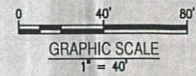


NOT FOR CONSTRUCTION

SPECIAL EXCEPTION SITE PLAN
SOUTHERN SELECT BATTERY SITE
ALPHA OMEGA POWER
 GALVESTON COUNTY, TEXAS
 CITY OF TEXAS CITY

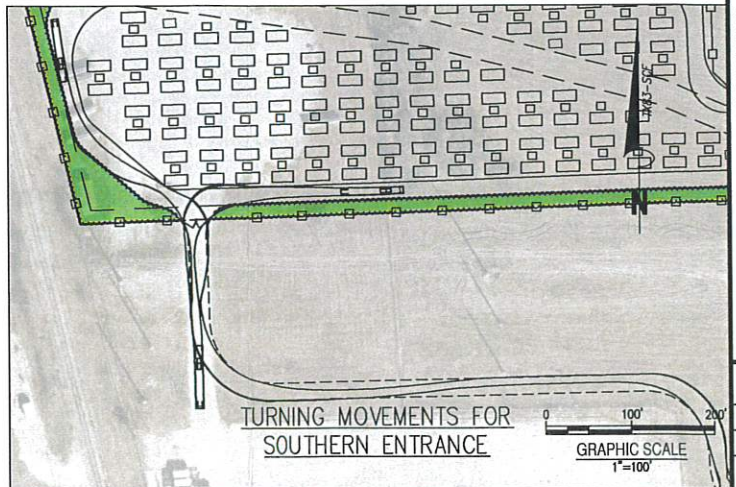
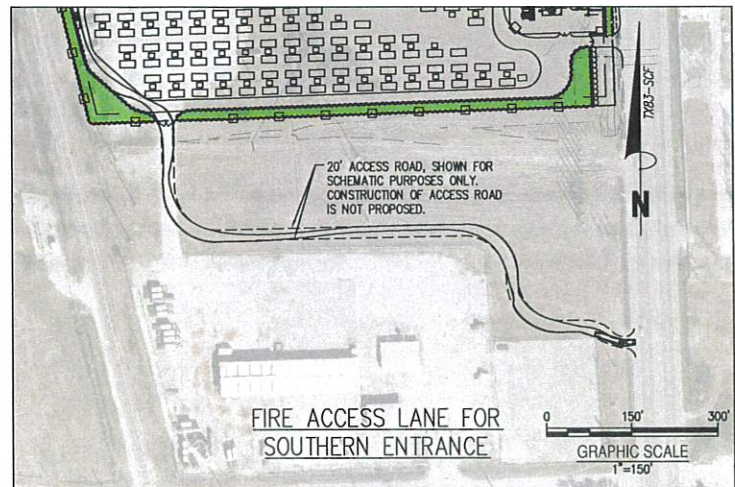


ENERGY STORAGE SYSTEM DESCRIPTION	
NAMEPLATE	205 MW / 410 MWH
PROPERTY AREA	6.29 ACRES
BESS AREA	5.71 ACRES
SUBSTATION AREA	0.58 ACRES

MAJOR EQUIPMENT LIST	
NUMBER OF TERA STOR 8000 SERIES, AC/CP 2 (205 MW / 410 MWH)	106
NUMBER OF EPC POWER 6M (INSIDE BESS UNITS)	106
NUMBER OF MEDIUM VOLTAGE TRANSFORMERS, RATED AT 7.5 MVA	53

- LEGEND:**
- PROPERTY LINE
 - 6" MASONRY WALL
 - FENCE
 - EXISTING SETBACK
 - CIVIL GRADING SETBACK
 - PIPELINE
 - OVERHEAD POWER LINE GATE
 - MONITORING WELL
- ABBREVIATION LIST:**
- BESS - BATTERY ENERGY STORAGE SYSTEM
 - BOL - BEGINNING OF LIFE
 - EOL - END OF LIFE
 - POI - POINT OF INTERCONNECTION
 - TYP - TYPICAL

