SURVEY PLAT

SURVEY NOTES:

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.

2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"

3. THIS SURVEY A TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.

4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.

5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.

6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PREFORMED OR REQUESTED BY CLIENT.

7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

P.O.B. 75 ACRES
1 1/2" IRON PIPE FOUND AND FROM WHICH A 120D NAIL IN AN OLD STONE MOUND FOUND BEARS N42°30'02"E 110.98', A CONC. MON. FOUND BEARS S55°55'21"E 3.44'

S 47°25'04" E 1622.62'

S 47°25'04" E 2708.03'

S 47°25'04" E 508.70'

S 47°25'04" E 576.72'

SECTION 83
BLOCK 34
H. & T. C. RR Co. SURVEY
A-219

SECTION 31
LEE F. FREEMAN SURVEY
A-747

SECTION 84
BLOCK 34
H. & T. C. RR Co. SURVEY
A-524

SECTION 84
BLOCK 34
H. & T. C. RR Co. SURVEY
A-1361

SECTION 84
BLOCK 34
H. & T. C. RR Co. SURVEY
A-1424

75.000 ACRES
PORTION OF (235.321 ACRES)
#2023-3946 W.C.O.P.R.

75.304 ACRES
PORTION OF (235.321 ACRES)
#2023-3946 W.C.O.P.R.

85.000 ACRES
PORTION OF (235.321 ACRES)
#2023-3946 W.C.O.P.R.

(165.84 ACRES)
688/18 W.C.O.P.R.

P.O.B. 75.304 ACRES

P.O.B 85 ACRES
FROM WHICH A CONC. MON. FOUND BEARS N43°48'34"E 13.29' & A 2" IRON PIPE FOUND BEARS S47°25'04"E 2620.96'

N 42°43'26" E 2844.46'

N 10°17'08" W 590.05'

N 10°18'32" W 1385.95'

N 10°17'08" W 3276.00'

N 10°15'38" W 1300.00'

S 62°29'31" W 3404.11'

N 62°29'31" E 3404.11'

S 50°31'01" W 4075.85'

N 50°31'01" E 4075.85'

S 43°48'34" W 4823.14'

F. M. HIGHWAY NO. 1927

ITEM 10DD. – PIPELINE EASEMENT 2018-3999 W.C.O.P.R.

ITEM 10H. – 50' EASEMENT 631/366 W.C.D.R.

ITEM 10P & Q. – 20' ELEC. EASEMENT 698/216 W.C.D.R.

ITEM 10K. – PIPELINE EASEMENT 675/506 W.C.D.R.

ITEM 10N. – PIPELINE EASEMENT 682/433 W.C.D.R.

ITEM 10Y. – PIPELINE EASEMENT 808/436 W.C.D.R.

ITEM 10I. – 20' ELEC. EASEMENT 655/626 W.C.D.R.

ITEM 10X. – 20' ELEC. EASEMENT 754/745 W.C.D.R.

ITEM 10J. – 20' ELEC. EASEMENT 664/285 W.C.D.R.

ITEM 10K. – PIPELINE EASEMENT 675/506 W.C.D.R.

ITEM 10K. – 20' ELEC. EASEMENT 668/445 W.C.D.R.

ITEM 10E. – 30' EASEMENT 337/737 W.C.D.R.

ITEM 10F. – 30' EASEMENT 337/654 W.C.D.R.

ITEM 10G. – 50' EASEMENT 384/252 W.C.D.R.

ITEM 10Z. – PIPELINE EASEMENT 1009/420 W.C.D.R.

ITEM 10D. – 100' R.O.W. 152/494 W.C.D.R.

EXISTING OIL/GAS FACILITY

GATE

FROM WHICH A RAILROAD TIE FENCE CORNER POST FOUND BEARS S88°22'32"E 1.0' & 2" IRON PIPE FOUND BEARS S42°43'26"W 2361.41'

FROM WHICH A CONC. MON. FOUND BEARS S43°48'34"W 0.47' & CONC. TXDOT MON. FOUND BEARS N10°17'08"W 55.65'

TITLE NOTES:

AS PER INFORMATION PROVIDED IN GF# 235877 DATED 11/29/2023 BY FIRST AMERICAN TITLE INSURANCE COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: N/A

EASEMENTS:

10.

