

Site Description

Location: Northeast side of I-20, East side of SW Loop 338 and south side of Murphy Street.

Shape and Land Use: Irregular in shape; vacant land.

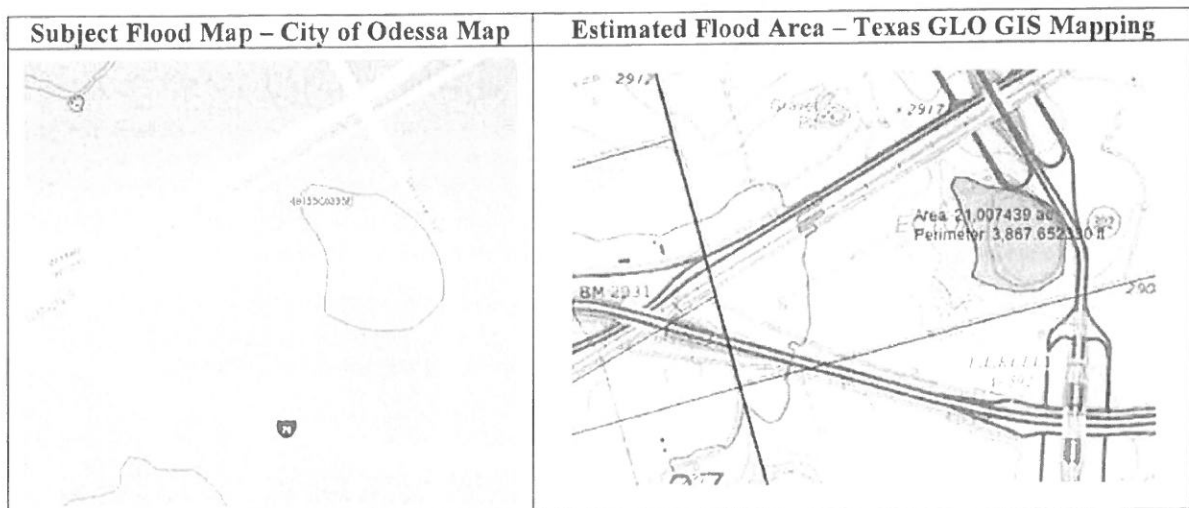
Land Area: 120 acres, more or less

Accessibility and Exposure: Access to the subject will be dictated by highway management decisions of TxDOT along the frontage roads of I-20 and Loop 338. It is assumed that adequate access will be allowed by TxDOT with some spacing requirements pertaining to access points and distances from intersections and entrance/exit ramps. The subject should have full accessibility from Murphy Street. Access is available to and from the subject site on Murphy Street – east or west bound; to and from the subject site on Loop 338 – north or south bound; and access to I-20 - north or south bound. Exposure is favorable from Loop 338 and Murphy Street.

Deed Restrictions and Covenants: There are no known deed restrictions or restrictive covenants involving any of the subject tracts that would have a detrimental effect on the marketability of the property.

Utilities and City Services: City utilities and services are not available to the site. Water would be provided by private water wells; sewage disposal by private septic systems. Trash disposal, electricity, gas and other utilities are available from private companies.

Site Characteristics: Site topography for the subject tract is nearly level and water drainage appears to be adequate. There are no apparent structural problems with the buildings that may have been caused by the soil. There are no known legal or physical site violations that would have a negative effect on the marketability of the site. A low area situated in the east-central portion of the subject site is an old playa lake bottom and included in a designated flood zone area. The land area included in this site was previously estimated to be 14.5 acres. With the assistance of online mapping from the Texas General Land Office (“GLO”) and the USDA Websoilsurvey, the estimated land area is estimated to be 20 acres (rounded). The subject is found on FEMA Panel 48135C0335E.



Zoning: There is no zoning for the subject since the subject is located outside of the city and there is no zoning in Ector County.

