



ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING
ENG. FIRM# 001363 • SURV. FIRM# 10034300
521 NORTH TEXAS • ODESSA, TEXAS 79761
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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 $\frac{1}{2}$ " 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 $14^{\circ}17'04''$ West, a distance of 700.08 feet and North $74^{\circ}48'52''$ East, a distance of 60.00 feet;

THENCE South $14^{\circ}17'04''$ 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 $\frac{1}{2}$ " Iron Rod with cap marked "LCA ODESSA TX" set at the northermmost southeast corner of this tract, whence a $\frac{1}{2}$ " Iron Rod with cap marked "LCA ODESSA TX" found at the easternmost southeast corner of said 100-Acre Tract bears South $14^{\circ}17'04''$ East, a distance of 1,266.23 feet;

THENCE South $74^{\circ}48'52''$ 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 $\frac{1}{2}$ " Iron Rod with cap marked "LCA ODESSA TX" set at point of deflection of this tract;

THENCE South $30^{\circ}15'54''$ West, a distance of 42.76 feet to a $\frac{1}{2}$ " Iron Rod with cap marked "LCA ODESSA TX" set at a point of deflection of this tract;

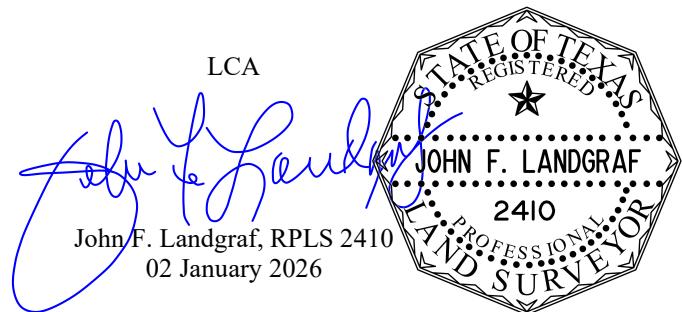
THENCE South $14^{\circ}17'04''$ East 50-foot east of and parallel to the west line of said 100-acre tract, a distance of 1,797.38 feet to a $\frac{1}{2}$ " Iron Rod with cap marked "LCA ODESSA TX" set at the southeast corner of this easement on the north right-of-way line of Yukon Road, a 130-foot public right-of-way, as described in Volume 968, Page 611 of the Ector County Deed Records, whence a $\frac{1}{2}$ " Iron Rod with cap marked "LCA ODESSA TX" found at the westernmost southeast corner of said 100-Acre Tract bears North $75^{\circ}42'56''$ East, a distance of 1,725.92 feet;

THENCE South $75^{\circ}42'56''$ West with the north right-of-way of said Yukon Road, a distance of 50.00 feet to a $\frac{1}{2}$ " Iron Rod with cap marked "LCA ODESSA TX" (Control Monument) found at the southwest corner of said 100-acre tract;

THENCE North $14^{\circ}17'04''$ West with the west line of said 100-Acre Tract, a distance of 1,876.60 feet to a $\frac{1}{2}$ " 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 $15^{\circ}11'08''$ West, a distance of 700.00 feet and South $74^{\circ}48'52''$ 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.

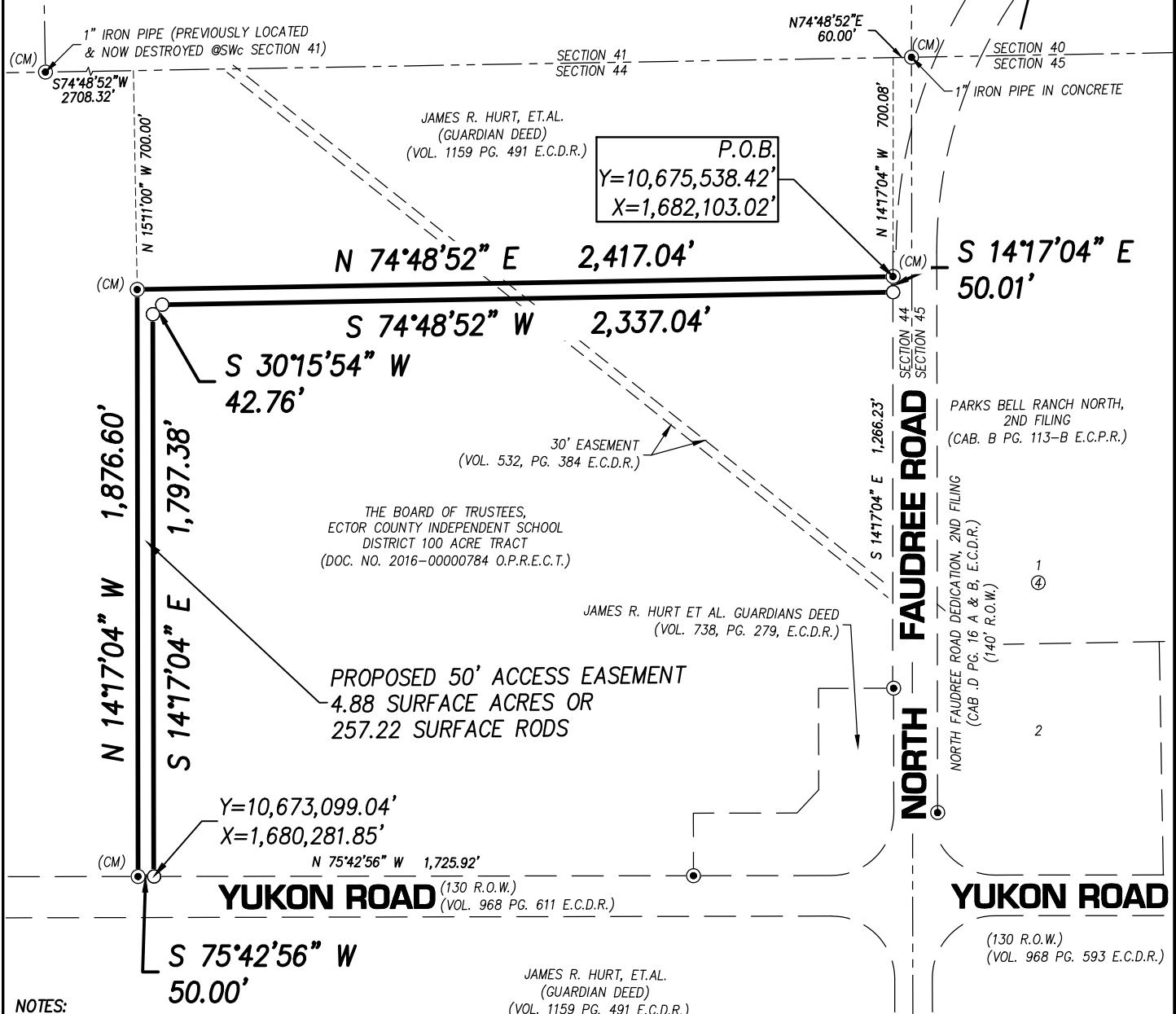


A drawing, EXHIBIT "B," accompanies this description.
LCA Project No. 2025-005-038

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



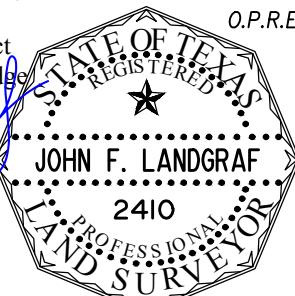
LEGEND

- 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

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



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

ENG. _____

SVY. _____

LCA JOB No. 2025-005-038