C. RIGHT-OF-WAY EASEMENT AS SHOWN IN INSTRUMENT FROM AUSTIN B. SETTLE TO STATE OF TEXAS, DATED JULY 14, 1952, FILED IN VOLUME 152, PAGE 491, DEED RECORDS OF WARD COUNTY, TEXAS. – DOES NOT AFFECT.

D. RIGHT-OF-WAY EASEMENT AS SHOWN IN INSTRUMENT FROM W. L. SEWART AND VIVIAN ELBERT POWELL STEWART TO STATE OF HIGHWAY, DATED AUGUST 11, 1952, FILED IN VOLUME 152, PAGE 494, DEED RECORDS OF WARD COUNTY, TEXAS. – DOES NOT AFFECT BUT SHOWN HEREON.

E. RIGHT-OF-WAY EASEMENT AS SHOWN IN INSTRUMENT FROM RICHARD P. COBB TO INTRATEX GAS COMPANY, DATED NOVEMBER 2, 1970, FILED IN VOLUME 337, PAGE 737, DEED RECORDS OF WARD COUNTY, TEXAS. – DOES AFFECT AND AS SHOWN HEREON.

F. RIGHT-OF-WAY EASEMENT AS SHOWN IN INSTRUMENT FROM RICHARD P. COBB TO INTRATEX GAS COMPANY, DATED FEBRUARY 26, 1971, FILED IN VOLUME 343, PAGE 654, DEED RECORDS OF WARD COUNTY, TEXAS. – DOES AFFECT AND AS SHOWN HEREON.

G. RIGHT-OF-WAY EASEMENT AS SHOWN IN INSTRUMENT FROM SAM F. HAMRA, JR. TO OASIS PIPELINE COMPANY, DATED AUGUST 12, 1974, FILED IN VOLUME 384, PAGE 252, DEED RECORDS OF WARD COUNTY, TEXAS. – DOES AFFECT AND AS SHOWN HEREON.

H. RIGHT-OF-WAY AGREEMENT AS SHOWN IN INSTRUMENT FROM CHARLES M. LECOMPTE TO DELHI GAS PIPELINE CORPORATION, DATED MARCH 9, 1995, FILED IN VOLUME 631, PAGE 366, DEED RECORDS OF WARD COUNTY, TEXAS.– DOES AFFECT AND AS SHOWN HEREON.

I. ELECTRIC LINE EASEMENT AS SHOWN IN INSTRUMENT FROM CHARLES LACOMPTE TO TEXAS-NEW MEXICO POWER COMPANY, DATED FEBRUARY 28, 1997, FILED IN VOLUME 655, PAGE 626, DEED RECORDS OF WARD COUNTY, TEXAS.– DOES AFFECT AND AS SHOWN HEREON.

J. ELECTRIC LINE EASEMENT AS SHOWN IN INSTRUMENT FROM CHARLES M. LECOMPTE TO TEXAS-NEW MEXICO POWER COMPANY, DATED NOVEMBER 25, 1997, FILED IN VOLUME 664, PAGE 285, DEED RECORDS OF WARD COUNTY, TEXAS.– DOES AFFECT AND AS SHOWN HEREON.

K. ELECTRIC LINE EASEMENT AS SHOWN IN INSTRUMENT FROM GREAT WESTERN DRILLING COMPANY TO TEXAS-NEW MEXICO POWER COMPANY, DATED APRIL 6, 1998, FILED IN VOLUME 668, PAGE 445, DEED RECORDS OF WARD COUNTY, TEXAS.– DOES AFFECT AND AS SHOWN HEREON.

L. ELECTRIC LINE EASEMENT AS SHOWN IN INSTRUMENT FROM GREAT WESTERN DRILLING COMPANY TO TEXAS-NEW MEXICO POWER COMPANY, DATED JULY 8, 1998, FILED IN VOLUME 672, PAGE 287, DEED RECORDS OF WARD COUNTY, TEXAS.– DOES NOT AFFECT

M. EASEMENT AS SHOWN IN INSTRUMENT FROM CHARLES M. LECOMPTE TO MOBIL PIPE LINE COMPANY, DATED NOVEMBER 24, 1998, FILED IN VOLUME 675, PAGE 506, DEED RECORDS OF WARD COUNTY, TEXAS.– DOES AFFECT AND AS SHOWN HEREON.