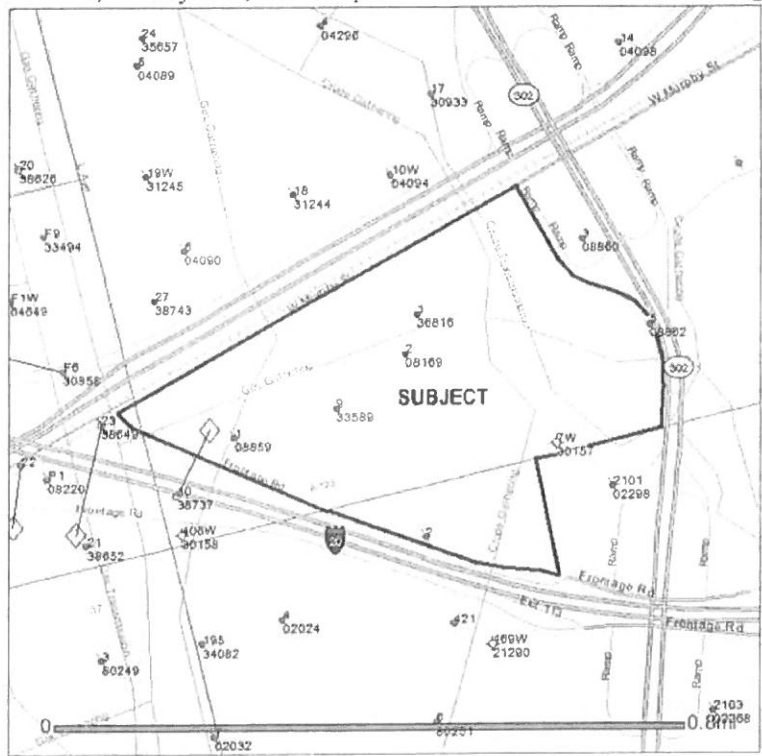
Hazardous Materials, Special Value: Hazardous materials were not in evidence on the subject site. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required discovering them. The client is urged to retain an expert in this field, if desired. The inspection of the subject property and appraisal investigation and research did not reveal any potential natural, cultural, recreational, or scientific value.

Improvements: Site improvements partial barbed wire fence along portions of the north boundary (poor condition) and the northern portion of the northwest boundary (poor condition). There are no other site improvements or building improvements except for surface uses by oil and gas operator.

A map of the subject obtained from the Railroad Commission of Texas indicates there are five operating oil wells, 2 plugged and abandoned oil wells, one dry hole, and two permitted wells for horizontal drilling – one of which has the proposed well location located in the western portion of the subject. Surface uses for oil and gas production include well locations, tank batteries, lease roads, above surface flow lines, buried pipelines, and overhead electrical lines. This map also shows several gathering lines for natural gas and crude oil.

Site Description Summary

The subject is located on the southeast corner of SW Loop 338 and Murphy Street, situated west of the City of Odessa. The subject site is irregular in shape and contains approximately 120 acres. This property has very good exposure and accessibility, with likely development to industrial uses.



Texas Railroad Commission Map (Shows oil wells and pipelines)

Exhibit (A) Legal Description

THE PLAT HEREON OF 116.26 ACRE TRACT OF LAND IN SECTIONS 31 AND 42, BLOCK 42, T-2-S, T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS, PREPARED FROM MEASUREMENT MADE ON THE GROUND MARCH 19, 2014.

FIELD NOTES OF A 116.26 ACRE TRACT OF LAND IN SECTIONS 31 AND 42, BLOCK 42, T-2-S, T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS.

