

The State of Texas,

960

Know All Men by These Presents:

County of HIDALGO

That EDINBURG FOUNDATION, INC., a corporation,

of the County of Hidalgo State of Texas for and in consideration of the sum of Ten (\$10.00)

and other good and valuable consideration, DOLLARS to it in hand paid by COUNTY OF HIDALGO

have Granted, Sold and Conveyed, and-by these presents do Grant, Sell and Convey, unto the said

COUNTY OF HIDALGO

the free and uninterrupted use, and easement of passage over a tract of land containing 0.40 acres out of Block "H", Santa Cruz Ranch Subdivision, being a 50 foot drive adjacent to and immediately West of the Missouri-Pacific Railroad commencing at the North right-of-way line of the Monte Cristo Road (FM 1925) and terminating at the South line of a 4.13 acre tract and being more particularly described as follows:

BEGINNING at a point of intersection of the North right-of-way line of Monte Cristo Road (FM 1925) and the West right-of-way line of the Missouri Pacific Railroad, said point being North 88° 30' West 50.0 feet and North 01° 26' East 63.7 feet from the Southeast corner of Block "H"; THENCE, with and along the North right-of-way line of Monte Cristo Road (FM 1925) North 88° 30' West a distance of 50.0 feet; THENCE, along a line parallel to the West right-of-way line of the Missouri-Pacific Railroad North 01° 26' East a distance of 308.0 feet to a point in the South line of a 4.13 acre tract; THENCE, with and along the South line of a 4.13 acre tract South 88° 30' East a distance of 50.0 feet to a point in the West right-of-way line of the Missouri-Pacific Railroad; THENCE, with and along the West right-of-way line of the Missouri-Pacific Railroad South 01° 26' West

a distance of 30870 feet to the point of beginning, said tract containing 0.40 acres, more or less.

SUBJECT TO prior reservation of all oil, gas and other minerals of whatsoever nature, and subject to easements of record and all visible easements.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said COUNTY OF HIDALGO

and it does ~~not~~ hereby bind itself, its successors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said COUNTY OF HIDALGO

~~not~~ against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS its hand at Edinburg, Texas,

this 19th day of December, 1973, - This Easement Deed is executed & delivered to correct the description in Easement Deed filed for record on Oct. 31, 1973 as Inst. #26413 in the County Clerk's Office, Hidalgo County, Texas.

EDINBURG FOUNDATION, INC.

BY: Lloyd Hawkins
LLOYD HAWKINS, President

ATTEST:

BY: Joe Ramon
JOE RAMON, Executive Director

DELIVERED TO AND ACCEPTED:

COUNTY OF HIDALGO

BY: [Signature]
ED GOMEZ, Judge

ATTEST:

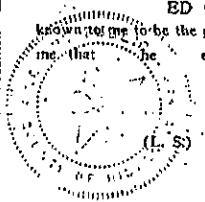
[Signature]
Hidalgo County Clerk



SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
ED GOMEZ, HIDALGO COUNTY JUDGE



known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 14th day of January A. D. 19 74.

[Signature]
Notary Public in and for Hidalgo County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

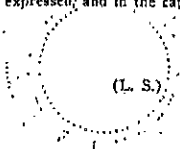
(L. S.)

Notary Public in and for County, Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
LLOYD HAWKINS, President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said EDINBURG FOUNDATION, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 19th day of December, A. D. 19 73.

[Signature]
Notary Public in and for Hidalgo County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of A. D. 19 at o'clock M., and was duly recorded by me on the day of A. D. 19 in Vol. page of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk County, Texas

By Deputy.

Warranty Deed

FROM

TO

FILED FOR RECORD

This... day of... A.D. 19... at... o'clock... M.

County Clerk

By... Deputy

RECORDED

FILED FOR RECORD THIS DATE

At 10:30 o'clock A.M. In... County Records

In Book... JAN 14 1974 Page...

SANTOS SALDANA

County Clerk, Hidalgo County, Texas

By... Deputy

Recording Fee \$...

This instrument should be filed immediately with the County Clerk for Record.

