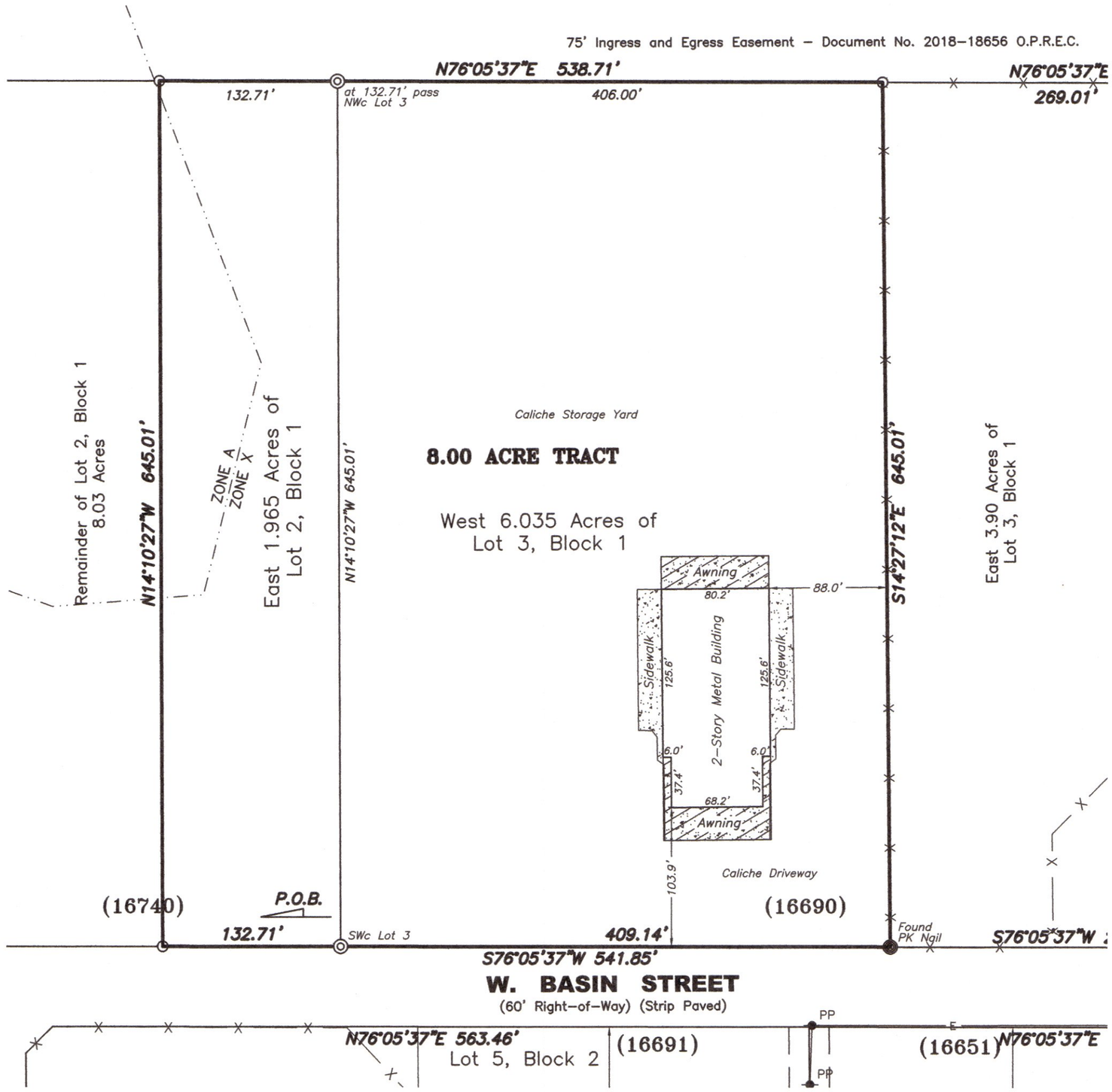

LAND TITLE SURVEY OF THE EAST 1.965 ACRES OF LOT 2 AND THE WEST 6.035 ACRES OF LOT 3, BOTH IN BLOCK 1, BASIN INDUSTRIAL ADDITION LOCATED IN SECTION 46, BLOCK 44, T–2–S, T.&P. RY. CO. SURVEY, ECTOR COUNTY, TEXAS

(Plat as recorded in Cabinet C, Page 91B, Plat Records of Ector County)

Boundary being further described by metes and bounds as follows:

BEGINNING at (N= 10,613,222.92', E= 1,607,549.15') a 1/2" iron rod with plastic cap marked "PLS 1974" found at the South common corner of said Lots 2 and 3 on the North ROW of W. Basin Street as described in Cabinet C, Page 91B, Plat Records of Ector County and a corner of this tract;

THENCE S76°05'37"W with the North ROW of said W. Basin Street, a distance of 132.71 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Southwest corner of this tract;

THENCE N14°10'27"W, a distance of 645.01 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" set at the Northwest corner of this tract;

THENCE N76°05'37"E with the North line of said Lot 2, at 132.71 feet pass a 1/2" iron rod with plastic cap marked "PLS 1974" found at the North common corner of said Lots 2 & 3 continuing with the North line of said Lot 3 for a total distance of 538.71 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 the East 3.90 Acres of said Lot 3;

THENCE S14°10'27"E, a distance of 645.01 feet to a 1/2" iron rod with plastic cap marked "PLS 1974" found at the Southeast corner of this Tract and the Southwest corner of said 3.90 Acre Tract;

THENCE S76°05'37"W with the North ROW of said W. Basin Street, a distance of 409.14 feet to the PLACE OF BEGINNING, having an area of 8.00 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.

I, J. Stan Piper, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly located under my personal supervision on various dates thru July 7, 2022.

J. Stan Piper
Registered Professional Land Surveyor #1974

STATE OF TEXAS REGISTERED J. STAN PIPER 1974 PROFESSIONAL LAND SURVEYOR

Drawing File: BasinIndustrialAddnTracts.Dwg
Crd File: Connell83c.Crd;
Drawn by: Gene M. Rodriguez
Scale: 1"=80'
Date: 2/8/2022
Revised: 3/28 & 7/19/2022 by GMR

N

GRAPHIC SCALE IN FEET

0 80' 160' 240'

SCALE: 1"=80'

LEGEND

O = Set 1/2" Iron Rod with Plastic Cap marked "PLS 1974"

◎ = Found 1/2" Iron Rod with Plastic Cap marked "PLS 1974" unless noted otherwise

⊗ = Set Mag Nail in Concrete

–x– = Chain Link Fence

Prepared for:
JNL Steel Components, Inc.
430 US Highway 180 W.
Seminole, Texas 79360

EXCEPTIONS LISTED IN TITLE COMMITMENT NO. 2269692 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ON JULY 13, 2022 WITH AN EFFECTIVE DATE OF JULY 5, 2022

1. Matters pertaining to use and development of water and water rights as recorded in Volume 428, Page 120, Deed Records of Ector County, Texas does not affect subject property. (Item 10b of said Title Commitment.)

2. Easement to Mid America Pipeline Co. as shown by instrument recorded in Volume 400, Page 301, Deed Records of Ector County, Texas does not affect subject property. (Item 10c of said Title Commitment.)

3. Easement(s) to the extent they may affect subject property recorded in Volume 19, Page 61, Deed Records of Ector County, Texas does not affect subject property. (Item 10d of said Title Commitment.)

4. Easement to Phillips Petroleum Co. as shown by instrument recorded in Volume 692, Page 52, Deed Records of Ector County, Texas does not affect subject property. (Item 10e of said Title Commitment.)

5. Ingress and Egress easement by and between KCS Capital Investments, LLC, Texas Specialty Sands, LLC and Barbara A. Yarbrough, Gary Gool, George McAlpine and John Loepky over the insured property as shown by instrument recorded in Document Number 2018–18656, Official Public Records of Ector County, Texas and ratified in Document Number 2020–16085, Official Public Records of Ector County does not affect subject property. (Plotted on Survey Adjacent to Surveyed Tract.) (Item 10f of said Title Commitment.)

6. Document Number 2020–16084, Official Public Records of Ector County, Texas is a ratification of the subdivision plat and does affect subject property in a blanket manner and is unplottable. (Item 10f of said Title Commitment.)

7. Easement to Humble Pipeline Co. as shown by instrument recorded in Volume 450, Page 296, Deed Records of Ector County, Texas does not affect subject property. (Item 10g of said Title Commitment.)

8. Easement to Texaco as shown by instrument recorded in Volume 496, Page 546, Deed Records of Ector County, Texas does not affect subject property. (Item 10h of said Title Commitment.)

9. Easement to Oncor as shown by instrument recorded in Document Number 2020–20508, Official Public Records of Ector County, Texas does not affect subject property. (Item 10i of said Title Commitment.)