BEGINNING at a ½ inch iron rod in rock mound found in the west right-of-way line of West Loop 338 for the northeast corner of a 7.51 acre tract of land, recorded in Volume 1207, Page 36, Deed Records of Ector County, Texas, and for the most easterly southeast corner of this tract, from which point the southeast corner of Section 31, Block 42, T-2-S, T&P Ry. Co. Survey, Ector County, Texas, bears, N76°23'41"E. 1803.22 feet;

THENCE S76°23'41"W, with the south boundary line of said Section 31 and the north boundary line of Section 42, Block 42, T-2-S, T&P Ry. Co. Survey, Ector County, Texas, 726.1 feet to a ½ inch iron found in rock mound at the ½ section line for the northwest corner of said 7.51 acre tract and an interior corner of this tract;

THENCE S14°13'24"E, with the ½ section line and the west boundary line of said 7.51 acre tract, 804.0 feet to a bent ½ inch iron rod found in the north right-of-way line of Interstate 20 Service Road for the most southerly southeast corner of this tract;

THENCE N82°18'43"W, with the north right-of-way line of said Interstate 20 Service Road, 899.3 feet to a broken TxDot monument found for an exterior corner of this tract;

THENCE N71°06'46"W, with the north right-of-way line of said Interstate 20 Service Road, at 403.2 feet pass a TxDOT Drainage monument, at 455.3 feet pass a TxDOT Drainage monument, at 888.8 feet pass the north boundary line said Section 42, 903.5 feet in all to a broken TxDot monument found for an interior corner of this tract;

THENCE N66°06'21"W, with the north right-of-way line of said Interstate 20 Service Road, 1470.7 feet to a TxDot monument found for an exterior corner of this tract;

THENCE N14°39'48"W, 95.26 feet to a TxDot monument found for in the south right-of-way line of West Murphy Street for the northwest corner of this tract;

THENCE N59°56'47"E, with the south right-of-way line of said West Murphy Street, at 2522.86 feet pass a TxDot monument found, continue 2915.61 feet in all to a TxDot monument found for the most northerly northeast corner of this tract;

THENCE S75°06'31"E, with a cutback, 141.6 feet to a broken TxDot monument found in the west right-of-way line of West Loop 338 for the most easterly northeast corner of this tract;

THENCE S30°01'28"E, with the west right-of-way line of said West Loop 338, 555.67 feet to a broken TxDot monument found for an interior corner of this tract;

THENCE S49°28'01"E, with the west right-of-way line of said West Loop 338, 110.1 feet to a broken TxDot monument found for an interior corner of this tract;

THENCE S69°39'21"E, with the west right-of-way line of said West Loop 338, 319.4 feet to a broken TxDot monument found for an exterior corner of this tract;

THENCE S58°25'24"E, with the west right-of-way line of said West Loop 338, 134.8 feet to a broken TxDot monument found for an exterior corner of this tract;

THENCE S48°41'08"E, with the west right-of-way line of said West Loop 338, 130.0 feet to a broken TxDot monument found for an exterior corner of this tract;

