



**ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING**  
**ENG. FIRM# 001363 • SURV. FIRM# 10034300**  
**521 NORTH TEXAS • ODESSA, TEXAS 79761**  
**(432) 332-5058 OR 580-8812 • FAX (432) 332-8812**

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**OF A 50-FOOT ACCESS EASEMENT**  
**THROUGH A 100-ACRE TRACT LOCATED IN**  
**SECTION 44, BLOCK 41, T-1-S**  
**T&P RR CO. SURVEY**  
**ECTOR COUNTY, TEXAS**

**BEING A 50-FOOT ACCESS EASEMENT THROUGH THAT CERTAIN 100-ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2016-00000784 OF THE OFFICIAL PUBLIC RECORDS OF ECTOR COUNTY, TEXAS LOCATED IN SECTION 44, BLOCK 41, T-1-S, T&P RR CO. SURVEY, ECTOR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at (Y=10,675,538.42' and X= 1,682,103.02') a ½" Iron Rod with cap marked "LCA ODESSA TX" (Control Monument) found at the northeast corner of said 100-Acre Tract on the west line of North Faudree Road, 140-foot public right-of-way as described in Cabinet D, Pages 16 A & B of the Ector County Plat Records, whence, a 1" Iron Pipe in concrete (Control Monument) found at the northeast corner of Section 44, Block 41, T-1-S, T&P RR Co. Survey, Ector County, Texas bears North 14°17'04" West, a distance of 700.08 feet and North 74°48'52" East, a distance of 60.00 feet;

**THENCE** South 14°17'04" East with the west right-of-way line of said Faudree Road and being 60-feet west of and parallel to the east line of said Section 44, a distance of 50.01 feet to a ½" Iron Rod with cap marked "LCA ODESSA TX" set at the northernmost southeast corner of this tract, whence a ½" Iron Rod with cap marked "LCA ODESSA TX" found at the easternmost southeast corner of said 100-Acre Tract bears South 14°17'04" East, a distance of 1,266.23 feet;

**THENCE** South 74°48'52" West 50-feet south of and parallel to the north line of said 100-acre tract, a distance of 2,337.04 feet to a ½" Iron Rod with cap marked "LCA ODESSA TX" set at point of deflection of this tract;

**THENCE** South 30°15'54" West, a distance of 42.76 feet to a ½" Iron Rod with cap marked "LCA ODESSA TX" set at a point of deflection of this tract;

**THENCE** South 14°17'04" East 50-foot east of and parallel to the west line of said 100-acre tract, a distance of 1,797.38 feet to a ½" Iron Rod with cap marked "LCA ODESSA TX" set at the southeast corner of this easement on the north right-of-way line of Yukon Road, a 130-foot public right-of-way, as described in Volume 968, Page 611 of the Ector County Deed Records, whence a ½" Iron Rod with cap marked "LCA ODESSA TX" found at the westernmost southeast corner of said 100-Acre Tract bears North 75°42'56" East, a distance of 1,725.92 feet;

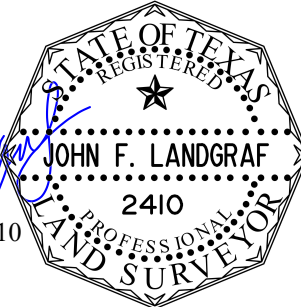
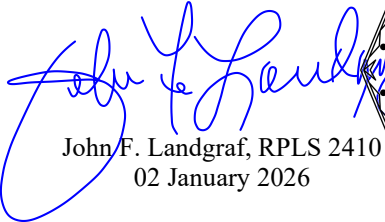
**THENCE** South 75°42'56" West with the north right-of-way of said Yukon Road, a distance of 50.00 feet to a ½" Iron Rod with cap marked "LCA ODESSA TX" (Control Monument) found at the southwest corner of said 100-acre tract;

**THENCE** North 14°17'04" West with the west line of said 100-Acre Tract, a distance of 1,876.60 feet to a ½" Iron Rod with cap marked "LCA ODESSA TX" set at the northwest corner of this tract, whence a 1" Iron Pipe (Control Monument) previously located and now destroyed, at the southwest corner of Section 41 of said Block 41 bears North 15°11'08" West, a distance of 700.00 feet and South 74°48'52" West, a distance of 2,708.32 feet;

**THENCE** North 74°48'52" East with the north line of said 100-Acre Tract, a distance of 2,417.04 feet to the Point of the Beginning and containing 4.88 surface acres or 257.22 surface rods of land, as depicted on the attached **EXHIBIT "B."**

Bearings, distances, and coordinates are relative to the Texas Coordinate System, 1983 NAD, Central Zone, based on the City of Odessa GPS Control Monument "OD8P" (Y=10,662,407.787' and X= 1,685,243.801) with a theta angle of -01°00'53" and a combined grid factor of 0.999870096 in US Survey Feet. Acreage stated is average surface.