Edinburg Foundation, Inc. The Odess Company, Publishers, Dallas Chg. Kelley, Rooney, et al

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3278015

Billable Pages: 4

Recorded On: November 01, 2021 11:30 AM

Number of Pages: 5

*****Examined and Charged as Follows*****

Total Recording: \$ 48.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

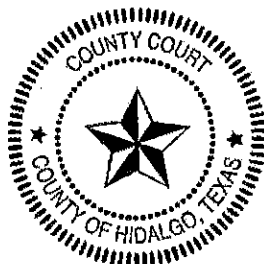
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3278015
Receipt No: 20211101000148
Recorded On: November 01, 2021 11:30 AM
Deputy Clerk: Tania Rivera
Station: CH-1-CC-K23

Record and Return To:

Corporation Service Company
919 North 1000 West
Logan UT 84321



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HIDALGO

§

THAT **BAKER HUGHES OILFIELD OPERATIONS LLC**, a California limited liability company ("Grantor"), for TEN DOLLARS (\$10.00) and other good and valuable consideration paid Grantor by **BENCHMARK REAL ESTATE INVESTMENTS LLC**, a Texas limited liability company ("Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY, unto Grantee, that certain 4.471 acre tract or parcel of real property together with all improvements situated thereon located in Edinburg, Hidalgo County, Texas, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Property").

This Special Warranty Deed (this "Deed") is expressly made subject to the matters described on Exhibit B, attached hereto and made a part hereof for all purposes, and only to the extent the same are valid and subsisting and affect all or any part of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, Grantee's heirs, successors and assigns, forever; and Grantor does hereby bind Grantor, Grantor's heirs, successors, assigns and legal representatives, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; subject, however, to the matters set forth herein.

GRANTEE, BY ITS ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME AND THAT IT ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESSED, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING SPECIFICALLY, WITHOUT LIMITATION, ANY WARRANTY AS TO HABITABILITY, SUITABILITY, MERCHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR PURPOSE, SAVE AND EXCEPT THE WARRANTY OF TITLE CONTAINED HEREIN.

Grantor warrants payment of all ad valorem taxes on the Property through calendar year 2020. Such taxes for the current year have been prorated as of the date of delivery hereof and Grantee assumes and agrees to pay such ad valorem taxes in full.

EXECUTED to be effective as of the 21TH day of October, 2021.

Grantee's Address:

Benchmark Real Estate Investments LLC
10930 North Shary Road
Mission, Texas 78573

BAKER HUGHES OILFIELD OPERATIONS LLC
a California limited liability company

By: *Mike Cszmadia*
Name: Mike Cszmadia
Title: Vice President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 22 day of October, 2021, by Mike Cszmadia, Vice President of Baker Hughes Oilfield Operations LLC, a California limited liability company, on behalf of said company.

(SEAL)

[Signature]
Notary Public in and for
the State of Texas

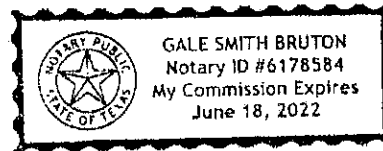


Exhibit A

Legal Description

A 4.471-ACRE TRACT OF LAND, MORE OR LESS, BLOCK H, SANTA CRUZ RANCH, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Z, PAGE 161, DEED RECORDS, HIDALGO COUNTY, TEXAS SAID 4.471 ACRE TRACT BEING THE SAME LAND DESCRIBED IN VOLUME 1393 PAGE 950, DEED RECORDS, VOLUME 1424 PAGE 560, DEED RECORDS AND IN VOLUME 1387 PAGE 13, DEED RECORDS AND BEING PART OF SAME LAND DESCRIBED IN VOLUME 1388 PAGE 570, DEED RECORDS AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½" ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO RD (DOC # 1518866 O.R.) WITH THE EAST LINE OF BLOCK H, SANTA CRUZ RANCH, SAME BEING THE WEST LINE OF THE MISSOURI-PACIFIC RAILROAD; FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING;

THENCE N 79°22'49" W (CALL N 79°20'02" E), WITH THE NORTH RIGHT OF WAY LINE OF SAID MONTE CRISTO ROAD, A DISTANCE OF 30.91' TO A NAIL SET FOR A CORNER OF THIS TRACT OF LAND;