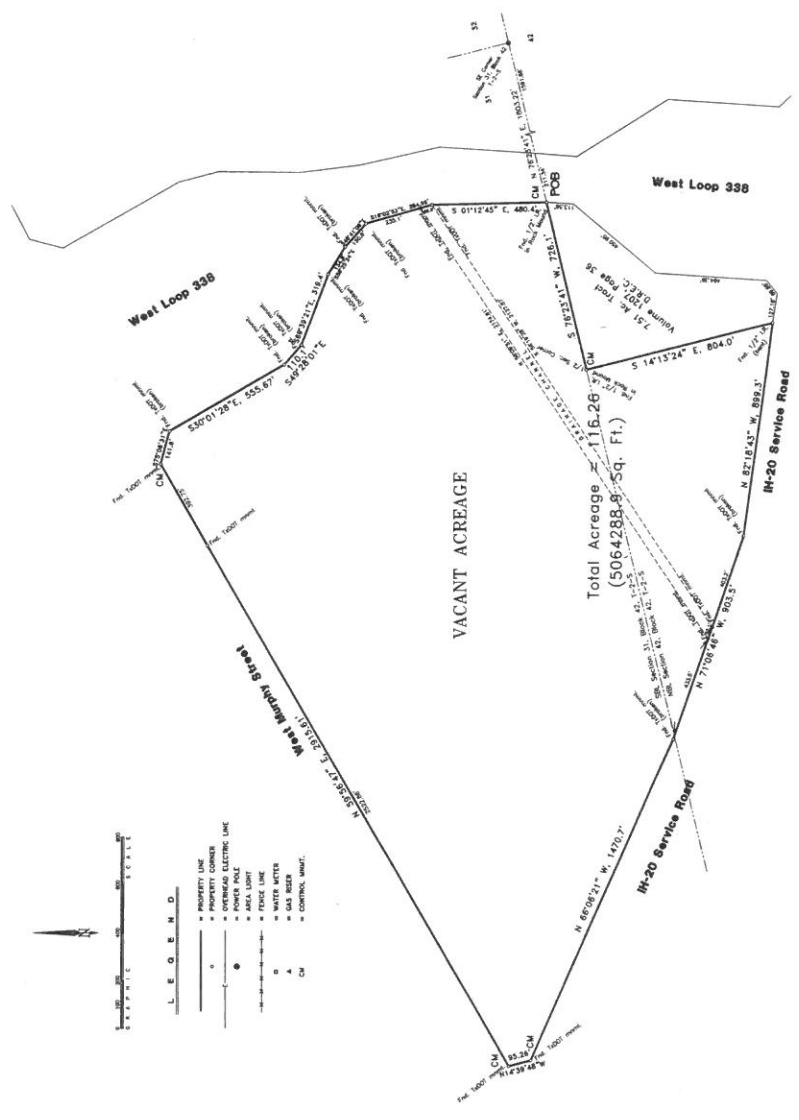
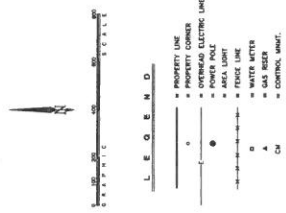
THENCE S16°02'53"E, with the west right-of-way line of said West Loop 338, 235.1 feet pass the northeast corner of a drainage channel, continue 284.96 feet in all to a TxDot monument found in the south boundary line of said drainage channel for an exterior corner of this tract;

THENCE S01°12'45"E, with the west right-of-way line of said West Loop 338, 480.4 feet to the point of beginning and containing 116.26 acres of land.

April 1, 2014
Job No. 14-33484
Betty Moss Dean

S. W. HOWELL, INC.

**COPY ONLY NOT FOR RECORDING
MUST BE SIGNED AND SEALED
TO BE RECORDABLE**



THE PART HEREIN OF 116.26 ACRES TRACT OF LAND IN SECTIONS 31 AND 42, BLOCK 42, T-26, R-26, TAP. RY. CO. SURVEY, ECTOR COUNTY, TEXAS, PREPARED FROM A SURVEY MADE ON THE 18TH MARCH, 2014.

FIELD NOTES OF A 116.26 ACRE TRACT OF LAND IN SECTIONS 31 AND 42, BLOCK 42, T-26, R-26, TAP. RY. CO. SURVEY, ECTOR COUNTY, TEXAS, PREPARED FROM A SURVEY MADE ON THE 18TH MARCH, 2014.

BOUNDARY SURVEY OF A 116.26 ACRE TRACT OF LAND IN SECTIONS 31 AND 42, BLOCK 42, T-26, R-26, TAP. RY. CO. SURVEY, ECTOR COUNTY, TEXAS, PREPARED FROM A SURVEY MADE ON THE 18TH MARCH, 2014.

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No.	DATE	REVISION	BY
1		BOUNDARY SURVEY OF A 116.26 ACRE TRACT OF LAND IN SECTIONS 31 AND 42, BLOCK 42, T-26, R-26, TAP. RY. CO. SURVEY, ECTOR COUNTY, TEXAS	
2	MARCH, 2014		
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COPIES OF THIS SURVEY TO BE RECORDED
 WITH THE COUNTY CLERK'S OFFICE
 OF ECTOR COUNTY, TEXAS

No. 116.26 Acreage Tract