

- ### TABLE A NOTES
- THIS SURVEY AND THE INFORMATION, INCLUDING COURSES AND DISTANCES, SHOWN HEREON ARE CORRECT.
  - THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
  - THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED POLYGON.
  - THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.
  - THE TAX PARCEL IDENTIFICATION NUMBERS FOR EACH SEPARATE TAX PARCEL ARE NOTED AS SHOWN.
  - ALL SET BACK, SIDE YARD AND REAR YARD LINES SHOWN ON THE RECORDED PLAT OR SET FORTH IN THE APPLICABLE ZONING ORDINANCE ARE SHOWN ON THE SURVEY.
  - THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, ALLEYS OR EASEMENT AREAS BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO THE PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES OTHER THAN THOSE SHOWN.
  - ALL UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
  - THE ENERGY DELIVERY REGION IS THE SAME AS THE PROPERTY DESCRIBED IN PROPERTY TITLE GUARANTEE COMPANY COMMITMENT NO. 201004 WITH AN EFFECTIVE DATE OF JULY 1, 2021 AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE GUARANTEE COMPANY COMMITMENT, OR EASEMENTS WHICH THE UNDERGROUND HAS BEEN ADVISED OR HAS KNOWLEDGE OF, HAVE BEEN LISTED AND PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
  - THE ORDINANCE INTO STREAM, RIVERS OR OTHER COVERAGE EITHER IS SHOWN ON THE SURVEY.
  - DESIGNED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD HAZARD DESIGNATION OF "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48300302E WITH A MAP REVISION DATE OF MARCH 15, 2012.
  - THE PREMISES HAS DIRECT PHYSICAL ACCESS TO PUBLIC HIGHWAY.
  - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - THERE WAS NO EVIDENCE OF FREEZE OR OTHER SUBSERIAL CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AND THERE ARE NO PROPOSED CHANGES TO STREET RIGHT OF WAY'S.

**DESCRIPTION**  
**(20.002 TOTAL ACRES)**

THAT CERTAIN TRACT OF LAND CONTAINING 871,287.83 SQUARE FEET (25.002 ACRES) BEING LOCATED IN SECTION 47, BLOCK 44, TOWNSHIP 1 SOUTH, T & P. RR. CO. SURVEY, A-293, ECTOR COUNTY, TEXAS, BEING MORE FULLY DESCRIBED AS FOLLOWS:

