1760, 1673 AND 1759, BLOCK 20, T & P RY.CO. SURVEYS, (OF WHICH 2.579 ACRES LIES IN THE WEST RIGHT OF WAY OF COUNTY ROAD 131) NOLAN COUNTY, TEXAS. BEING THE SAME LAND DESCRIBED IN A DEED TO DEBORAH JEAN GREEN AND JUDY KAY KASPER AND HUSBAND ROBERT JAMES KASPER, JR., RECORDED IN NOLAN COUNTY, OFFICIAL PUBLIC RECORDS VOLUME 1517 PAGE 0088. THE 649.396 ACRES IS DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** AT A FOUND 5/8" IRON PIN, IN COUNTY ROAD 131 (ADRIAN ROAD), FOR THE NORTHEAST CORNER OF SECTION 40 AND THE NORTHEAST CORNER OF THIS TRACT.
- THENCE:** S 12° 21' 56" E - 5375.89' TO A FOUND 3/8" IRON PIN FOR THE SOUTHEAST CORNER OF SECTION 40 AND THE SOUTHEAST CORNER OF THIS TRACT.
- THENCE:** S 77° 59' 59" W - 5233.75' TO A FOUND 8" FENCE CORNER POST FOR THE SOUTHWEST CORNER OF SECTION 40 AND THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE:** N 12° 37' 11" W - 5409.62' TO A FOUND 1/2" IRON PIN FOR THE NORTHWEST CORNER OF SECTION 40 AND THE NORTHWEST CORNER OF THIS TRACT.
- THENCE:** N 78° 21' 54" E - 5258.07' TO THE POINT OF BEGINNING AND CONTAINING 649.396 ACRES OF LAND MORE OR LESS.

I HEREBY CERTIFY THAT I HAVE MADE THE ABOVE SURVEY ON THE GROUND, AND THAT IT WAS COMPLETED SEPTEMBER 22, 2021, AND THAT SAID SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



L. Stella S. Valley
LESTELLA S. VALLEY
R.P.L.S. 6522
OCTOBER 5, 2021

DRAWN BY: RAL
DATE: OCTOBER 5, 2021
APPROVED BY: LSV
PROJ. NO.: 21125
REVIEWED BY: CAC

STANLEY MORRIS ENGINEERING
SME
SURVEYING - CIVIL ENGINEERING

907 EAST BROADWAY AVENUE
SWEETWATER, TEXAS 79556-4766
TBPE FIRM F-000177
TBPLS FIRM 100437-00
PHONE (325) 235-8616
FAX (325) 235-9696
www.morrisengr.com
lestella@morrisengr.com

PROJECT

**IE US DEVELOPMENT
HOLDINGS 1 INC**

SHT. NAME

**SECTION 40, BLOCK 20,
T & P RY. CO. SURVEYS
NOLAN COUNTY, TEXAS**

SHT. NO.

**1
OF
4**

NOTES:

1. RESTRICTIONS ON USE AND DISSEMINATION;

FOR VALUE RECEIVED, STANLEY MORRIS ENGINEERING HAS PREPARED THIS SURVEY PLAT FOR THE EXCLUSIVE USE OF IE US DEVELOPMENT HOLDINGS 1 INC. ACCORDING TO THE TERMS AND COVENANTS OF A MUTUAL AGREEMENT. USE OR RELIANCE ON THIS SURVEY PLAT BY ANY PARTY OTHER THAN IE US DEVELOPMENT HOLDINGS 1 INC. AND THE LEGAL REPRESENTATIVES OF IE US DEVELOPMENT HOLDINGS 1 INC. IS FORBIDDEN WITHOUT PERMISSION IN WRITING FROM LESTELLA S. VALLEY, WHOSE SEAL AND NAME ARE SHOWN ON THE PLAT.
2. EASEMENTS;

THIS SURVEY WAS MADE WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT GF NO. NC210365 ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 20, 2021. ITEMS LISTED ON SCHEDULE B OF SAID COMMITMENT AND THEIR AFFECT ON THE PROPERTY ARE SHOWN AS FOLLOWS:
10. f.)

RIGHT OF WAY DATED OCTOBER 29, 1902 FROM J.F. MARTIN TO NOLAN COUNTY, RECORDED IN VOLUME O, PAGE 294, DEED RECORDS, NOLAN COUNTY. **SHOWN**
10. g.)

PIPELINE EASEMENT DATED MAY 23, 1927, FROM AMERICAN FINANCE CO. TO GULF PIPELINE CO. RECORDED IN VOLUME 59, PAGE 73, DEED RECORDS, NOLAN COUNTY, TEXAS. **BLANKET**
10. h.)

PIPELINE EASEMENT, DATED SEPTEMBER 20, 1951 FROM AMERICAN FINANCE CO. TO GULF REFINING CO., RECORDED IN VOLUME 4, PAGE 105, OF THE RIGHT OF WAY RECORDS OF NOLAN COUNTY, TEXAS. **BLANKET**
10. i.)

