NOTES AND BOUNDS

BEING a 5.742 acre tract of land situated in Section 17, Block 40, Township 2 South, T & P RR Company Survey, Abstract Number 35, Midland County, Texas, said tract being all of Lot 8, Block 7, and a part of Lots 6, 7, 9 and 10, Block 7, I-20 Terminal Park, as recorded in Cabinet C, Page 33, Plat Records Midland County, Texas (P.R.M.C.T.), said tract being part of a tract of land described in deed to Midland Brighton Pittsford Realty Corporation, as recorded in Volume 834, Page 389, Deed Records Midland County, Texas (D.R.M.C.T.), said 5.742 acre tract of land being more particularly described as follows:

BEGINNING at a set 5/8 inch iron rod with a cap stamped "DUNAWAY ASSOC. LP." for the southwest corner of said Lot 8, said corner located at the intersection of the north right-of-way line of Interstate Highway 20 (300' R.O.W.) and the east right-of-way line of County Road 1276 (originally platted as Allison Drive) (80' R.O.W.), as recorded in Cabinet C, Page 33, P.R.M.C.T.;

THENCE North 14 degrees 37 minutes 10 seconds West, along said east right-of-way line, a distance of 257.18 feet to a found railroad spike for the southwest corner of a called 2.80 acre tract of land described in deed to Aamara Southwest, LLC, as recorded in Volume 1855, Page 538, D.R.M.C.T., from which a found 1/2 inch iron rod for the northwest corner of said Lot 7 bears North 14 degrees 37 minutes 10 seconds West, a distance of 291.80 feet;

THENCE North 59 degrees 44 minutes 11 seconds East, departing said east right-of-way line and along the south line of said Aamara tract, a distance of 391.02 feet to a found "T" cut in concrete for an ell corner of said Aamara tract, said corner being on the west line of Lot 5A, Block 7, I-20 Terminal Park, Section 2, as recorded in Cabinet E, Page 51, P.R.M.C.T.;

THENCE South 30 degrees 15 minutes 41 seconds East, along the west line of said Lot 5A, a distance of 538.61 feet to a set 5/8 inch iron rod with a cap stamped "DUNAWAY ASSOC. LP." for the southwest corner of said Lot 5A, said corner being on the aforementioned north right-of-way line of Interstate Highway 20;

THENCE South 59 degrees 44 minutes 37 seconds West, along said north right-of-way line, a distance of 541.25 feet to the POINT OF BEGINNING and containing 250,121 square feet or 5.742 acres of land, more or less.

