

A 9.92-acre tract out the Houston & Texas Central Railroad Co. Survey No. 18, Block 1, Certificate 32/3066, Abstract No. 898, Archer County, Texas, and out of that certain 177.59-acre tract as described in deed to the Doris Pappan Trust from Doris L. Mahler Pappan on October 16, 2012, as recorded in Volume 754, Page 770, Archer County Official Public Records, and being more specifically described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found on the northwest right-of-way line of State Highway 79, a paved public highway, and on the southeast line of said Pappan tract, that bears NORTH 35°24'59" EAST 4,576.77 feet from a 1/2-inch iron rod found on the north line of the McKinney & Williams Survey, Abstract No. 311, on the south line of said Abstract No. 898, being the southeast corner of Survey No. 19 of said Abstract No. 898, the southwest corner of said Survey No. 18, and the south corner of said Pappan tract, said beginning iron rod being the southeast corner of that certain 57.40-acre tract described in deed to Cynthia Masters from the Doris Pappan Trust as recorded on Instrument No. 2021-11664, Archer County Official Public Records, for the northeast corner and POINT OF BEGINNING of this tract;

THENCE SOUTH 35°24'59" WEST 381.42 feet along the northwest right-of-way line of said Highway 79 and the southeast line of said Pappan tract to a 1/2-inch iron rod set for the southeast corner of this tract;

THENCE leaving the northwest right-of-way line of said Highway and the southeast line of said Pappan tract SOUTH 85°09'34" WEST 1,221.58 feet to a 1/2-inch iron rod set for the southwest corner of this tract;

THENCE NORTH 01°16'00" WEST 416.78 feet to a 1/2-inch iron rod set on the south line of said Masters tract for the northwest corner of this tract;

THENCE SOUTH 83°15'46" EAST 562.78 feet along the south line of said Masters tract to a 1/2-inch iron rod found at an angle point in the south line of said Masters tract for an angle point in the north line of this tract;

THENCE NORTH 85°55'38" EAST 890.83 feet along the south line of said Masters tract to the POINT OF BEGINNING, and containing 9.92 acres, more or less.