

METES AND BOUNDS DESCRIPTION

4.78 Acre Tract

All that certain 4.78 acre tract or parcel of land situated in the City of Breckenridge, County of Stephens, State of Texas, and said tract being part of the east half of the southeast quarter of the Lunatic Asylum Lands Section Number 9, original grantee and patentee N. S. Greenwood, Abstract Number 997, patent dated 14 July 1879, and recorded in volume C-2 page 366 of the Deed Records of said Stephens County, and said tract being the remanent of Tract 2 as described in deed to Myra L. Hall and Fayla G. Taylor, filed 26 December 2001, and recorded in volume 1567 page 213 of the Official Public Records of Stephens County, and being more particularly described as follows;

BEGINNING for the southernmost southwest corner of the tract being described herein at a found $3\frac{1}{4}$ inch iron rod in a barbed wire fence, said rod being the southernmost southwest remanent corner of said Tract 2, same being the northwest corner of a called 0.58 acre tract as described in deed to Valerie Clark, filed 22 November 2019, and recorded in volume 2171 page 132 of said official public records, and said rod being on the east line of a called 9.6 acre tract as described in deed to Panzee Eudora Guyton et al, filed 02 February 1973, and recorded in volume 386 page 102 of said deed records, from said rod a found 1 inch pipe being the southeast corner of said Guyton tract bears South 00 degrees 04 minutes 04 seconds West, a distance of 276.19 feet, and from said rod a found $3\frac{1}{4}$ inch rod being the southwest corner of said Clark tract bears South 00 degrees 00 minutes 59 seconds West, a distance of 112.66 feet, said beginning rod also having NAD83 NCTZ grid coordinates of N:6954945.00, E:1843857.24;

THENCE: North 00 degrees 04 minutes 10 seconds East, with the monumented east line of said Guyton tract and along and near a barbed wire fence, a distance of 224.03 feet to a found $1\frac{1}{2}$ inch pipe for an ell corner of this tract, same being the most easterly northeast corner of said Guyton tract, from said pipe a pipe fence corner post bears South 75 degrees 28 minutes East, a distance of 1.1 feet; THENCE: South 89 degrees 56 minutes 44 seconds West, with the north line of said Guyton tract, and with a barbed wire fence, a distance of 136.51 feet to a found iron rod for the westernmost southwest corner of this tract, same being an ell corner of said Guyton tract, from said rod a pipe fence corner post bears North 80 degrees 07 minutes East, a distance of 0.9 feet;

THENCE: North 00 degrees 03 minutes 48 seconds East, with the east line of said Guyton Tract, a distance of 662.01 feet to a set $1\frac{1}{2}$ inch rebar on the south side of Dallas Street for the northwest corner of this tract; THENCE: South 89 degrees 45 minutes 09 seconds East, with the south side of said street, a distance of 19.06 feet to a set $1\frac{1}{2}$ inch rebar for the northernmost northeast corner of this tract, said rebar being the northwest corner of a tract as described in deed to R. R Todd, filed 25 September 1947, and recorded in volume 214 page 386 of said deed records;

THENCE: South 00 degrees 03 minutes 48 seconds West, with the west line of said Todd tract, a distance of 125.0 feet to a set $1\frac{1}{2}$ inch rebar for an ell corner of this tract, and the southwest corner of said Todd tract;

THENCE: South 89 degrees 45 minutes 09 seconds East, with the south line of said Todd tract, a distance of 100.0 feet to a set 1½ inch rebar in the bottom of an old septic tank for an ell corner of this tract, said rebar being the southeast corner of a tract as described in deed to H. L. Williams and Billie H. Williams, filed 07 May 1947, and recorded in volume 214 page 134 of said deed records;

THENCE: North 00 degrees 05 minutes 18 seconds East, with the east line of said Williams Tract, a distance of 75.0 feet to a found iron rod by a pipe post for a corner of this tract, same being the southwest corner of a called 0.11 acre tract as described in quit claim deed to Marion Rex Dodds, filed 28 January 2000, and recorded in volume 1466 page 178 of said official public records, from said rod a found 1 inch pipe on the south side of said street being the northwest corner of said Dodds tract, same being the northeast corner of said Williams tract bears North 00 degrees 00 minutes 41 seconds West, a distance of 50 feet;