THENCE N 81°15'33" W (CALL N 81°12'46" W), CONTINUING WITH SAID NORTH RIGHTH OF WAY LINE, A DISTANCE OF 19.08' TO A ½" ROD WITH CAP SET AT THE SOUTHEAST CORNER OF THE WARRIOR RENTALS LLC TRACT RECORDED IN DOC # 2237268 O.R., FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND'

THENCE N 08°53'37" E (CALL N 01°26'00" E) A DISTANCE OF 296.54' TO A ½" ROD FOUND AT THE NORTHEAST CORNER OF SAID WARRIOR RENTALS LLC TRACT FOR AN INNER CORNER OF THIS TRACT OF LAND

THENCE N 80°58'17" W (CALL N 88°30'00" W), WITH THE NORTH LINE OF SAID WARRIOR RENTALS LLC TRACT A DISTANCE OF 250.19' TO A ½" ROD WITH CAP SET AT AN INNER CORNER OF THE ROMAN TRACT RECORDED IN DOC # 1507816 O.R., FOR AN OUTER CORNER OF THIS TRACT OF LAND;

THENCE N 08°49'22" E (CALL N 01°26'00" E) WITH THE EAST LINE OF SAID ROMAN TRACT, AND THE EAST LINE OF THE JME ENTERPRISES TRACT RECORDED IN DOC # 3131875 O.R., A DISTANCE OF 600.00' (CALL 599.30') TO A ½" ROD WITH CAP FOUND AT THE SOUTH LINE OF THE EIA PROPERTIES TRACT RECORDED IN DOC # 1355500 O.R., FOR THE NORTHEAST CORNER OF SAID JME ENTERPRISES TRACT AND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

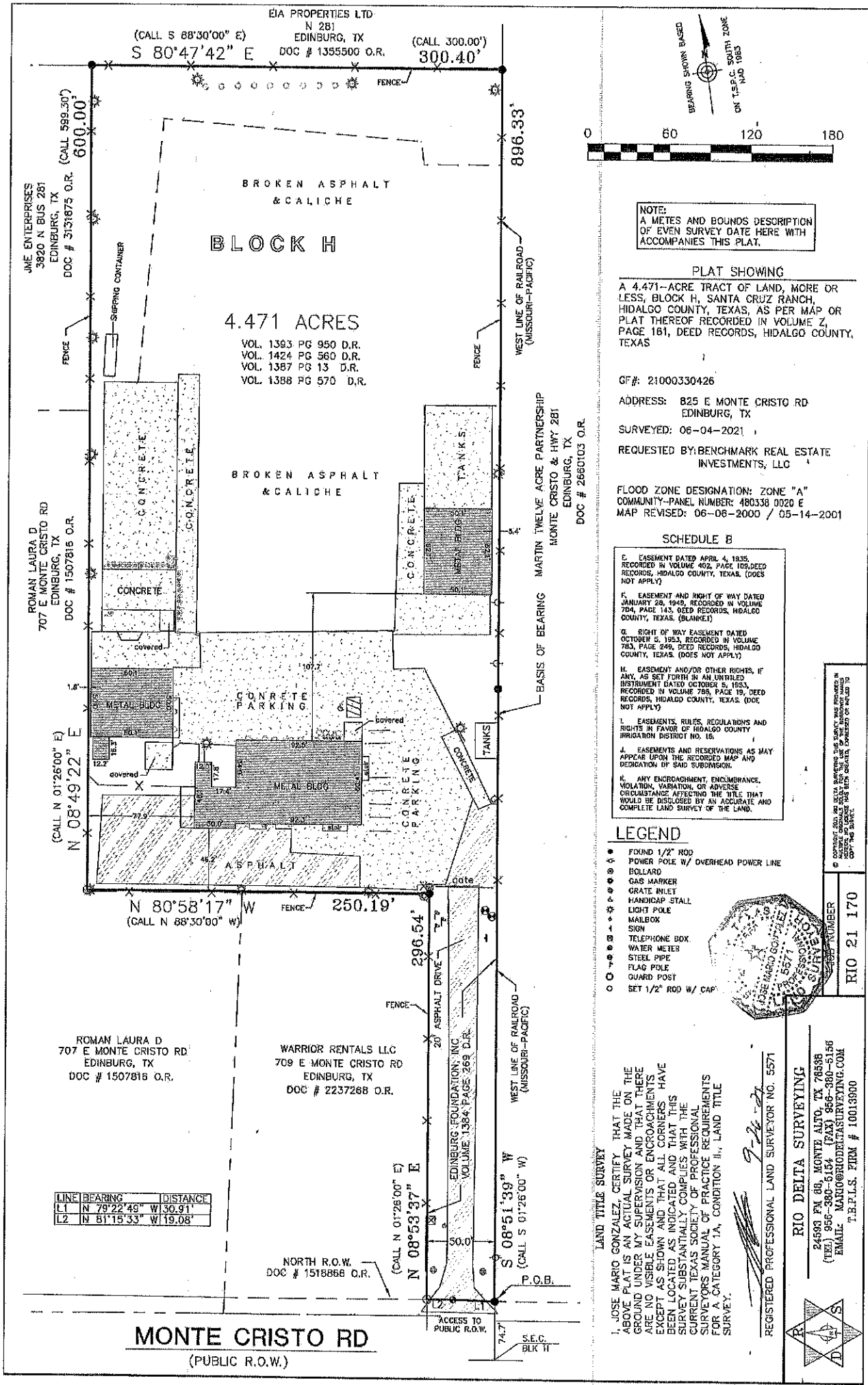
THENCE S 80°47'42" E (CALL S 88°30'00" E) WITH THE SOUTH LINE OF SAID EIA PROPERTIES TRACT, A DISTANCE OF 300.40' (CALL 300.00') TO A ½" ROD WITH CAP FOUND AT THE EAST LINE OF SAID TRACT H, SAME BEING THE WEST LINE OF THE SAID MISSOUR-PACIFIC RAILROAD, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°51'39" W (CALL S 01°26'00" W). WITH THE EAST LINE OF SAID BLOCK H, SAME BEING THE WEST LINE OF THE MISSOUR-PACIFIC RAILROAD, A DISTANCE OF 896.33' TO THE POINT OF BEGINNING, CONTAINING 4.471 ACRES OF LAND, MORE OR LESS.