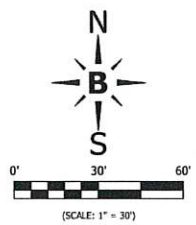
- NOTES:**
- THIS IS THE FINAL PERMITTING SITE PLAN, NOT FOR CONSTRUCTION. A SEPARATE DETAILED DESIGN PACKAGE SHALL INCLUDE ALL RELEVANT CIVIL, STRUCTURAL, SAFETY, AND ELECTRICAL DETAILS FOR CONSTRUCTION. EQUIPMENT QUANTITIES AND DIMENSIONS LISTED IN EQUIPMENT LIST ARE PROVIDED BY THE CLIENT AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONSULTANT.
 - THE SITE BOUNDARY ON THE EAST WILL HAVE A MASONRY WALL.
 - LANDSCAPING SHALL BE PROVIDED AT 15% OF THE SITE AREA, WHICH IS APPROXIMATELY 41,000 SF.
 - LAYOUT AS SHOWN WOULD BE CONSIDERED NEAR EXPOSURE UNDER THE GUIDELINES OF NFPA 855 AND IFC.
 - AUGMENTATION NOT INCLUDED ON LAYOUT.
 - ALL ACCESS AND DRIVING AREAS ARE PAVED WITH CONCRETE.
 - THE PIPELINE HAS BEEN ABANDONED AND THE GAS COMPANY IS IN THE PROCESS OF RELEASING THE EASEMENT.
 - BOTH ACCESS ROADS TO BE CONCRETE.
 - MONITORING WELLS HAVE BEEN DECOMMISSIONED.



CONSTRUCTION REVISION SUMMARY		
NO.	DATE	DESCRIPTION
A	07/05/24	ISSUED FOR REVIEW
B	07/06/24	ISSUED FOR SITE ACCEPTANCE PLAN
C	05/31/24	ISSUED FOR SITE ACCEPTANCE PLAN

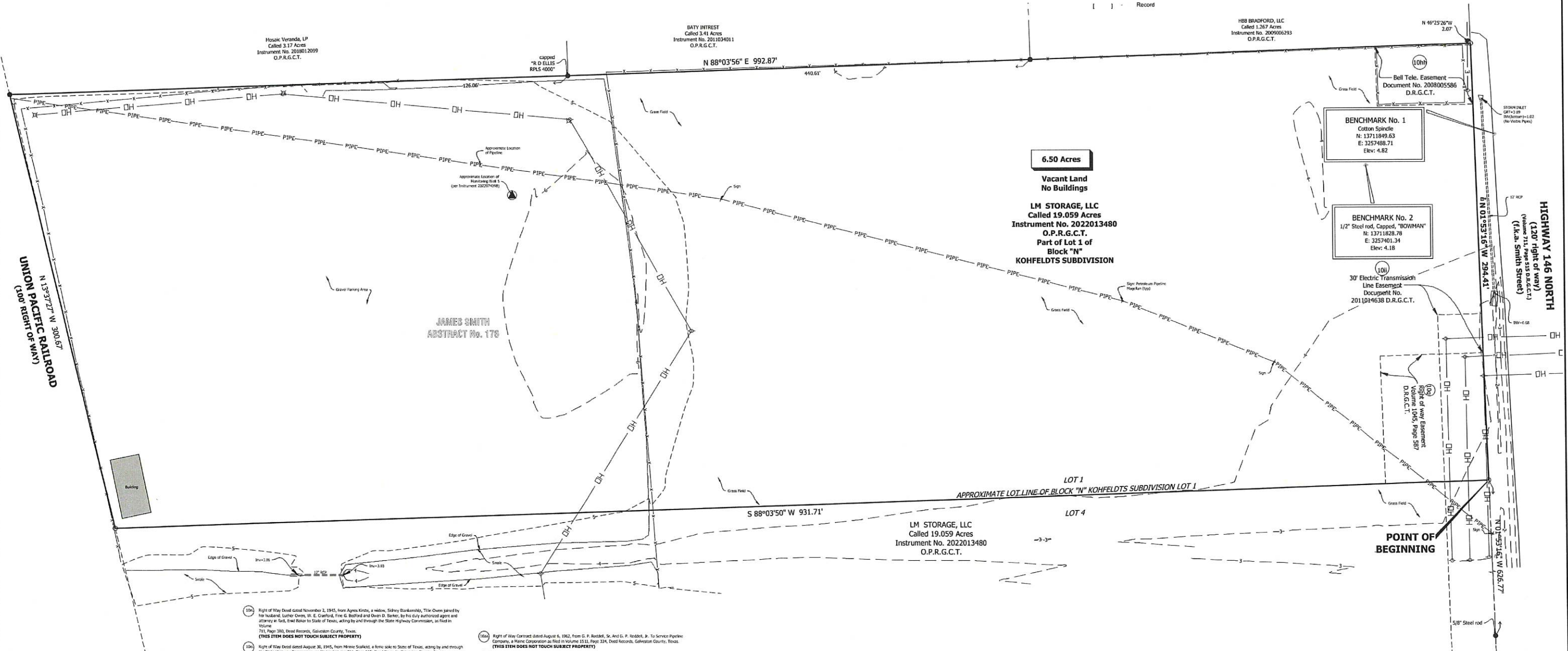
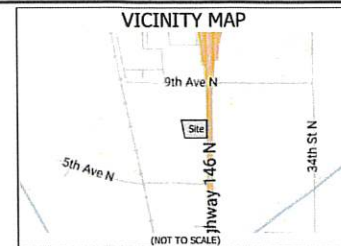
TNC DESIGN	CAS DRAWN	TNC CHKD
JOB No. V:070747-01-0021		
DATE: Jul 11, 2024		
SHEET 1		