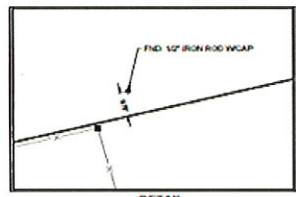
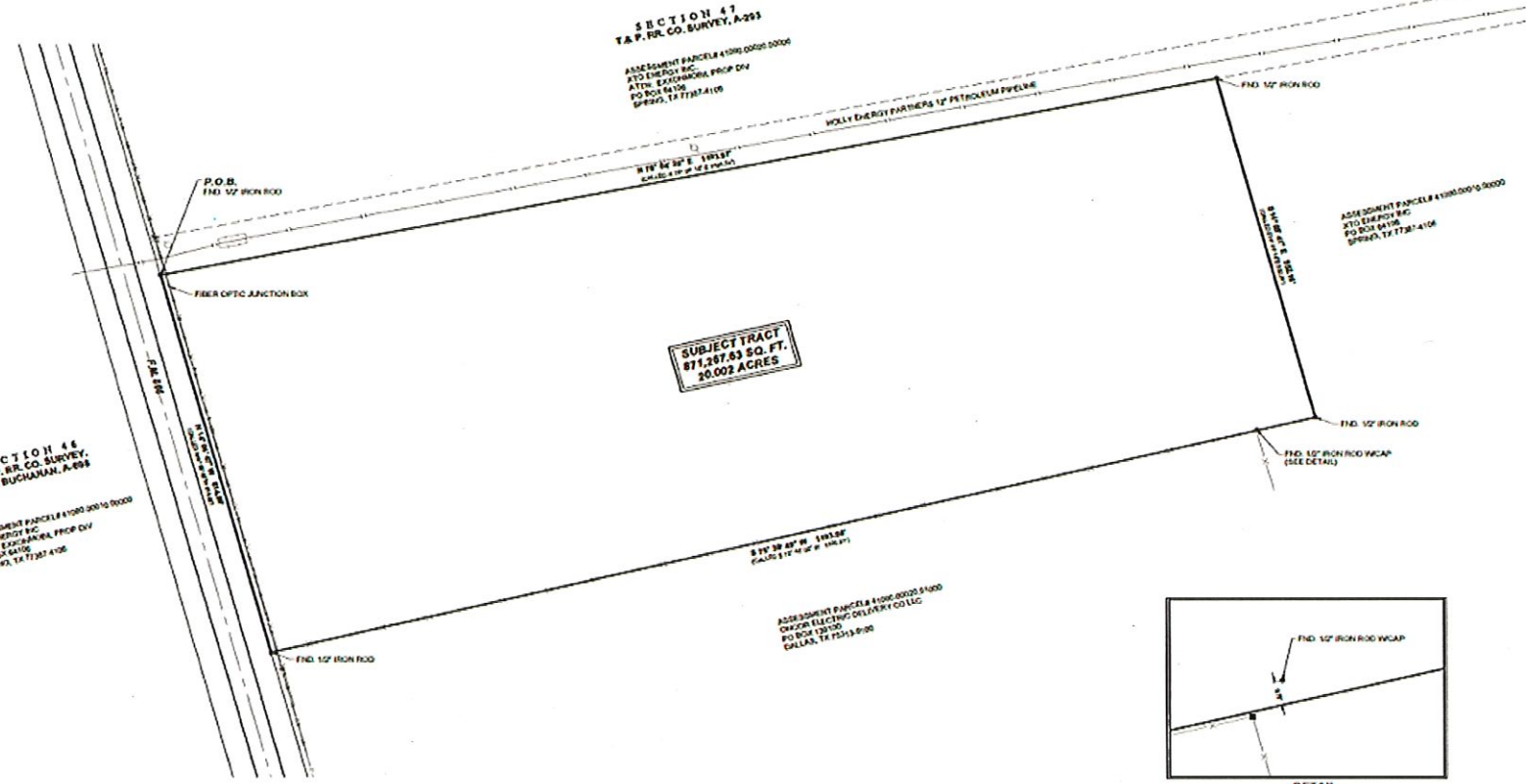
BEGINNING AT A 1/2" IRON ROD FOUND LOCATED ON THE EASTERLY FRONT-CORNER OF THE WEST ENDPOINT CORNER POINT OF

THENCE, N 73° 24' 26" E A DISTANCE OF 1,493.28 FEET (CALLED 1493' 02" 28") TO A FOUND 1/2" IRON ROD.

THENCE, S 14° 05' 41" E A DISTANCE OF 352.18 FEET (CALLED 352' 18") TO A FOUND 1/2" IRON ROD.

THENCE, S 75° 39' 49" W A DISTANCE OF 1,493.28 FEET (CALLED 1493' 02" 28") TO A FOUND 1/2" IRON ROD.

THENCE, N 17° 24' 47" W A DISTANCE OF 814.97 FEET (CALLED 814' 57" 47") TO THE POINT OF BEGINNING.



### SCHEDULE B EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Specifications, your Policy will not cover loss, claim, attorney's fees, and expenses resulting from:

- The following restrictive covenants of record recorded before:
  - Any easements, rights, or advantages in or to boundary lines, or any encroachments or projections, or any overlapping of improvements.
  - Homebased or community property or surviving rights, if any of any species of any insured (Applies to Owner's Policy only.)
  - Any title or right asserted by anyone, including but not limited to persons, the public, corporations, governments or other entities.
    - to interests, or levels comprising the shores or beds of navigable or perennial streams and streams, lakes, bays, gulches or oceans, or
    - to lands beyond the line of the factor or subfactor lines as established or changed by any government, or
    - to blocks, lots, or artificial islands, or
    - to statutory water rights, including riparian rights, or
    - to the area extending from the line of navigable water to the line of expiration, or the rights of access to that area or easement along and across that area.
- Cloudy title, taxes and assessments by any taxing authority for the year 2021, and subsequent years, and assessments in tax and assessments by any taxing authority for prior years due to change in land usage or ownership, but not from taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (It does not apply to the assessment of the subject property for the year 2021, and subsequent years.) (Not a survey matter.)
- The terms and conditions of the documents creating your interest in the land. (Not a survey matter.)
- Waterline furnished or later performed in connection with planned construction before signing and delivering the last document described in Schedule A, if the land is part of the homebased or other (Applies to Loan Policy under an Interest Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a notice is issued.) (Not a survey matter.)
- Lines and bases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (1-2) only.) (Not a survey matter.)
- The Exclusions from Coverage and Express Inclusions in Schedule B of the Texas Short Form Residential Loan Policy of the Insurer (1-20) (Applies to Texas Short Form Residential Loan Policy of the Insurer (1-20) only.) (Applies to Schedule B of the Insurer (1-20) only.) (Applies to the Texas Short Form Residential Loan Policy of the Insurer (1-20) only.) (Not a survey matter.)
- The following matters and all terms of the documents creating or affecting interests of the matters:
  - Rights of parties in possession (Owner's Policy only). (Not a survey matter.)
  - Any assessments not disclosed by the public records as to matters affecting title to real property, whether or not such assessments are visible and apparent. (Not a survey matter.)
  - Any portion of the land located within the boundaries of any roadway or highway. (As plotted.)
  - 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 and not shown by the Public Records. (As plotted.)
  - All taxes, grants, exceptions or reservations of coal, lignite, oil, gas and all of its products, lignite or with all rights, privileges and reservations relating thereto, reserved by the Public Records whether listed in Schedule B or not. There may be taxes, grants, exceptions or reservations of mineral interests that are not listed. (Not a survey matter.)
  - All oil and gas and other interests reserved in instruments recorded in Vol. 1247, Page 116, Official Public Records of Ector County, Texas. (Not a survey matter.)
  - Memoranda of Granting Taxes and Assessments Benefits recorded in Vol. 2118, Page 821, Instrument 2012-020206, and Instrument 2012-02014412, Official Public Records of Ector County, Texas. (Does Affect Property.)
  - Memoranda of Life Lease recorded as Instrument 2012-020207, Official Public Records of Ector County, Texas. (Does not Affect Property.)
  - Memoranda of Non-Exclusive Transmission Easement and Amendments Benefits recorded as Instrument 2011-0307049 and 2011-0307105, Official Public Records of Ector County, Texas. (Does not Affect Property.)
  - Easement to Drive Electric Delivery Company recorded as Instrument 2011-02077003, Official Public Records of Ector County, Texas. (Does not Affect Property.)
  - Easement to Drive Electric Delivery Company recorded as Instrument 2018-02024144, Official Public Records of Ector County, Texas. (Does not Affect Property.)
  - Memorandum of Fee Amended and Amended One-Offering, Processing and Marketing Agreement recorded as Instrument 2018-02018172, Official Public Records of Ector County, Texas. (Not a survey matter.)

- ### REFERENCES
- A PLAT OF SURVEY SHOWING BOUNDARY AND IMPROVEMENT OF A 20.00 ACRES TRACT LOCATED IN ECTOR COUNTY, TEXAS, PREPARED BY CHRIS WALTERS FOR ST. BLOIS BROS AND DATED APRIL 18, 2021.
- ### GENERAL NOTES
- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT ENLARGED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL 811 BEFORE DIGGING.
  - THIS PLAT REPRESENTS AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION AND NO VISIBLE ENCROACHMENT EXIST OTHER THAN THOSE SHOWN.
  - BEARINGS, DISTANCES AND AREAS ARE REFERENCED TO STATE PLANE NAD83(11) TEXAS CENTRAL ZONE.



*Leroy J. Gary, Jr.*  
LEROY J. GARY, JR., R.P.L.S. 6584

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

SURVEY MADE AT THE REQUEST OF AND CERTIFIED TO:

TO: REGINA THORNTON, INC. AND STEWART TITLE GUARANTEE COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR ALL SURVEYS AND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND CONTAINS ITEMS 1, 3, 4, AND 5 OF THE 2021 NSPS AND 1, 3, 4, 5, 10, 11 AND 12 OF UTILITY SURFACE MATTERS ONLY AND 13 OF TABLE A THEREOF.

<b>ALTA / NSPS LAND TITLE SURVEY</b>			
STEWART TITLE GUARANTEE COMPANY COMMITMENT FILE NO. 21093828			
20.002 ACRE TRACT			
LOCATED IN SECTION 47, BLOCK 44, T-1-S, T & P. RR. CO. SURVEY, A-293			
ECTOR COUNTY, TEXAS			
SCALE: 1" = 100'		REVISIONS	
PROJ. MGR: DOM	No.	DATE	REVISED BY:
DATE: 10/15/2021	No.	DATE	REVISED BY:
FILENAME: T30210211975DOWECTOR_ALTA_PLAT.dwg			