Exhibit B

Permitted Exceptions

1. Real estate taxes and installments of assessments (and liens therefor) on the Property for the year of closing and subsequent years.
2. Visible and apparent easements affecting the Property.
3. Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated October 16, 1973, recorded in Volume 1384, Page 269, Deed Records, Hidalgo County, Texas.
4. Non-drilling provisions, as more particularly set forth in instrument dated October 16, 1973, recorded in Volume 1384, Page 269, Oil and Gas Records, Hidalgo County, Texas.
5. Easement dated April 4, 1935, recorded in Volume 402, Page 109, Deed Records, Hidalgo County, Texas.
6. Easement and Right of way dated January 28, 1949, recorded in Volume 704, Page 143, Deed Records, Hidalgo County, Texas.
7. Right of way Easement dated October 5, 1953, recorded in Volume 783, Page 249, Deed Records, Hidalgo County, Texas.
8. Easement and/or other rights, if any, as set forth in an untitled instrument dated October 5, 1953, recorded in Volume 786, Page 19, Deed Records, Hidalgo County, Texas.
9. Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 15.
10. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
11. Easement Deed dated October 30, 1973, recorded in Volume 1385, Page 570, Deed Records, as affected by Easement Deed dated December 19, 1973, recorded in Volume 1392, Page 874, Deed Records, Hidalgo County, Texas.
12. Easement and Right-of-Way dated March 12, 2015, recorded under Clerk's File No. 2610802, Official Records, as affected by Amendment to Easement and Right of Way dated November 13, 2015, recorded under Clerk's File No. 2667025, Official Records, Hidalgo County, Texas.



EIA PROPERTIES LTD
 N 281
 EDINBURG, TX
 DOC # 1355500 O.R.
 (CALL S 88°30'00" E) S 80°47'42" E (CALL 300.00') 300.40'

JME ENTERPRISES
 3820 N BUS 281
 EDINBURG, TX
 DOC # 3131875 O.R. (CALL 589.30) 600.00'

ROMAN LAURA D
 707 E MONTE CRISTO RD
 EDINBURG, TX
 DOC # 1507816 O.R.