N. RIGHT-OF-WAY GRANT AS SHOWN IN INSTRUMENT FROM CHARLES M. LECOMPTE TO KOCH MIDSTREAM SERVICES COMPANY, DATED APRIL 30, 1999, FILED IN VOLUME 682, PAGE 433, DEED RECORDS OF WARD COUNTY, TEXAS.– DOES AFFECT AND AS SHOWN HEREON.

O. ELECTRIC LINE EASEMENT AS SHOWN IN INSTRUMENT FROM GREAT WESTERN DRILLING COMPANY TO TEXAS NEW MEXICO POWER COMPANY, DATED OCTOBER 15, 1999, FILED IN VOLUME 685, PAGE 67, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS. – DOES NOT AFFECT.

P. ELECTRIC LINE EASEMENT AS SHOWN IN INSTRUMENT FROM CHARLES M. LECOMPTE TO TEXAS-NEW MEXICO POWER COMPANY, DATED NOVEMBER 25, 1997, FILED IN VOLUME 698, PAGE 216, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS.– DOES AFFECT AND AS SHOWN HEREON.

Q. ELECTRIC LINE EASEMENT AS SHOWN IN INSTRUMENT FROM ELIZABETH C HILL TO TEXAS-NEW MEXICO POWER COMPANY, DATED AUGUST 9, 2000, FILED IN VOLUME 698, PAGE 218, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS.– DOES AFFECT AND AS SHOWN HEREON.

R. ELECTRIC LINE EASEMENT AS SHOWN IN INSTRUMENT FROM DAVID E. COOPER TO TEXAS NEW-MEXICO POWER COMPANY, DATED AUGUST 15, 2000, FILED IN VOLUME 698, PAGE 220, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS. – DOES NOT AFFECT.

S. ELECTRIC LINE EASEMENT AS SHOWN IN INSTRUMENT FROM RICHARD W. COOPER TO TEXAS NEW-MEXICO POWER COMPANY, DATED AUGUST 14, 2000, FILED IN VOLUME 698, PAGE 222, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS. – DOES NOT AFFECT.

T. ELECTRIC DISTRIBUTION LINE EASEMENT IN INSTRUMENT FROM ELIZABETH C. HILL TO TEXAS NEW-MEXICO POWER COMPANY, DATED NOVEMBER 7, 2000, FILED IN VOLUME 701, PAGE 726, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS. – DOES NOT AFFECT.

U. ELECTRIC DISTRIBUTION LINE EASEMENT AS SHOWN IN INSTRUMENT FROM GREAT WESTERN DRILLING CO TO TEXAS NEW-MEXICO POWER COMPANY, DATED OCTOBER 31, 2000, FILED IN VOLUME 701, PAGE 729, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS. – DOES NOT AFFECT.

V. ELECTRIC DISTRIBUTION LINE EASEMENT AS SHOWN IN INSTRUMENT FROM RICHARD W. COOPER TO TEXAS NEW-MEXICO POWER COMPANY, DATED NOVEMBER 14, 2000, FILED IN VOLUME 701, PAGE 732, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS. – DOES NOT AFFECT.

W. ELECTRIC DISTRIBUTION LINE EASEMENT AS SHOWN IN INSTRUMENT FROM DAVID E. COOPER TO TEXAS NEW-MEXICO POWER COMPANY, DATED NOVEMBER 9, 2000, FILED IN VOLUME 701, PAGE 735, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS. – DOES NOT AFFECT.

X. ELECTRIC DISTRIBUTION LINE EASEMENT AS SHOWN IN INSTRUMENT FROM CHARLES M. LECOMPTE TRUST TO TEXAS NEW-MEXICO POWER COMPANY, DATED APRIL 21, 2004, FILED IN VOLUME 754, PAGE 745, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS.– DOES AFFECT AND AS SHOWN HEREON.