ALTA/NSPS LAND TITLE SURVEY SOUTHERN SELECT SITE



LEGEND

- 1/2 Inch Steel Rod Capped "TRUE MERIDIAN" Found unless otherwise noted
- 1/2 Inch Steel Rod Capped "BOWMAN" Set
- X — Fence Line
- Aerial utility line
- ⚡ Power Pole
- ⊕ Monitoring Well
- O.P.R.G.C.T. — Official Public Records of Galveston County, Texas
- D.R.G.C.T. — Deed Records of Galveston County, Texas
- [] Record



EXCEPTIONS FROM COVERAGE

- Amtrust Title Insurance Company
Effective Date: October 4, 2023
Issued Date: October 20, 2023
File No. FH-6102-TX
- (10a) Oil and Gas Mineral Leases as filed in Volume 823, Page 121, Volume 828, Page 62, Volume 2090, Page 485, Deed Records, Galveston County, Texas. **(THIS ITEM IS NOT SURVEY RELATED)**
 - (10b) Right of Way Deed dated July 13, 1931, from Francis Graham and Mrs. Wila Graham, a widow to the Texas Pipeline Company, as filed in Volume 492, Page 498, Deed Records, Galveston County, Texas. **(THIS ITEM IS NOT PLOTTED, BLANKET IN NATURE)**
 - (10c) Right of Way Contract dated July 26, 1933, from Minnie Gabels, a widow, and Francis Gabels to Standard Pipeline Company, a Delaware corporation as filed in Volume 487, Page 7, Deed Records, Galveston County, Texas. **(THIS ITEM IS NOT PLOTTED, BLANKET IN NATURE)**
 - (10d) Right of Way Contract from Minnie Gabels, a widow and Francis Gabels, her son to Pan American Pipeline Company, a Delaware corporation as filed in Volume 547, Page 551, Deed Records, Galveston County, Texas. **(THIS ITEM IS NOT PLOTTED, BLANKET IN NATURE)**
 - (10e) Pipeline Easement dated December 27, 1935, from Francis Graham and minor, Mrs. M. Graham, a widow, to Bennett Cude Oil Marketing Company as filed in Volume 562, Page 6, Deed Records, Galveston County, Texas. **(THIS ITEM IS NOT PLOTTED, BLANKET IN NATURE)**
 - (10f) Right of Way Agreement dated February 26, 1941, from Minnie Juvenia Scovel, a widow, to Pan American Pipeline Company, as filed in Volume 627, Page 554, Deed Records, Galveston County, Texas. **(THIS ITEM IS NOT PLOTTED, BLANKET IN NATURE)**
 - (10g) Right of Way Agreement dated January 3, 1950, from Minnie Juvenia Scovel to Shell Pipeline Corporation as filed in Volume 893, Page 466, Deed Records, Galveston County, Texas. **(THIS ITEM IS NOT PLOTTED, BLANKET IN NATURE)**
 - (10h) Right of Way Deed dated November 8, 1943, from Minnie Juvenia Scovel, a female sole to DeLima Plant Corporation, a corporation controlled by the United States of America as filed in Volume 628, Page 519, Deed Records, Galveston County, Texas. **(THIS ITEM IS NOT PLOTTED, BLANKET IN NATURE)**
 - (10i) Right of Way Deed dated November 8, 1943, from Minnie Juvenia Scovel, a female sole to DeLima Plant Corporation, a corporation controlled by the United States of America as filed in Volume 628, Page 519, Deed Records, Galveston County, Texas. **(THIS ITEM IS NOT PLOTTED, BLANKET IN NATURE)**

Legal Description

19.059 ACRES, MORE OR LESS, BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN GALVESTON COUNTY, TEXAS, BEING ALL OF LOT 4 AND PART OF LOT 1 IN SUBDIVISION "N" KOFHELDTS SUBDIVISION OF THE JAMES SMITH SURVEY, ABSTRACT 176, GALVESTON COUNTY, TEXAS, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED WITH VENDOR'S LIES FROM KAG LEASING, INC., A DELAWARE CORPORATION TO LM STORAGE, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED OF RECORD IN DOCUMENT NO. 2022013480 OF THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS. (CAD 1 & 2)

