

Notes:

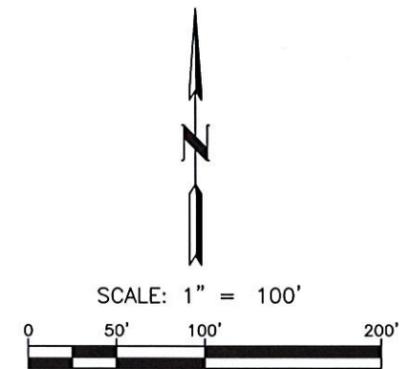
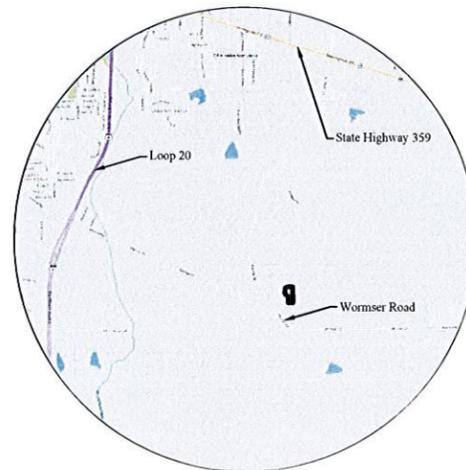
- Commitment Date: 06-22-2022
- D.) Right of Way dated December 15, 1950, executed by Zaragoza Rodriguez, et ex to V.F. Neuaus, recorded in Volume 221, Page 41-42, Webb County Deed Records. **Does Affect, Blanket**
- E.) Easement and Right of Way dated November 12, 1951, executed by Zaragoza Rodriguez to Central Power and Light Company, recorded in Volume 225, Page 332-333, Webb County Deed Records. **Affects as Shown**
- F.) Easement and Right of Way dated August 7, 1990, executed by Zaragoza Rodriguez, Jr. to Central Power and Light Company, recorded in Volume 1444, Page 745, Webb County Deed Records. **Does Not Affect**
- G.) General Warranty Deed dated December 6, 1990, executed by Emilia R. Garcia to Central Power and Light Company, recorded in Volume 1458, Page 523, Webb County Real Property Records. **Does Not Affect**

ACCESS EASEMENT

BEING a 30.00 feet wide access easement being 15 feet either side of centerline, out of a 78.75 acre tract known as "Share No 2" described in Volume 579, Page 483, Deed Records of Webb County, Texas and being that certain "Share No.4" recorded in Volume 3599, page 548 of the Official Public Records of Webb County, Texas and being further described by metes and bounds as follows:

Beginning at a point in the West line of a 5.00 acres tract from which a 1/2 Inch Iron Rod marked "CEC" bears N. 0°39'34" E. 15.00 feet;
 THENCE S. 89°32'36" W. 405.37 feet to a point;
 THENCE along a curve to the left with a radius of 75.00 feet, Arc Length of 117.82 feet, Chord Bearing of S. 45°00'00" W., and a Chord Distance of 106.07 feet to a point;
 THENCE S. 0°00'00" E. 489.02 feet to a point in the North Right of Way Line of Wormser Road for the POINT OF TERMINATION and containing 0.70 acre of land, more or less.

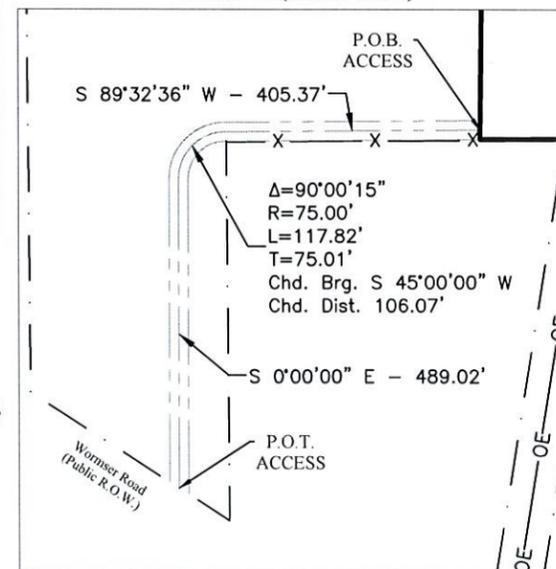
VICINITY MAP



LEGEND

- ⊙ - Found 1/2" Iron Rod
- - Found Brass Disc in Concrete
- - Set 1/2" With Cap "C.E.C. 10194378"
- - Property Line
- - - - - Lot Line
- x-x- - Fence Line
- OE- - Overhead Electrical/Utility

