

4945.24 ACRE TRACT & 25.84 ACRE ACCESS EASEMENT
ZAVALA COUNTY, TEXAS
DIMITT COUNTY, TEXAS

SHEET 1 OF 2

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NO. 4300112307279; EFFECTIVE: JANUARY 27, 2023
 SCHEDULE B ITEMS:

- AS TO DIMITT COUNTY:
- 10g. Easement, Right of Way and/or Agreement granted to Western Oil Transportation Co., by instrument dated December 22, 1970, recorded in/under Volume 146, Page 111, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10h. Easement, Right of Way and/or Agreement granted to Western Oil Transportation Company, by instrument dated January 25, 1971, recorded in/under Volume 146, Page 440, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT (EXCEPT FOR TR. J, UNCLEAR DESC)**
 - 10i. Easement, Right of Way and/or Agreement granted to Central Power and Light Company, by instrument dated January 20, 1971, recorded in/under Volume 147, Page 78, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10j. Easement, Right of Way and/or Agreement granted to Sun Oil Company, by instrument dated March 20, 1971, recorded in/under Volume 147, Page 228, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10k. Easement, Right of Way and/or Agreement granted to Central Power and Light Company, by instrument dated May 31, 1971, recorded in/under Volume 148, Page 427, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10l. Easement, Right of Way and/or Agreement granted to Sun Oil Company, by instrument dated March 20, 1971, recorded in/under Volume 149, Page 81, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10m. Easement, Right of Way and/or Agreement granted to Tesoro Petroleum Corp., by instrument dated July 6, 1971, recorded in/under Volume 150, Page 347, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10n. Easement, Right of Way and/or Agreement granted to The Permian Corporation, by instrument dated December 23, 1971, recorded in/under Volume 151, Page 288, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10o. Easement, Right of Way and/or Agreement granted to Sun Oil Company, by instrument dated April 7, 1972, recorded in/under Volume 151, Page 478, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10p. Easement, Right of Way and/or Agreement granted to Sun Oil Company, by instrument dated April 7, 1972, recorded in/under Volume 152, Page 229, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10q. Easement, Right of Way and/or Agreement granted to The Permian Corporation, by instrument dated December 23, 1971, recorded in/under Volume 152, Page 370, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10r. Easement, Right of Way and/or Agreement granted to Tesoro Crude Oil Company, by instrument dated April 22, 1974, recorded in/under Volume 162, Page 138, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10s. Easement, Right of Way and/or Agreement granted to Wayland W. Dotman, by instrument dated March 28, 1975, recorded in/under Volume 165, Page 368, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10t. Easement, Right of Way and/or Agreement granted to Honda Pipe Line Company, by instrument dated March 11, 1977, recorded in/under Volume 174, Page 410, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10u. Easement, Right of Way and/or Agreement granted to Central Power and Light Company, by instrument dated March 2, 1977, recorded in/under Volume 174, Page 684, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10v. Easement, Right of Way and/or Agreement granted to Central Power and Light Company, by instrument dated April 25, 1977, recorded in/under Volume 175, Page 20, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10w. Easement, Right of Way and/or Agreement granted to Central Power and Light Company, by instrument dated April 13, 1977, recorded in/under Volume 175, Page 23, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10x. Easement, Right of Way and/or Agreement granted to The Permian Corporation, by instrument dated August 30, 1977, recorded in/under Volume 177, Page 387, of the Deed Records, Dimmitt County, Texas. **NO DESCRIPTION, UNABLE TO PLOT**
 - 10y. Easement, Right of Way and/or Agreement granted to W.R.D. 77 - Ltd., by instrument dated March 16, 1977, recorded in/under Volume 177, Page 578, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10aa. Easement, Right of Way and/or Agreement granted to Central Power and Light Company, by instrument dated April 27, 1978, recorded in/under Volume 180, Page 745, of the Deed Records, Dimmitt County, Texas. **AMBIGUOUS DESCRIPTION, UNABLE TO PLOT**
 - 10ab. Easement, Right of Way and/or Agreement granted to Central Power and Light Company, by instrument dated May 12, 1983, recorded in/under Volume 200, Page 755, of the Deed Records, Dimmitt County, Texas. **AMBIGUOUS DESCRIPTION, UNABLE TO PLOT**
 - 10ac. Easement, Right of Way and/or Agreement granted to Central Power and Light Company, by instrument dated May 12, 1983, recorded in/under Volume 200, Page 758, of the Deed Records, Dimmitt County, Texas. **AMBIGUOUS DESCRIPTION, UNABLE TO PLOT**
 - 10ad. Easement, Right of Way and/or Agreement granted to Sun Operating Limited Partnership, by instrument dated June 22, 1990, recorded in/under Volume 232, Page 541, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10ae. Easement, Right of Way and/or Agreement granted to Sun Operating Limited Partnership, by instrument dated August 14, 1990, recorded in/under Volume 233, Page 657, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10af. Easement, Right of Way and/or Agreement granted to Sun Operating Limited Partnership, by instrument dated January 31, 1991, recorded in/under Volume 236, Page 654, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10ag. Easement, Right of Way and/or Agreement granted to Sun Operating Limited Partnership, by instrument dated February 15, 1991, recorded in/under Volume 237, Page 296, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10ah. Easement, Right of Way and/or Agreement granted to Sun Operating Limited Partnership, by instrument dated May 3, 1991, recorded in/under Volume 237, Page 452, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10aj. Easement, Right of Way and/or Agreement granted to Texaco Pipeline Inc., by instrument dated May 2, 1991, recorded in/under Volume 238, Page 94, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10ak. Easement, Right of Way and/or Agreement granted to Sun Operating Limited Partnership, by instrument dated September 13, 1991, recorded in/under Volume 239, Page 217, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10al. Easement, Right of Way and/or Agreement granted to Sun Operating Limited Partnership, by instrument dated October 23, 1991, recorded in/under Volume 239, Page 729, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10am. Easement, Right of Way and/or Agreement granted to Sun Operating Limited Partnership, by instrument dated June 23, 1993, recorded in/under Volume 247, Page 724, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10an. Easement, Right of Way and/or Agreement granted to Sun Operating Limited Partnership, by instrument dated June 3, 1992, recorded in/under Volume 248, Page 832, of the Deed Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10ao. Easement, Right of Way and/or Agreement granted to Medina Electric Cooperative, Inc., by instrument dated October 7, 1940, recorded in/under Volume 284, Page 771, of the Deed Records, Dimmitt County, Texas. **BLANKET**
 - 10ar. Easement, Right of Way and/or Agreement granted to Medina Electric Cooperative, Inc., by instrument dated May 19, 1960, recorded in/under Volume 284, Page 773, of the Deed Records, Dimmitt County, Texas. **BLANKET**
 - 10as. Easement, Right of Way and/or Agreement granted to Dan A. Hughes Co. L.P., by instrument dated May 18, 2012, recorded in/under Volume 489, Page 520, of the Official Records, Dimmitt County, Texas. **SHOWN ON PLAT**
 - 10at. Easement, Right of Way and/or Agreement granted to Texas American Resources, LLC, by instrument dated September 17, 2013, recorded in/under Volume 492, Page 484, of the Official Records, Dimmitt County, Texas.