(CALL N 01°26'00" E) N 08°49'22" E

ROMAN LAURA D
 707 E MONTE CRISTO RD
 EDINBURG, TX
 DOC # 1507816 O.R.

WARRIOR RENTALS LLC
 709 E MONTE CRISTO RD
 EDINBURG, TX
 DOC # 2237268 O.R.

LINE	BEARING	DISTANCE
L1	N 79°22'49" W	30.91'
L2	N 81°15'33" W	19.08'

NORTH R.O.W.
 DOC # 1518866 O.R.

(CALL N 01°28'00" E) N 08°53'37" E
 (CALL S 07°26'00" W) S 08°51'39" W

MONTE CRISTO RD
 (PUBLIC R.O.W.)



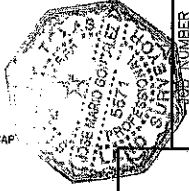
NOTE:
 A METES AND BOUNDS DESCRIPTION
 OF EVEN SURVEY DATE HERE WITH
 ACCOMPANIES THIS PLAT.

PLAT SHOWING
 A 4.471-ACRE TRACT OF LAND, MORE OR
 LESS, BLOCK H, SANTA CRUZ RANCH,
 HIDALGO COUNTY, TEXAS, AS PER MAP OR
 PLAT THEREOF RECORDED IN VOLUME Z,
 PAGE 181, DEED RECORDS, HIDALGO COUNTY,
 TEXAS

GF#: 21000330426
 ADDRESS: 825 E MONTE CRISTO RD
 EDINBURG, TX
 SURVEYED: 06-04-2021
 REQUESTED BY: BENCHMARK REAL ESTATE
 INVESTMENTS, LLC
 FLOOD ZONE DESIGNATION: ZONE "A"
 COMMUNITY-PANEL NUMBER: 480338 0020 E
 MAP REVISED: 06-06-2000 / 05-14-2001

- SCHEDULE B
- C. EASEMENT DATED APRIL 4, 1935, RECORDED IN VOLUME 402, PAGE 109, DEED RECORDS, HIDALGO COUNTY, TEXAS. (DOES NOT APPLY)
 - F. EASEMENT AND RIGHT OF WAY DATED JANUARY 29, 1949, RECORDED IN VOLUME 704, PAGE 143, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)
 - G. RIGHT OF WAY EASEMENT DATED OCTOBER 5, 1953, RECORDED IN VOLUME 783, PAGE 249, DEED RECORDS, HIDALGO COUNTY, TEXAS. (DOES NOT APPLY)
 - H. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN AN UNRECORDED INSTRUMENT DATED OCTOBER 5, 1953, RECORDED IN VOLUME 788, PAGE 19, DEED RECORDS, HIDALGO COUNTY, TEXAS. (DOES NOT APPLY)
 - I. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
 - J. EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP AND DESIGNATION OF SAID SUBDIVISION.
 - K. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

- LEGEND
- FOUND 1/2" ROD
 - ⊕ POWER POLE W/ OVERHEAD POWER LINE
 - BOLLARD
 - GAS MARKER
 - GRATE INLET
 - HANDICAP STALL
 - EIGHT POLE
 - MAILBOX
 - SIGN
 - TELEPHONE BDX.
 - WATER METER
 - STEEL PIPE
 - FLAG POLE
 - GUARD POST
 - SET 1/2" ROD W/ CAP

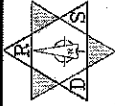


LAND TITLE SURVEY
 I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571
 RIO DELTA SURVEYING
 24593 FM 88, MONTE ALTO, TX 78588
 (TEL) 956-380-5154 (FAX) 956-380-5156
 EMAIL: MARIO@RIODELTASURVEYING.COM
 T.B.P.L.S. FIRM # 10019900

NO ENCROACHMENT, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

PLAT NUMBER
 RIO 21 170



RIO-DELTA SURVEYING
24593 FM 88
Monte Alto, Texas 78538
956-380-5154 956-262-0223 fax
TBPLS FIRM # 10013900

Metes and Bounds Description

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A plat of even survey herewith accompanies these metes and bounds description
Basis of Bearing: West line of Missouri-Pacific Railroad – T.S.P.C. South Zone, N.A.D. 1983