Y. RIGHT-OF-WAY EASEMENT AS SHOWN IN INSTRUMENT FROM DRURY UNIVERSITY TO SID RICHARDSON PIPELINE LTD., DATED MAY 2, 2006, FILED IN VOLUME 808, PAGE 436, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS.

Z. RIGHT-OF-WAY GRANT AS SHOWN IN INSTRUMENT FROM DRURY UNIVERSITY TO REGENCY FIELD SERVICES LLC, DATE JUNE 5, 2014, FILED IN VOLUME 1009, PAGE 420, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS.

AA. RIGHT-OF-WAY EASEMENT AS SHOWN IN INSTRUMENT FROM PROPERTY MANAGEMENT TRUST TO TRANS PECOS PIPELINE LLC, DATED JUNE 10, 2016, FILED IN VOLUME 1081, PAGE 545, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS. – DOES NOT AFFECT.

BB. MEMORANDUM OF PIPELINE RIGHT OF WAY AND EASEMENT GRANT AS SHOWN IN INSTRUMENT FROM JAGGED PEAK ENERGY LLC TO EDWIN T BURTON III, DATED NOVEMBER 24, 2017, FILED IN DOCUMENT NUMBER 2017-7524, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS, – DOES AFFECT BUT NOTHING TO PLOT.

CC. MEMORANDUM OF PIPELINE RIGHT OF WAY AND EASEMENT GRANT AS SHOWN IN INSTRUMENT FROM DRURY UNIVERSITY TO JAGGED PEAK ENERGY LLC, DATED FEBRUARY 21, 2018, FILED IN DOCUMENT NUMBER 2018-2648, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS. – DOES AFFECT BUT NOTHING TO PLOT.

DD. EASEMENT AS SHOWN IN INSTRUMENT FROM UNIVERSITY OF TEXAS SYSTEM BOARD OF REGENTS TO SOUTHERN UNION PIPELINE LTD, DATED OCTOBER 1, 2012, FILED IN DOCUMENT NUMBER 2018-3999, OFFICIAL PUBLIC RECORDS OF WARD COUNTY, TEXAS. – DOES AFFECT AND AS SHOWN HEREON.

STATE OF TEXAS REGISTERED MARK R. WATSON 5740 PROFESSIONAL LAND SURVEYOR

75.000 ACRE TRACT

LEGAL DESCRIPTION: BEING 75.000 ACRES OUT OF SECTION 84, BLOCK 34 OF THE H. & T. C. RR CO. SURVEY, ABSTRACT NO. 1361 & 524 IN WARD COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 235.321 ACRE TRACT DESCRIBED IN DOC. 2023-3946 OF THE OFFICIAL PUBLIC RECORDS OF SAID WARD COUNTY, TEXAS; SAID 75.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN DECEMBER 2023 AND JANUARY 2024:

BEGINNING AT A 1 ½" IRON PIPE FOUND IN THE SOUTHEAST LINE OF SECTION 31 OF THE LEE F. FREEMAN SURVEY, ABSTRACT NO. 747 FOR THE WEST CORNER OF SECTION 83 OF SAID BLOCK 34, THE NORTH CORNER OF SAID SECTION 84, THE NORTH CORNER OF SAID 235.321 ACRE TRACT AND THE NORTH CORNER HEREOF AND FROM WHICH A 120D NAIL IN AN OLD STONE MOUND FOUND BEARS NORTH 42°30'02" EAST A DISTANCE OF 110.98 FEET AND ANOTHER FOUND BEARS SOUTH 55°55'21" EAST A DISTANCE OF 3.44 FEET;