SURVEYOR'S CERTIFICATE

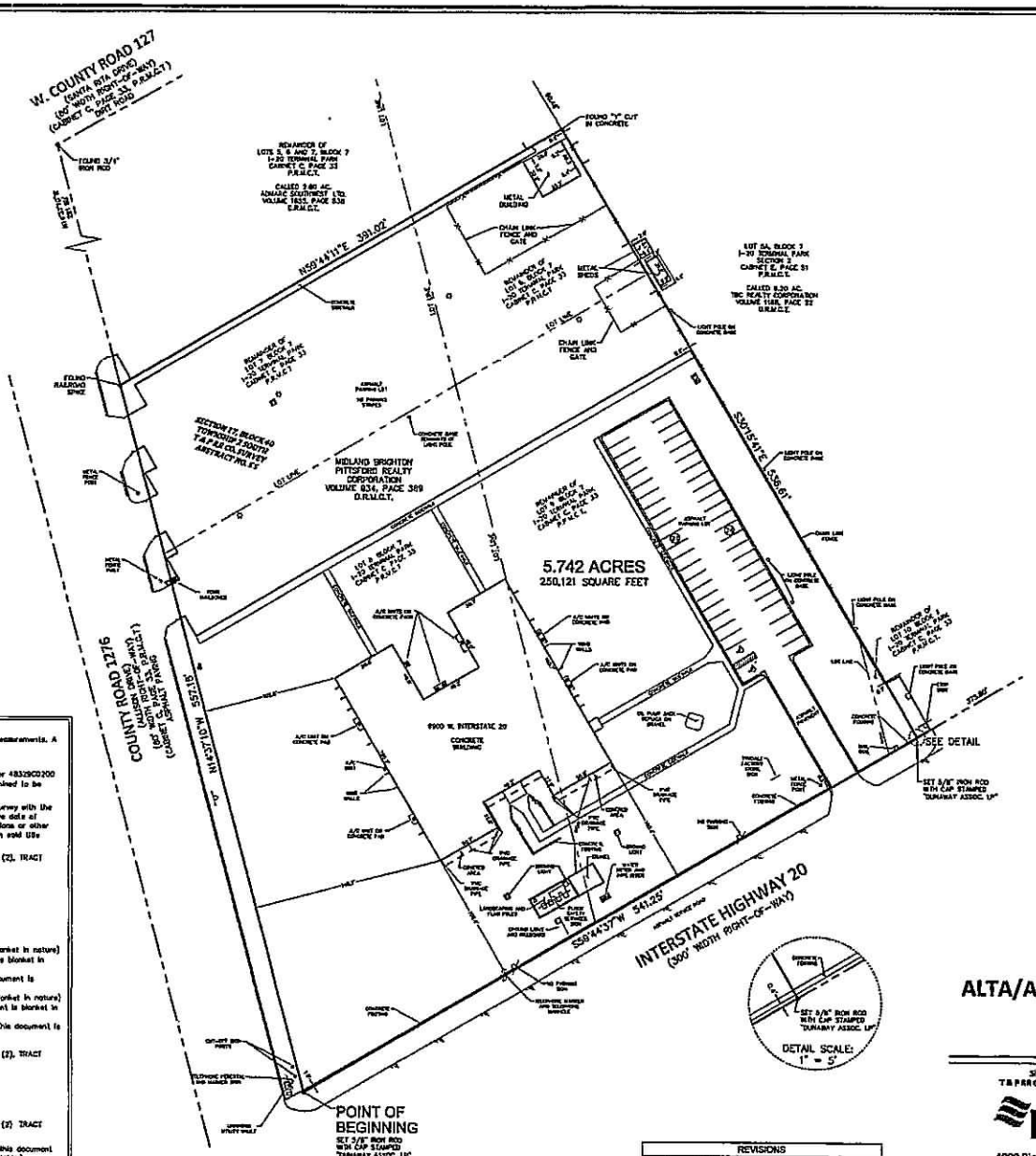
I hereby certify to KW-MW PROPERTIES, LLC; LONE STAR ABSTRACT & TITLE COMPANY, INC. and COMMUNITY NATIONAL BANK that this map or plat and the survey on which it is based was conducted by me or under my supervision. This survey shows the location of the visible structures and other visible improvements situated on the subject property. Unless shown hereon, there are no visible encroachments either way across the boundary lines of the subject property. I further certify that this Survey was prepared in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as jointly established and adopted by the American Land Title Association and the National Society of Professional Surveyors, effective February 23, 2011; and this Survey includes Items 1, 3, 4, 7(a), 8, 9, 11(a), 13, 14, 16, and 18 of Table A of said Minimum Standard Detail Requirements.

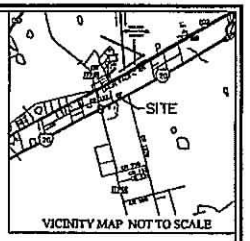
8/29/14
Hal Wollenhopf
Registered Professional Land Surveyor
State of Texas No. 5439

STATE OF TEXAS — HAL WOLLENHOPF — 5439 — REGISTERED — PROFESSIONAL LAND SURVEYOR

Notes:

1. The basis of bearings for this survey is the Texas State Plane Coordinate System, Central Zone, 4203, based upon GPS measurements. A surface to grid scale factor of 0.9998884853 was used for this project.
2. This survey is only valid if the print has original seal and signature of Hal Wollenhopf, R.P.L.S. No. 5439.
3. According to graphical plotting of the Flood Insurance Rate Map for Midland County Texas, Incorporated Areas, Map Number 48329C0200 E, Map Revised Date: December 6, 1999, the subject property is located in Zone "X (unshaded)", defined as "Areas determined to be outside the 0.2% annual chance floodplain. This statement does not reflect any type of flood study by this firm.
4. The surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey with the benefit of a title commitment issued by Commonwealth Land Title Insurance Company, GF Number 202994, with an effective date of August 4, 2014 and an issued date of August 12, 2014, and assumes no liability for any easements, right-of-way declarations or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitments.
5. The subject property described in "EXHIBIT A" of the above referenced title commitment as: TRACT ONE (1), TRACT TWO (2), TRACT THREE(3), TRACT NINE (9) and TRACT TEN (10) is affected by the following:
   - Volume 866, Page 327 – Restrictive Covenants (This document is blanket in nature)
   - Volume 57, Page 838 – Mineral Rights Reservation (This document is blanket in nature)
   - Volume 282, Page 223 – Mineral Rights Reservation (This document is blanket in nature)
   - Volume 283, Page 302 – Mineral Rights Reservation (This document is blanket in nature)
   - Volume 61, Page 581 – Right-of-Way to Humble Pipe Line Company (This document is blanket in nature)
   - Volume 71, Page 634 – Mineral Lease
   - Volume 72, Page 429 – Mineral Lease
   - Volume 438, Page 106 – Covenants by and between Scharbauer Brothers & Co. and W. C. Myrick (This document is blanket in nature)
   - Volume 430, Page 114 – Covenants by and between Scharbauer Brothers & Co. and Walter C. Snyder (This document is blanket in nature)
   - Volume 430, Page 120 – Covenants by and between Scharbauer Brothers & Co. and Clarence Scharbauer, Jr. (This document is blanket in nature)
   - Volume 439 Page 126 – Covenants by and between Scharbauer Brothers & Co. and C. H. Layton (This document is blanket in nature)
   - Volume 430, Page 132 – Covenants by and between Scharbauer Brothers & Co. and Genevieve Elmendorf (This document is blanket in nature)
   - Volume 438, Page 138 – Covenants by and between Scharbauer Brothers & Co. and Ruth B. Cure and Fred D. Cure (This document is blanket in nature)
6. The subject property described in "EXHIBIT A" of the above referenced title commitment as: TRACT ONE (1), TRACT TWO (2), TRACT THREE(3), TRACT NINE (9) and TRACT TEN (10) is not affected by the following:
   - Volume 123, Page 535
   - Volume 1655, Page 557
   - Volume 1868, Page 340
   - County Clerk's Document Number 2011-16328
7. The subject property described in "EXHIBIT A" of the above referenced title commitment as: TRACT ONE (1), TRACT TWO (2) TRACT THREE(3), TRACT NINE (9) and TRACT TEN (10) may be affected by the following:
   - Volume 710, Page 601 – Easement and Right-of-Way to Texas Electric Service Company (The easement dedicated by this document is missing on Exhibit "A" property description. The document contains not further described and therefore is not location.)





SCALE: 1" = 40'

LEGEND

SYMBOL	DESCRIPTION
⊙	AIR CONDITIONER
○	BOLLARD POST
⊕	SEWER CLEAN OUT
⊡	ELECTRIC BOX
⊡	ELECTRIC METER
⊕	FIRE HYDRANT
⊡	GAS METER
—	IRRIGATION CONTROL VALVE
☼	LIGHT POLE
⊡	MAILBOX
▭	SIGN
⊙	TELEPHONE MANHOLE
⊡	TELEPHONE PEDESTAL
⊡	UNDERGROUND VAULT
WV	WATER METER
⊠	WATER VALVE
□	GROUND LIGHT
(21)	NUMBER OF PARKING SPACES
♿	HANDICAPPED PARKING SPACE

REVISIONS		
No.	Date	Description
1	08/20/2014	REVISED CERTIFIED PARTIES

AN ALTA/ACSM LAND TITLE SURVEY OF 5.742 ACRES

Situated in Section 17, Block 40, Township 2 South, T & P R.R Company Survey, Abstract No. 35, Midland County, Texas

DUNAWAY
4000 Big Spring St • Suite 101 • Midland, Texas 79705
Tel: 432.699.4889 • Fax: 432.682.7722
FIRM REGISTRATION 100978100

JOB NUMBER: B001574.001 DATE: AUGUST 29, 2014