

BEING a 86.7 acre tract out of the North Half of Labor 9, League 231, King County School Land, Lamb County, Texas as recorded in Volume 716, Page 826, of the Official Public Records of Lamb County, Texas (LCOPR) together with a 0.39 acre tract (Volume 853, Page 601) out of the South part out of the Maxfield 2 acre tract as recorded in Volume 798, Page 468 LCOPR and less a 0.44 acre tract as deeded to Maxfield in Volume 853, Page 598 LCOPR, said 86.7 acres being described as follows:

BEGINNING at 1/2 inch iron rod with cap "C.E.C. 10194378" found at the midpoint of the West line of said Labor 9 for the Southwest corner:

THENCE N.2°30'43"E. 1156.7 feet to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for the Northwest corner of said 0.39 acre tract;

THENCE S.87°02'37"E. at 295.16 feet pass the Northeast corner of said 0.39 acre tract and the Southwest corner of said 0.44 acre tract, in all, 363.52 feet to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for a corner;

Thence N.52°25'31"E. 16.56 feet to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for a corner;

Thence N.2°26'31"E. 226.51 feet to a 1/2 inch iron rod with cap "C.E.C. 10194378" found in the North line of said parent tract for the Northeast corner of said 0.44 acre tract;

THENCE S.87°02'36"E. 2401.44 feet along the South line of a 177.10 acre tract as described in Volume 747, Page 100, LCOPR to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for the Northeast corner;

THENCE S.2°29'49"W. 1389.72 feet along the West line of a 212.00 acre tract of land as described in Volume 418, Page 406, (LCOPR), Texas, to a 1/2 inch iron rod with cap "C.E.C. 10194378" found for the Southeast corner;

THENCE N.87°07'52"E. 2777.68 feet along the North line of a 88.55 acre tract of land as described in Instrument No. 2019-00000179, Deed Records of Lamb County, Texas, to the POINT OF BEGINNING, containing 86.7 acres of land, more or less including part of County Road 115 on the West.