Detail A (not to scale)



Certificate

I do here by certify to **Seven Flags BESS LLC. and Fidelity National Title Company** that this map or and 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 1, 2, 3, 4, 5, 6a, 7a, 8, 11b, 13, 15 and 16 of Table A thereof that no visible above ground encroachments exist other than shown. Property is located in Zone X as according to the Flood Insurance Rate Map Panel 48479C1385C with an effective date 04/02/2008. Field work was completed on January 20th, 2022. - Revised: 06-16-2022

Justin W. Cantwell, RPLS 6331



ALTA SURVEY

Seven Flags BESS LLC
 GF: FT-44122-9001222200142-TW
 5.00 Acres
 Laredo, Webb County, Texas

CENTERLINE ENGINEERING & CONSULTING, LLC.
 8312 Upland Avenue, Lubbock, Texas 79424
 (806) 470-8686
 TBPE Reg. No. F-16713, TBPLS Reg. No. 10194378
 OKLAHOMA CA NO. 8646



CENTERLINE ENGINEERING & CONSULTING, LLC.
8312 Upland Avenue, Lubbock, Texas 79424
(806) 470-8686
TBPE Reg. No. F-16713
TBPLS Reg. No. 10194378

WEBB COUNTY, TEXAS

BEING a 5.00 acre tract located on Survey Number 2149, Abstract 594 of the RH Rains Survey, Webb County, Texas and Porcion 35, Abstract 546. of the Laureano Salinas Survey. Webb County, Texas, the same also being a portion of a 393.7 acre tract of land known as Share No. 2 as described in a Deed of Partition recorded in Volume 579, page 483, Deed Records, Webb County, Texas, and being that certain "Share No.4" recorded in Volume 3599, page 548 of the Official Public Records of Webb County, Texas and being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron rod found for the Southeast corner, same being the Northeast corner of a 11.99 acre tract described in Volume 1436, Page 435, Webb County Deed Records, from which a brass disc in concrete found for the Southeast corner of Share No. 2 bears S. 0°22'39" E. 1255.52 feet;

THENCE S.89°36'50" W. 225.20 feet along the North line of said 11.99 acre tract, to a 1/2 Inch Iron Rod with cap "CEC 10194378" set for the Southwest corner:

THENCE N. 0°39'34" E. 296.16 feet to a 1/2 Inch Iron Rod with cap set for a corner:

THENCE N. 53°49'03" W. 118.91 feet to a 1/2 Inch Iron Rod with cap set for a corner:

THENCE N. 42°22'43" W. 77.92 feet to a 1/2 Inch Iron Rod with cap set for a corner:

THENCE N. 0°11'47" E. 268.60 feet to a 1/2 Inch Iron Rod with cap set for the Northwest corner of this tract:

THENCE N. 69°15'14" E. 147.80 feet to a 1/2 Inch Iron Rod with cap set for a corner:

THENCE N. 89°35'14" E. 225.91 feet to a 1/2 Inch Iron Rod with cap set in the East Line of said Share 2 for the Northeast corner of this tract:

THENCE S. 0°24'11" E. 744.98 feet along the East line of Share No. 2 as described in Volume 579, Page 483, Webb County Deed Records, to the POINT OF BEGINNING and containing 5.00 acres of land, more or less.

Certificate

I do here by certify to **Black Mountain Energy Storage and Fidelity National Title Company** that this map or and 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; that no visible above ground encroachments exist other than shown. Property is located in Zone X as according to the Flood Insurance Rate Map Panel 48479C1385C with an effective date 04/02/2008. Field work was completed on January 20th, 2022.


Justin W. Cantwell, RPLS 6331

Revised: 06-16-2022

