

EXHIBIT "B"

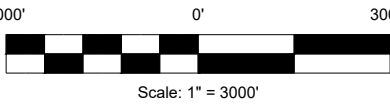
5,651.81
TOTAL ACRES

POINT OF BEGINNING
N: 10637226.62 LAT: 31.839437
E: 1741326.62 LONG: -102.121379

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 12°17'24" E	5164.77'
L2	S 74°51'50" W	37.50'
L3	S 74°53'36" W	2638.82'
L4	S 14°27'19" E	5304.18'
L5	N 74°52'42" E	41.87'
L6	S 14°26'11" E	2656.01'
L7	S 74°50'13" W	2680.35'
L8	S 14°25'36" E	2658.03'
L9	S 14°32'49" E	2652.52'
L10	S 74°52'23" W	2679.93'
L11	N 14°33'42" W	2652.93'
L12	N 74°51'43" E	42.13'
L13	N 14°26'41" W	2656.97'
L14	S 74°51'34" W	2639.32'
L15	N 14°27'45" W	2655.92'
L16	S 74°50'19" W	86.12'
L17	N 14°26'54" W	2655.04'
L18	S 74°51'58" W	2639.32'
L19	N 14°27'00" W	2656.30'
L20	N 74°53'36" E	2639.39'
L21	N 74°53'36" E	86.13'
L22	N 14°34'37" W	5223.38'
L23	S 75°05'15" W	2681.69'
L24	S 14°34'10" E	2616.24'
L25	S 74°59'26" W	2682.07'
L26	N 14°33'43" W	2620.79'
L27	N 13°06'29" W	2626.87'
L28	N 75°19'44" E	2727.79'
L29	N 12°05'31" W	2617.14'
L30	N 75°33'52" E	2720.89'
L31	N 14°42'25" W	5281.64'
L32	N 75°25'36" E	2694.51'
L33	S 14°33'54" E	5288.07'
L34	N 75°33'52" E	2681.43'
L35	N 14°25'24" W	2647.27'
L36	N 75°24'50" E	2637.28'
L37	S 14°24'58" E	2646.68'
L38	N 75°24'04" E	2636.95'
L39	N 75°22'15" E	102.76'
L40	S 12°17'24" E	5164.82'

ACREAGE TOTALS	
TRACT NO.	ACREAGE
1	159.20 ACRES
2	79.60 ACRES
3	197.92 ACRES
4	4,897.60 ACRES
5	157.24 ACRES
6	160.25 ACRES
TOTAL	5,651.81 ACRES

NOTES:
1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL 4203).
2. LATITUDE & LONGITUDE ARE NAD 83 AND NAD 27 GEOGRAPHIC.
3. THIS IS AN EXHIBIT AND DOES NOT REPRESENT A TRUE BOUNDARY SURVEY. THIS SURVEY IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY COG OPERATING LLC. SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.



I HEREBY STATE THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION.

James C. Yarger 10-17-2023
JAMES C. YARGER TEXAS R.P.L.S. NO. 5854 DATE

THE POINT OF BEGINNING IS LOCATED APPROXIMATELY 13 MILES SOUTHWEST OF MIDLAND, TEXAS

COG OPERATING LLC



LEASE OUTLINE

SITUATED IN
SECTION 9, BLOCK 40, TOWNSHIP 3 SOUTH
T. & P. RR. CO. SURVEY, ABSTRACT NO. 277

SECTION 15, BLOCK 40
C.F. O'NEAL SURVEY, ABSTRACT NO. 876

SECTION 12, BLOCK 40
C.F. O'NEAL SURVEY, ABSTRACT NO. 873 & 1200

SECTION 41, BLOCK 40, TOWNSHIP 2 SOUTH
T. & P. RR. CO. SURVEY, ABSTRACT NO. 272
MIDLAND COUNTY, TEXAS

EXHIBIT "B"

