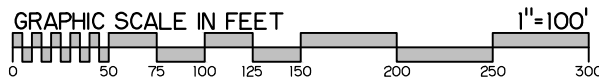


PERIMETER SURVEY OF A 12.501 ACRE TRACT
LOCATED IN THE SOUTH HALF OF
LABOR 37, LEAGUE 68
HARDEMAN COUNTY SCHOOL LAND
HOCKLEY COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION of a 12.501 acre tract of land out of a 50.0 acre tract described in Volume 985, Page 461 of the Official Public Records of Hockley County, Texas, located in the South Half of Labor 37, League 68, Hardeman County School Land, Hockley County, Texas, said 12.501 acre tract being further described as follows:

BEGINNING at a 1/2" iron rod with cap marked "HRA" set in the South line of said Labor 37, for the Southwest corner of said 50.0 acre tract and this tract, which bears S. 87°05'46" E. a distance of 1415.17 feet from a 1/2" iron rod found at the Southwest corner of Labor 37, League 68, Hardeman County School Land, Hockley County, Texas;

THENCE N. 03°00'06" E., along the Western boundary of said 50.0 acre tract, at 30.00 feet pass a 1/2" iron rod with cap marked "HRA" set in reference, continuing for a total distance of 1553.94 feet to a 1/2" iron rod with cap marked "HRA" set for the Northwest corner of said 50.0 acre tract and this tract;

THENCE S. 87°05'46" E., along the Northern boundary of said 50.0 acre tract, a distance of 350.39 feet to a 1/2" iron rod with cap marked "HRA" set for the Northeast corner of this tract, from whence a 1/2" iron rod found at the Northeast corner of said 50.0 acre tract bears S. 87°05'46" E. a distance of 1051.18 feet;

THENCE S. 03° W., at 1523.94 feet pass a 1/2" iron rod with cap marked "HRA" set in reference, continuing for a total distance of 1553.94 feet to a 1/2" iron rod with cap marked "HRA" set in the South line of said Labor 37 and the Southern boundary of said 50.0 acre tract, for the Southeast corner of this tract, from whence a 1/2" iron rod found at the Southeast corner of said 50.0 acre tract bears S. 87°05'46" E. a distance of 1051.32 feet;

THENCE N. 87°05'46" W., along the South line of said Labor 37 and the Southern boundary of said 50.0 acre tract, a distance of 350.44 feet to the Point of Beginning.

Contains: 544,526 square feet.

Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, 2011 (epoch 2010.0). Distances are Surface, U.S. Survey Feet.

TITLE COMMITMENT

Easement information shown on this survey was taken from title commitment provided by Hockley County Abstract, Ltd. as agent for First American Title Guaranty Company, Title Policy GF No. 23-027 with an issue date of January 18, 2023. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. Schedule "B" Survey Related Items have been noted or shown hereon as to the extent they encumber the property. Surveyor expresses no opinion regarding the condition or sufficiency of the remaining items listed in the commitment and this is beyond the scope of Surveyor's services and/or certification.

BLANKET EASEMENTS

This tract may be subject to a Right-of-Way Easement granted to Stanolind Pipe Line Co. in Volume 91, Page 187 of the Deed Records of Hockley County, Texas. The exact size and location of said easement could not be determined by record description.

This tract may be subject to a 60' Right-of-Way Easement granted to El Paso Natural Gas Co. in Volume 115, Page 169 and Volume 115, Page 182 of the Deed Records of Hockley County, Texas. The exact location of said easement could not be determined by record description.

This tract may be subject to an Easement for Pipe Line and Electric Line granted to Shell Western E&P, Inc. in Volume 450, Page 279 of the Deed Records of Hockley County, Texas. The exact size and location of said easement could not be determined by record description.

This tract is subject to County Ordinances recorded in Volume 360, Page 122 and Volume 415, Page 375 of the Deed Records of Hockley County, Texas.

This tract is subject to the Rules and Regulations of the High Plains Underground Water Convention District No. 1 recorded in Volume 134, Page 512 of the Deed Records of Hockley County, Texas.

This survey and all information hereon is for the exclusive use of Brinvest, LLC and shall not be copied or used except for the purpose for which it is expressly furnished.

I, Cyril H. Turner, Texas Registered Professional Land Surveyor No. 6460, do hereby certify that this survey was made on the ground. A determination as to whether this property lies within a special flood hazard area was not made for this survey.

February 25, 2023

Cyril H. Turner
Cyril H. Turner
Registered Professional Land Surveyor
No. 6460 State of Texas
email: cturner@hugoreed.com



Adjacent 226.2 Acre Tract
Vol. 757, Pg. 613

WEST TEXAS & LUBBOCK RAIL WAY
RAILROAD TRACKS

S87°05'46"E 350.39'

FENCE 1.7" W.

1051.18'

1553.94'

1553.94'

1523.94'

1523.94'

12.501 Acre Tract
544,526 Sq. Ft.
NO OTHER IMPROVEMENTS SHOWN

N03°00'06"E

S03°W

Adjacent 50.0 Acre Tract
Vol. 680, Pg. 627

50.0 Acre Parent Tract
Vol. 985, Pg. 461

H-FRAME POLES

30' EASEMENT & RIGHT-OF-WAY
Southwestern Public Service Co.
Vol. 156, Pg. 340

APPROX. EDGE OF GRADED ROAD
W. HOUSTON STREET
N87°05'46"W 350.44'

POINT OF BEGINNING
THIS POINT BEARS S87°05'46"E 1415.17'
FROM THE SOUTHWEST CORNER OF
LABOR 37, LEAGUE 68

Labor 36, League 68

Adjacent 733.7 Acre Tract
CCFN 202100001348

NOTES:
HEAVY LINES INDICATE PLAT LIMITS.
CONTROL MONUMENTS AS FOUND & SHOWN.
FENCES AS SHOWN.
● - SET 1/2" IRON ROD WITH CAP "HRA"
○ - FOUND 1/2" IRON ROD
— — — — — OVERHEAD ELECTRIC TRANSMISSION LINES
20230222/Bob (SDT)