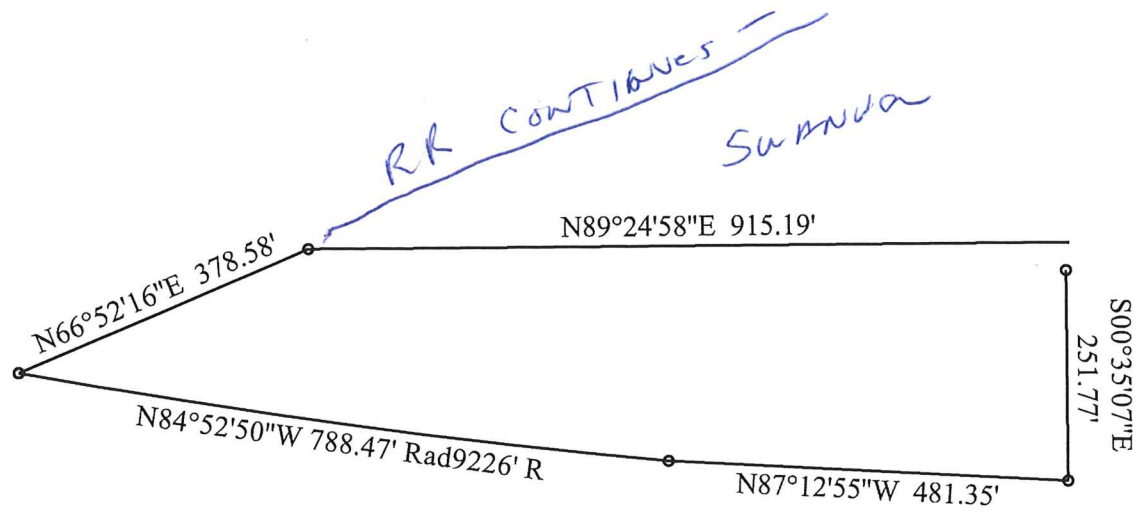


Scale: 1 inch = 230 feet

Area: 6.111 acres (266,194.40 square feet)



1. S00°35'07"E 251.77'
2. N87°12'55"W 481.35'
3. N84°52'50"W 788.47' Rad9226' R
4. N66°52'16"E 378.58'

5. N89°24'58"E 915.19'

PROPERTY (including any improvements):

BEING 5.46 Acres of land, situated in the Gray B. King Survey, Abstract No. 3, Wood County, Texas and being all the Residue of that called 5.5 Acre tract, described as Tract One, in a deed to Stanley Wolverton, recorded in Volume 2081, Page 798, of the Real Public Records of Wood County, Texas and being all of the Residue of that called 1.5 Acres, described as Tract Two of same and being further described as follows:

BEGINNING at a 1/2" Iron Rod found for the Northeast corner of said 5.5 Acre tract, being in the South line of that called 7.39 Acre tract, described as Tract Two in a deed to Lynn Swanner and wife, Linda Swanner, recorded in Volume 1324, Page 713 (R.P.R.W.C.T.) and being the Northwest corner of that called 1.0589 Acre tract, described in a deed to Michael Bernon and Tiara Bernon, recorded as Instrument No. 2017-00002819 (R.P.R.W.C.T.);

Warranty Deed with Vendor's Lien - Page 1

THENCE South 00 degrees 35 minutes 07 seconds East, (Bearing Basis), with the East line of said 5.5 Acre tract and the West line of said 1.0589 Acre tract, a distance of 251.77 feet to a 1/2" Iron Rod found for the Southwest corner of said 1.0589 Acre tract, in the East line of said 5.5 Acre tract and being in the North Right-of-Way of State Highway No. 11, a 120 foot wide Right-of-Way;

THENCE North 87 degrees 12 minutes 55 seconds West, across said 5.5 Acre tract and with the North line of said Right-of-Way, a distance of 481.35 feet to a Concrete Right-of-Way monument found at the Point of Curve, in said Right-of-Way, having a radius of 9226 feet, from which, a Concrete Right-of-Way monument found, bears S 00°14'29" W - 120.00';

THENCE across said 5.5 Acre tract and across said 1.5 Acre tract, with said Curve to the Right, an arc distance of 788.47 feet, (Chord bears N 84 degrees 52 minutes 50 seconds West - 788.23 feet), to a 1/2" Iron Rod set in said Right-of-Way and being in the Southeastern Right-of-Way of Kansas City Southern Railroad, a 100 foot wide Right-of-Way;

THENCE North 66 degrees 52 minutes 16 seconds East, continuing across said 1.5 Acre tract and with the Southeastern Right-of-Way of said Railroad, a distance of 378.58 feet to a 1/2" Iron Rod set for the Northern Northwest corner of said 5.5 Acre tract, being the Southwest corner of said 7.39 Acre tract;

THENCE North 89 degrees 24 minutes 58 seconds East, with the North line of said 5.5 Acre tract and the South line of said 7.39 Acre tract, a distance of 915.19 feet to the Place of Beginning, containing 5.46 Acres of land.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to all oil, gas and mineral reservations and conveyances, royalty interests, oil, gas and mineral leases, rights-of-way, easements and restrictions, affecting the property hereby conveyed that have been recorded in the office of the County Clerk of Wood County,