THENCE SOUTH 47°25'04" EAST A DISTANCE OF 1622.62 FEET ALONG THE COMMON LINE OF SAID SECTION 83 AND SAID SECTION 84 AND THE NORTHEAST LINE OF SAID 235.321 ACRE TRACT TO A ½" IRON ROD WITH CAP SET FOR THE NORTH CORNER OF A 75.304 ACRE TRACT SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE EAST CORNER HEREOF AND FROM WHICH A ½" IRON ROD WITH CAP SET FOR THE NORTH CORNER OF THAT CERTAIN 165.84 ACRE TRACT DESCRIBED IN VOLUME 688, PAGE 18 OF THE OFFICIAL PUBLIC RECORDS OF SAID WARD COUNTY, TEXAS AND THE EAST CORNER OF SAID 235.321 ACRE TRACT BEARS SOUTH 47°25'04" EAST A DISTANCE OF 1085.41 FEET AND FROM WHICH A CONCRETE MONUMENT FOUND BEARS NORTH 43°4834" EAST A DISTANCE OF 13.29 FEET AND A 2" IRON PIPE FOUND FOR THE EAST CORNER OF SAID SECTION 84 BEARS SOUTH 47°25'04" EAST A DISTANCE OF 2620.96 FEET;

THENCE SOUTH 62°29'31" WEST A DISTANCE OF 3404.11 FEET CROSSING SAID 235.321 ACRE TRACT AND ALONG THE NORTHWEST LINE OF SAID 75.304 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET IN THE EAST LINE OF F. M. HIGHWAY NO. 1927 AND THE SOUTHWEST LINE OF SAID 235.321 ACRE TRACT FOR THE WEST CORNER OF SAID 75.304 ACRE TRACT AND THE SOUTH CORNER HEREOF;

THENCE NORTH 10°17'08" WEST A DISTANCE OF 590.05 FEET ALONG THE EAST LINE OF SAID HIGHWAY NO. 1927 AND THE SOUTHWEST LINE OF SAID 235.321 ACRE TRACT TO A CALCULATED POINT IN THE COMMON LINE OF SAID SECTION 31 AND SAID SECTION 84 FOR THE WEST CORNER OF SAID 235.321 ACRE TRACT AND THE WEST CORNER HEREOF AND FROM WHICH A RAILROAD TIE FENCE CORNER POST FOUND BEARS SOUTH 88°22'32" EAST A DISTANCE OF 1.0 FEET AND A 2" IRON PIPE FOUND FOR THE WEST CORNER OF SAID SECTION 84 BEARS SOUTH 42°43'26' WEST A DISTANCE OF 2361.41 FEET;

THENCE NORTH 42°43'26" EAST A DISTANCE OF 2844.46 FEET ALONG THE COMMON LINE OF SAID SECTION 31 AND SAID SECTION 84 AND THE NORTHWEST LINE OF SAID 235.321 ACRE TRACT TO THE **POINT OF BEGINNING** CONTAINING 75.000 ACRES MORE OR LESS, AND AS SHOWN HEREON.

CTLS
Cross Texas Land Services, Inc
702 RIO GRANDE, #301 - AUSTIN, TEXAS 78701
512-965-2878
TX. FIRM REG. #100248-00
www.crosstexaslandservices.com

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

MARK R. WATSON RPLS #5740 — 1-28-2024 DATE

0' 300' 600' 900'

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED OIL/GAS PIPELINE
OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE
FENCE
ROAD
WATERLINE
RAILROAD TRACK

POINT
MONUMENT FOUND
MONUMENT SET
A/C UNIT
UTILITY POLE/RISER
LIGHTPOST
FIRE HYDRANT
TELEPHONE/CABLE PEDESTAL
GAS METER
MANHOLE
ELECTRIC BOX/METER
BENCH MARK
FLAG POLE
SIGN
DRAINAGE STRUCTURE
GAS VALVE
WATER METER
WATER WELL
WATER VALVE
SEWER VALVE
CARVED "X" IN CONCRETE
(BRG.-DIST.) RECORD CALL

W.C.D.R. – WARD COUNTY DEED RECORDS
W.C.O.P.R. – WARD COUNTY OFFICIAL PUBLIC RECORDS

REFERENCE: --------
TYPE OF SURVEY – TITLE
LEGAL DESCRIPTION:
BEING 75.000 ACRES OUT OF SECTION 84, BLOCK 34 OF THE H. & T. C. RR CO. SURVEY, ABSTRACT NO. 1361 & 524 IN WARD COUNTY, TEXAS

JOB NO. 23-50232
DRAWN BY: MRW