PIPELINE EASEMENT DATED MARCH 21, 1955 FROM AMERICAN FINANCE CO. OF GALVESTON TO MAGNOLIA PIPE LINE CO., RECORDED IN VOLUME 6, PAGE 16, OF THE RIGHT OF WAY RECORDS OF NOLAN COUNTY, TEXAS. **CENTERLINE (50' WIDE RIGHT OF WAY) IS SHOWN**
10. j.)

PIPELINE RIGHT OF WAY DATED MARCH 12, 1956 FROM AMERICAN FINANCE CO. OF GALVESTON TO COSDEN PETROLEUM CO., RECORDED IN VOLUME 6, PAGE 101, OF THE RIGHT OF WAY RECORDS, NOLAN COUNTY, TEXAS. **CENTERLINE (15' WIDE RIGHT OF WAY) IS SHOWN**
10. k.)

POWERLINE EASEMENT & RIGHT OF WAY DATED DECEMBER 5 1961 FROM AMERICAN FINANCE CO. OF GALVESTON TO TEXAS ELECTRIC SERVICE CO., RECORDED IN VOLUME 9, PAGE 215, OF THE RIGHT OF WAY RECORDS, NOLAN COUNTY, TEXAS. **CENTERLINE (120' WIDE RIGHT OF WAY) IS SHOWN**
10. l.)

EASEMENT, DATED NOVEMBER 185, 1961 FROM A.B DRIGGERS TO CARLTON L. MPLEOD, RECORDED IN VOLUME 9, PAGE 185 OF THE RIGHT OF WAY RECORDS, NOLAN COUNTY, TEXAS. **NOT PLOTTABLE**
10. m.)

PIPELINE RIGHT OF WAY DATED FEBRUARY 5, 1969FROM AMERICAN FINANCE CO OF GALVESTON TO COSDEN PIPE LINE CO., RECORDED IN VOLUME 11, PAGE 515, OF THE RIGHT OF WAY RECORDS, NOLAN COUNTY, TEXAS. **BLANKET**
10. n.)

RIGHT OF WAY DATED MARCH 5, 1962 FROM J.A. DRIGGERS TO OTHA H. GRIMES, RECORDED IN VOLUME 13, PAGE 723, OF THE RIGHT OF WAY RECORDS, NOLAN COUNTY, TEXAS. **CENTERLINE IS SHOWN**
10. o.)

INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS, AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED FEBRUARY 18, 1972, EXECUTED BY JAMES L. WILKS AND WIFE, MARJORIE ANN WILKS, TO J.C. DRIGGERS AND WIFE, MARQUATA DRIGGERS, RECORDED IN VOLUME 216, PAGE 684, DEED RECORDS, NOLAN COUNTY, TEXAS. REFERENCES TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO INTEREST MADE BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OF HOLDER OF SUCH INTEREST(S). **NOT A SURVEY MATTER**
10. p.)

INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS, AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED JUNE 7, 1978, EXECUTED BY JAMES L. WILKS AND WIFE, MARJORIE ANN WILKS, TO J.C. DRIGGERS AND WIFE, MARQUATA DRIGGERS, RECORDED IN VOLUME 239, PAGE 397, DEED RECORDS, NOLAN COUNTY, TEXAS. REFERENCES TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO INTEREST MADE BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OF HOLDER OF SUCH INTEREST(S). **NOT A SURVEY MATTER**
10. q.)

INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS, AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED SEPTEMBER 12, 2012, EXECUTED BY J.C. DRIGGERS AND WIFE, MARQUATA DRIGGERS, TO CAMBRIA ENERGY, LLC, RECORDED IN VOLUME 1175, PAGE 187, OFFICIAL PUBLIC RECORDS, NOLAN COUNTY, TEXAS. REFERENCES TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO INTEREST MADE BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OF HOLDER OF SUCH INTEREST(S). **NOT A SURVEY MATTER**

10. r.)

EASEMENT AND RIGHT OF WAY DATED AUGUST 3, 2010, EXECUTED BY J.C. DRIGGERS AND WIFE MARQUATA DRIGGERS TO ONCOR ELECTRIC DELIVERY COMPANY, LLC, RECORDED IN VOLUME 1033, PAGE 200, OFFICIAL PUBLIC RECORDS, NOLAN COUNTY, TEXAS. **CENTERLINE (160' WIDE EASEMENT) IS SHOWN**
10. s.)

EASEMENT AND RIGHT OF WAY DATED OCTOBER 26, 2010, EXECUTED BY J.C. DRIGGERS AND WIFE, MARQUATA DRIGGERS TO ONCOR ELECTRIC SERVICE DELIVERY COMPANY, LLC, RECORDED IN VOLUME 1045, PAGE 14, OFFICIAL PUBLIC RECORDS, NOLAN COUNTY, TEXAS. **CENTERLINE (160' WIDE EASEMENT) IS SHOWN**
10. t.)