SCHEDULE B ITEMS NOT LISTED HEREON ARE NOT SURVEY RELATED.

CONTINUED ON SHEET 2

NOTES:

THERE MAY BE EXISTING PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.

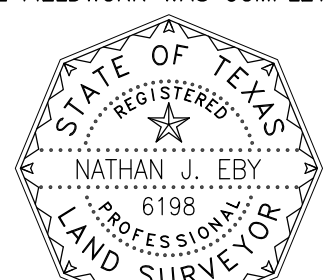
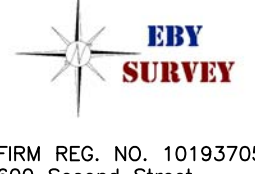
THE LEGAL DESCRIPTION USED TO PERFORM THIS SURVEY WAS SUPPLIED BY OTHERS. THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.

BEARINGS, DISTANCES, AND AREA ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, SOUTH CENTRAL ZONE.

PORTIONS OF THE SUBJECT PROPERTY APPEAR TO BE SITUATED WITHIN THE FLOOD ZONE AREA "A" (AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 4811910016A, EFFECTIVE DATE: SEPTEMBER 1, 1987, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ZAVALA COUNTY, TEXAS, AND 480780004A, EFFECTIVE DATE: OCTOBER 1, 2007, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR DIMITT COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS).

TO: JONESBAK, LTD.; JONESBAK I, LTD.; SECURITY STATE BANK AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON 5/18/23. DATE OF PLAT OR MAP: 6/05/23.



Nathan Eby
 Registered Professional Land Surveyor
 Registration No. 6198