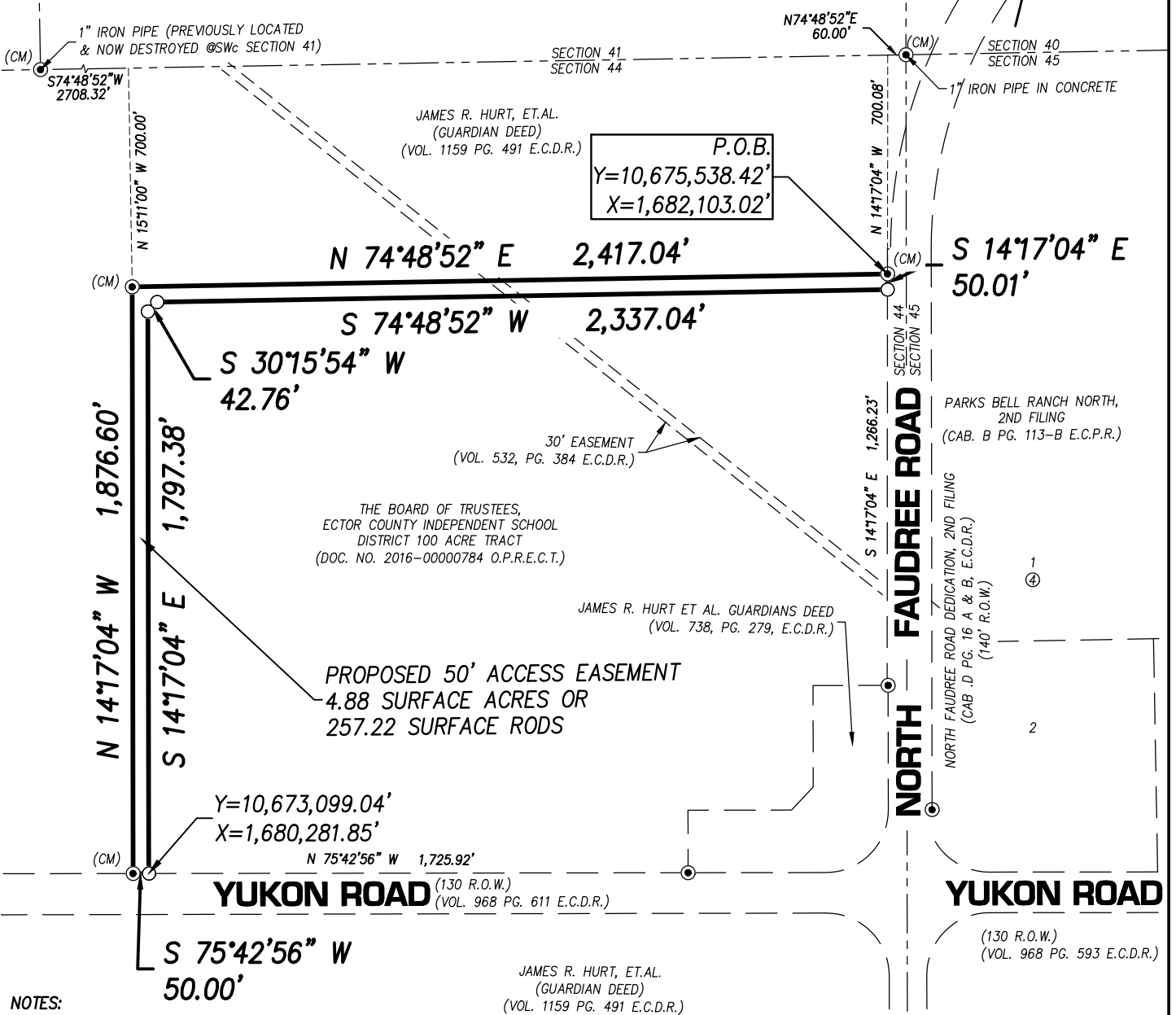
LCA



John F. Landgraf, RPLS 2410  
02 January 2026

A drawing, EXHIBIT "B," accompanies this description.  
LCA Project No. 2025-005-038

EXHIBIT B  
**50' ACCESS EASEMENT**  
THROUGH A 100 ACRE TRACT  
LOCATED IN SECTION 44, BLOCK 41, T-1-S  
T&P RR. CO. SURVEY,  
ECTOR COUNTY, TEXAS



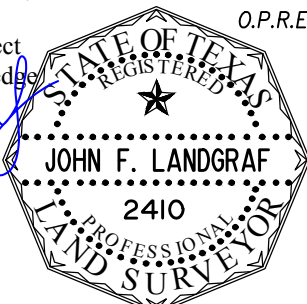
NOTES:

1. BEARINGS, DISTANCES AND COORDINATES ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, 1983 NAD, CENTRAL ZONE, BASED THE CITY OF ODESSA GPS CONTROL MONUMENT "OD8P" (Y=10,662,407.787' AND X=1,685,243.801') WITH A THETA ANGLE OF -01°00'53" AND A COMBINED GRID FACTOR OF 0.999870096. ACREAGE STATED IS AVERAGE SURFACE.
2. IMPROVEMENTS, EASEMENTS, AND RIGHTS-OF-WAY THAT MAY AFFECT THIS TRACT ARE NOT SHOWN ON THIS SURVEY.
3. A METES AND BOUNDS DESCRIPTION, EXHIBIT "A", ACCOMPANIES THIS EXHIBIT.

STATE OF TEXAS  
COUNTY OF ECTOR

I, John F. Landgraf, a Registered Professional Land Surveyor, No. 2410, do hereby certify that the above plat represents a survey actually made on the ground by me or under my direct supervision and is true and correct to the best of my knowledge and belief.

John F. Landgraf, R.P.L.S. #2410  
Date 02 January 2026



LEGEND

- FOUND 1/2" I.R. W/CAP "LCA ODESSA TX" UNLESS OTHERWISE NOTED
- SET 1/2" I.R. W/CAP "LCA ODESSA TX" UNLESS OTHERWISE NOTED
- (CM) CONTROL MONUMENT
- E.C.D.R. ECTOR COUNTY DEED RECORDS
- E.C.P.R. ECTOR COUNTY PLAT RECORDS
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS
- ECTOR COUNTY TEXAS

500' 0 500'  
SCALE : 1" = 500'

ENG. \_\_\_\_\_

SVY. \_\_\_\_\_

LCA JOB No. 2025-005-038



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