METES AND BOUNDS DESCRIPTION

BEING THE METES AND BOUNDS DESCRIPTION OF A CALCULATED 5,651.81 ACRE TRACT SITUATED IN SECTION 41, BLOCK 40, TOWNSHIP 2 SOUTH, T. & P. RR. CO. SURVEY, ABSTRACT NO. 272, SECTION 8, BLOCK 40, MATT DAUGHERTY SURVEY, ABSTRACT NO. 1345, SECTION 10, BLOCK 40, MATT DAUGHERTY SURVEY, ABSTRACT NO. 885, SECTION 11, BLOCK 40, C.F. O'NEAL SURVEY, ABSTRACT NO. 874, SECTION 12, BLOCK 40, C.F. O'NEAL SURVEY, ABSTRACT NO. 873, SECTION 4, BLOCK 40, TOWNSHIP 3 SOUTH, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1327 & 1375, SECTION 14, BLOCK 40, C.F. O'NEAL SURVEY, ABSTRACT NO. 1248 & 886, SECTION 15, BLOCK 40, C.F. O'NEAL SURVEY, ABSTRACT NO. 876, SECTION 7, BLOCK 40, TOWNSHIP 3 SOUTH, T. & P. RR. CO. SURVEY, ABSTRACT NO. 276, SECTION 8, BLOCK 40, TOWNSHIP 3 SOUTH, T. & P. RR. CO. SURVEY, ABSTRACT NO. 814, SECTION 9, BLOCK 40, TOWNSHIP 3 SOUTH, T. & P. RR. CO. SURVEY, ABSTRACT NO. 277, SECTION 13, BLOCK 40, TOWNSHIP 3 SOUTH, T. & P. RR. CO. SURVEY, ABSTRACT NO. 279, SECTION 12, BLOCK 40, TOWNSHIP 3 SOUTH, T. & P. RR. CO. SURVEY, ABSTRACT NO. 772, SECTION 20, BLOCK 40, TOWNSHIP 3 SOUTH, T. & P. RR. CO. SURVEY, ABSTRACT NO. 770, MARTIN COUNTY, TEXAS

SAID METES AND BOUNDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CALCULATED NORTHEAST CORNER OF SAID SECTION 15. SAID POINT OF BEGINNING HAVING A TX- CENTRAL ZONE 4203, NAD 83 COORDINATE VALUE OF Y:10637226.62, X:1741326.62;

THENCE S 12°17'24" E, WITH THE EAST BOUNDARY LINE OF SAID SECTION 15, A DISTANCE OF 5164.77 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE S 74°51'50" W, A DISTANCE OF 37.50 FEET TO A POINT;

THENCE S 74°53'36" W, WITH THE SOUTH BOUNDARY LINE OF SAID SECTION 15, A DISTANCE OF 2638.82 FEET TO A POINT;

THENCE S 14°27'19" E, A DISTANCE OF 5304.18 FEET TO A POINT IN THE COMMON BOUNDARY LINE OF SAID SECTION 9 AND SAID SECTION 12;

THENCE N 74°52'42" E, A DISTANCE OF 41.87 FEET TO A POINT;

THENCE S 14°26'11" E, A DISTANCE OF 2656.01 FEET TO A POINT;

THENCE S 74°50'13" W, A DISTANCE OF 2680.35 FEET TO A POINT IN THE COMMON BOUNDARY LINE OF SAID SECTION 13 AND SAID SECTION 12;

THENCE S 14°25'36" E, WITH THE COMMON BOUNDARY LINE, A DISTANCE OF 2658.03 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SECTION 13, SAME BEING THE NORTHEAST CORNER OF SAID SECTION 20;

THENCE S 14°32'49" E, WITH THE EAST BOUNDARY LINE OF SAID SECTION 20, A DISTANCE OF 2652.52 FEET TO A POINT;

THENCE S 74°52'23" W, A DISTANCE OF 2679.93 FEET TO A POINT;

THENCE N 14°33'42" W, A DISTANCE OF 2652.93 FEET TO A POINT IN THE COMMON BOUNDARY LINE OF SAID SECTION 13 AND SAID SECTION 20;

THENCE N 74°51'43" E, WITH THE COMMON BOUNDARY LINE, A DISTANCE OF 42.13 FEET TO A POINT;

THENCE N 14°26'41" W, A DISTANCE OF 2656.97 FEET TO A POINT;

THENCE S 74°51'34" W, A DISTANCE OF 2639.32 FEET TO A POINT IN THE WEST BOUNDARY LINE OF SAID SECTION 13;

THENCE N 14°27'45" W, WITH THE WEST BOUNDARY LINE OF SAID SECTION 13, A DISTANCE OF 2655.92 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE S 74°50'19" W, WITH THE SOUTH BOUNDARY LINE OF SAID SECTION 8, A DISTANCE OF 86.12 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID SECTION 8;

THENCE N 14°26'54" W, WITH THE WEST BOUNDARY LINE OF SAID SECTION 8, A DISTANCE OF 2655.04 FEET TO A POINT;

THENCE S 74°51'58" W, A DISTANCE OF 2639.32 FEET TO A POINT;

THENCE N 14°27'00" W, A DISTANCE OF 2656.30 FEET TO A POINT IN THE COMMON BOUNDARY LINE OF SAID SECTION 4 AND SAID SECTION 7;