PERMANENT EASEMENT AGREEMENT DATED JANUARY 3, 2014, EXECUTED BY J.C. DRIGGERS AND WIFE, MARQUATA DRIGGERS TO SUNOCO PIPELINE L.P., RECORDED IN VOLUME 1262, PAGE 106, OFFICIAL PUBLIC RECORDS, NOLAN COUNTY, TEXAS. **CENTERLINE (50' WIDE EASEMENT) IS SHOWN**
10. u.)

PERMANENT EASEMENT AGREEMENT DATED MARCH 18, 2015, EXECUTED BY J.C. DRIGGERS AND WIFE, MARQUATA DRIGGERS TO LONE STAR NGL PIPELINE L.P., RECORDED IN VOLUME 1333, PAGE 34, OFFICIAL PUBLIC RECORDS, NOLAN COUNTY, TEXAS. **CENTERLINE (50' WIDE EASEMENT) IS SHOWN**
10. v.)

PERMANENT EASEMENT AGREEMENT DATED APRIL 9, 2019, EXECUTED BY J.C. DRIGGERS, AKA JAMES CHRISTOPHER DRIGGERS, AS HIS LIFE ESTATE, AND DEBORAH JEAN GREEN, REMAINDERMAN AS HER SOLE AND SEPARATE PROPERTY, AND JUDY KAY KASPER AND ROBERT JAMES KASPER, JR., HUSBAND AND WIFE, REMAINDERMAN, AS THEIR COMMUNITY PROPERTY TO LONE STAR NGL PIPELINE L.P., RECORDED IN NOLAN COUNTY, TEXAS. **CENTERLINE (50' WIDE EASEMENT) IS SHOWN**
10. w.)

CATHODIC EASEMENT AGREEMENT DATED JULY 22, 2020, EXECUTED BY DEBORAH JEAN GREEN, ET AL TO LONE STAR NGL PIPELINE LP, RECORDED IN VOLUME 1592, PAGE 201, OFFICIAL PUBLIC RECORDS, NOLAN COUNTY, TEXAS. **CENTERLINE (2' WIDE EASEMENT) IS SHOWN**

AND OTHER EASEMENTS OR RESTRICTIONS MAY APPLY.

3. BEARING REFERENCE;

BEARINGS ARE BASED ON THE EAST LINE OF THIS TRACT, AT S 12° 21' 56" E. COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NAD 83.
4. SURVEY VALIDITY;

THIS SURVEY SHOULD NOT BE CONSIDERED VALID UNLESS IT CONTAINS THE SURVEYOR'S SEAL AND SIGNATURE.

DRAWN BY: RAL

DATE: OCTOBER 5, 2021

APPROVED BY: LSV

PROJ. NO.: 21125

REVIEWED BY: CAC

STANLEY MORRIS ENGINEERING

SME

SURVEYING – CIVIL ENGINEERING

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SHT. NAME

SECTION 40, BLOCK 20,
T & P RY. CO. SURVEYS
NOLAN COUNTY, TEXAS

SHT. NO.

2
OF
4



WEST TEXAS GULF PIPE LINE COMPANY
1 (800) 753 - 5531
(3 LINES)
ONEOK PERMIAN NGL
OPERATING COMPANY, L.L.C.
1 (844) 288 - 7240

SUNOCO PIPELINE L.P.
1 (800) 753 - 5531

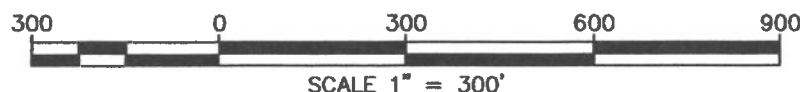
ENERGY TRANSFER COMPANY
1 (888) 844 - 8134

LEGEND

- FOUND 1/2" IRON PIN
- ✚ FOUND 5/8" IRON PIN
- FOUND 3/8" IRON PIN
- FOUND 8" FENCE CORNER POST
- ✚ WIND TURBINE GENERATOR
- * WINDMILL
- UTILITY POLE

- PROPERTY LINE
- CATHODIC ANNODE
- BUILDING
- CONCRETE
- X — X — X — FENCE
- WFPL — WFPL — WFPL — TRENT WIND FARM TRANSMISSION LINE
- PWR — PWR — PWR — PWR — UTILITY SERVICE POWER LINE
- PWR — PWR — PWR — PWR — SOUTH TRENT WIND FARM
- PWR — PWR — OVERHEAD TRANSMISSION LINE
- NATURAL GAS LINE
- PETROLEUM GAS LINE
- EDGE OF ASPHALT DRIVE
- ROAD RIGHT OF WAY

**NORTHEAST CORNER OF
SECTION 40**



DRAWN BY: RAL
DATE: OCTOBER 5, 2021
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