As-Surveyed Description

BEING all that tract of land located in the James Smith Survey, Abstract No. 176 in Galveston County, Texas, being part of Lot 1 in Subdivision "N" Kofheldts Subdivision, recorded in Volume 9, Page 101 of the Deed Records Galveston County Texas (D.R.G.C.T.) and being part of that called 19.059 acres of land as described in a deed to LM Storage, LLC as recorded in Instrument 2022013480 of the Official Public Records of Galveston County Texas (O.P.R.G.C.T.), and further described as follows:

BEGINNING at a 1/2 inch steel rod, capped "BOWMAN" set in the common line of 19.059 acres and the west right of way line of Highway 146 North, also being at the approximate common corner of Lot 1 and Lot 4 of the Kofheldts Subdivision, from which a 5/8 inch steel rod found, bears South 01 degrees 53 minutes 16 seconds East, a distance of 234.41 feet for reference;

THENCE South 88 degrees 03 minutes 56 seconds East a distance of 931.71 feet with the approximate lot line of Lot 1 and Lot 4 and through said 19.059 acres to a 1/2 inch steel rod, capped "BOWMAN" set at the southwest corner of here described tract of land and being in the common line of said 19.059 acres and the northwest line of Union Pacific Railroad;

THENCE North 13 degrees 37 minutes 27 seconds West a distance of 300.67 feet with said common line of said 19.059 acres and Union Pacific Railroad to a 1/2 inch steel rod found at the northwest corner of said 19.059 acres and being the southwest corner of that called 3.17 acres of land as described in a deed to HBB Bradford, LLC, as recorded in Instrument No. 2009005293 of said O.P.R.G.C.T.;

THENCE North 88 degrees 03 minutes 56 seconds East a distance of 992.87 feet with the common line of said 19.059 acres and said 3.17 acres passing the northeast line of said 3.17 acres and with that called 2.41 acres of land as described in a deed to Billy Interco, recorded in Instrument No. 2011034811 of said O.P.R.G.C.T. and with that called 1.357 acres of land as described in a deed to HBB Bradford, LLC, recorded in Instrument 2009005293 of said O.P.R.G.C.T. in a 1/2 inch steel rod, capped "BOWMAN" set at the intersection corner by the common line of said 19.059 acres and said 1.357 acres with the west right of way line of Highway 146 North, from which a 1/2 inch steel rod, capped True Meridian, found, bears North 46 degrees 25 minutes 26 seconds West, a distance of 2.07 feet for reference;

THENCE South 01 degrees 53 minutes 16 seconds East a distance of 234.41 feet with the common line of said 19.059 acres and the west right of way line of Highway 146 to the **POINT OF BEGINNING**, CONTAINING 6.50 ACRES OF LAND

ALTA/NSPS LAND TITLE SURVEY
5.00 ACRES OUT OF THE JAMES SMITH SURVEY,
ABSTRACT 176, GALVESTON COUNTY, TEXAS

BEING PART OF LOT 1, IN SUBDIVISION "N" KOFHELDTS SUBDIVISION OF THE JAMES SMITH SURVEY, ABSTRACT 176, GALVESTON COUNTY, TEXAS, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED WITH VENDOR'S LIES FROM KAG LEASING, INC., A DELAWARE CORPORATION TO LM STORAGE, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED OF RECORD IN DOCUMENT NO. 2022013480 OF THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS

1519 Job No.: 07047-01-002
Sheet 1 of 1
Property Address: 3030 5th Avenue North, Le Marque, TX 77590
To: Stewart Title Guaranty Company:
This is to certify that this map or plot 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, and includes items 2, 3, 4, 5, 7, 8, 11, 13, 14 and 15 of Table A thereof.
The field work was completed on August 24, 2023.
Date of Plot or Map: September 15, 2023
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Darrin Wayne Dugan
Registered Professional Land Surveyor
Texas Registration No. 6894
Purpose:
Date of Release: _____, 2021
This survey may only be used for the original transaction for which it was conducted. Digital or photostatic reproductions of this survey may not be used for subsequent transactions. This survey is only valid with the presence of a sealed impression seal.
Bowman
CENTRAL TEXAS | 3054 Franklin Ave., Ste. A, Waco, TX 76710
381.776.0539 | TDSPLS-1303090