THENCE N 74°53'36" E, WITH THE COMMON BOUNDARY LINE, A DISTANCE OF 2639.39 FEET TO A POINT;

THENCE N 74°53'36" E, A DISTANCE OF 86.13 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID SECTION 4;

THENCE N 14°34'37" W, WITH THE WEST BOUNDARY LINE OF SAID SECTION 14, A DISTANCE OF 5223.38 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE S 75°05'15" W, WITH THE SOUTH BOUNDARY LINE OF SAID SECTION 10, A DISTANCE OF 2681.69 FEET TO A POINT;

THENCE S 14°34'10" E, A DISTANCE OF 2616.24 FEET TO A POINT;

THENCE S 74°59'26" W, A DISTANCE OF 2682.07 FEET TO A POINT IN THE WEST BOUNDARY LINE OF SAID SECTION 4;

THENCE N 14°33'43" W, WITH THE WEST BOUNDARY LINE OF SAID SECTION 4, A DISTANCE OF 2620.79 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID SECTION 4;

THENCE N 13°06'29" W, WITH THE WEST BOUNDARY LINE OF SAID SECTION 10, A DISTANCE OF 2626.87 FEET TO A POINT;

THENCE N 75°19'44" E, A DISTANCE OF 2727.79 FEET TO A POINT;

THENCE N 12°05'31" W, A DISTANCE OF 2617.14 FEET TO A POINT IN THE NORTH BOUNDARY LINE OF SAID SECTION 10;

THENCE N 75°33'52" E, WITH THE NORTH BOUNDARY LINE OF SAID SECTION 10, A DISTANCE OF 2720.89 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID SECTION 10;

THENCE N 14°42'25" W, WITH THE WEST BOUNDARY LINE OF SAID SECTION 8, A DISTANCE OF 5281.64 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID SECTION 8;

THENCE N 75°25'36" E, WITH THE NORTH BOUNDARY LINE OF SAID SECTION 8, A DISTANCE OF 2694.51 FEET TO A POINT;

THENCE S 14°33'54" E, A DISTANCE OF 5288.07 FEET TO A POINT IN THE COMMON BOUNDARY LINE OF SAID SECTION 11 AND SAID SECTION 8;

THENCE N 75°33'52" E, WITH THE COMMON BOUNDARY LINE, A DISTANCE OF 2681.43 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID SECTION 8;

THENCE N 14°25'24" W, WITH THE WEST BOUNDARY LINE OF SAID SECTION 41, A DISTANCE OF 2647.27 FEET TO A POINT;

THENCE N 75°24'50" E, A DISTANCE OF 2637.28 FEET TO A POINT;

THENCE S 14°24'58" E, A DISTANCE OF 2646.68 FEET TO A POINT IN THE COMMON BOUNDARY LINE OF SAID SECTION 12 AND SAID SECTION 41;

THENCE N 75°24'04" E, WITH THE COMMON BOUNDARY LINE, A DISTANCE OF 2636.95 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID SECTION 41;

THENCE N 75°22'15" E, WITH THE NORTH BOUNDARY LINE OF SAID SECTION 12, A DISTANCE OF 102.76 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE S 12°17'24" E, WITH THE EAST BOUNDARY LINE OF SAID SECTION 12, A DISTANCE OF 5164.82 FEET TO THE POINT OF BEGINNING;

SAID BOUNDARY TRACT CONTAINING CALLED 5,651.81 ACRES IN SECTIONS 8, 41, 10, 11, 12, 4, 14, 15, 7, 8, 9, 13 AND SECTION 12 MORE OR LESS.

COG OPERATING LLC



LEASE OUTLINE

SITUATED IN
SECTION 9, BLOCK 40, TOWNSHIP 3 SOUTH
T. & P. RR. CO. SURVEY, ABSTRACT NO. 277

SECTION 15, BLOCK 40
C.F. O'NEAL SURVEY, ABSTRACT NO. 876

SECTION 12, BLOCK 40
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	TBPELS FIRM# 10193740 2129 S Great Southwest Parkway Suite 313 Grand Prairie, TX 75051 (817) 529-1180 ~ Fax (817) 529-1181	REV. #	DRAWN BY:	DATE:	REV. #	DRAWN BY:	DATE:	DRAWN BY: BAB	DATE: 05/02/2022	DWG. NO. 10543_LEASE OUTLINE	REV. 0
								CHECKED BY: JCY	DATE: 10/17/2023		
								SCALE: 1"=3000'	PAGE 2 OF 2		