THENCE: South 89 degrees 45 minutes 09 seconds East, with the south line of said Dodds tract, a distance of 99.98 feet to a set 1½ inch rebar on the west side of South Rose Avenue for the easternmost northeast corner of this tract, same being the southeast corner of said Dodds tract, from said rod a set 1½ inch rebar at the intersection of said Dallas Street and Rose Avenue being the northeast corner of said Dodds tract bears North 00 degrees 00 minutes 41 seconds West, a distance of 50 feet;

THENCE: South 28 degrees 16 minutes 49 seconds East, with the east line of said Hall tract and along the west said Rose Avenue, a distance of 381.16 feet to a set 1½ inch rebar for the northernmost southeast corner of this tract;

THENCE: South 62 degrees 15 minutes 42 seconds West, and passing at 7.64 feet a set 1½ inch rebar on the west side of said Rose Avenue, and continuing on said course, a total distance of 210.89 feet to a set 1½ inch rebar by a pipe fence corner post for an ell corner of this tract, said rebar being the northwest corner of a tract as described in deed to J. W. Stine, filed 26 February 1944, and recorded in volume 197 page 202 of said deed records;

THENCE: South 28 degrees 15 minutes 57 seconds East, with the west line of said Stine tract and with a wire fence, a distance of 318.12 feet to a set 1½ inch rebar for the southernmost southeast corner of this tract, from said rebar a found 1 inch pipe on the west side of said Rose Avenue bears North 62 degrees 04 minutes 05 seconds East, a distance of 210.98 feet, and from said rebar a found 1 inch pipe by a pipe fence corner post bears South 12 degrees 15 minutes 25 seconds East, a distance of 0.62 feet;

THENCE: South 62 degrees 04 minutes 05 seconds West, and passing at 29.06 feet a found iron rod with a plastic cap marked 5560 being the northeast corner of said Clark tract, and continuing on said course with the north line of said Clark tract, a total distance of 258.21 feet to the

POINT OF BEGINNING and containing 4.78 acres of land. NAD83 NCTZ Grid bearings and surface measurements

0.29 Acre Tract

All that certain 0.29 acre tract or parcel of land situated in the east half of the southeast quarter of Section 9 of the Lunatic Asylum Lands, original grantee and patentee N. S. Greenwood, Abstract Number 997, patent dated 14 July 1879, and recorded in volume C-2 page 366 of the Deed Records of the County of Stephens State of Texas, and said tract being all of Tract 1:, Parcel (a) and all of Tract 1:, Parcel (b), as described in a deed to Myra L. Hall and Fayla G. Taylor, filed 26 December 2001, and recorded in volume 1567 page 213 of the Official Public Records of said Stephens County, and being more particularly described as follows;

BEGINNING for the northeast corner of the tract being described herein at a found 1 inch iron pipe on the south side of West Dallas Street as described in Deed for Street Purposes to the City of Breckenridge, filed 18 September 1926, and recorded in volume 141 page 290 of said deed records, said pipe being the northeast corner of said Hall Tract 1: Parcel (a), same being the northwest corner of a called 0.11 acre tract as described in deed to Marion Rex Dodds, filed 28 January 2000, and recorded in volume 1466 page 178 of said official public records, from said pipe, a found iron rod with a plastic cap marked "5560" at the intersection of the south side of said Dallas Street and the west side of South Rose Avenue being the northeast corner of said Dodds tract bears South 89 degrees 45 minutes 09 seconds East, a distance of 99.97 feet, said pipe also having NAD83 SPC NCTZ grid coordinates of N:6955830.24, E:1843840.78;

THENCE: South 00 degrees 02 minutes 54 seconds West, with the east line of said Hall Tract 1 (a), and with the west line of said Dodds tract, and passing at 50.00 feet to a found iron rod being the southwest corner of said Dodd tract, same being the easternmost northwest corner of a called 4.78 acre tract as described in deed to WWT Cattle, LLC, filed 25 July 2024, and recorded in volume 2262 page 189 of said official public records and continuing on said course with the west line of said WWT tract, a total distance of 125.00 feet to a found iron rod with a plastic cap marked "5560" in the bottom of an old septic tank for the southeast corner of said Tract 1: Parcel (a), same being an inner ell corner of said WWT tract;

THENCE: North 89 degrees 45 minutes 09 seconds West, with the north line of said WWT tract, a distance of 100.00 feet to a found iron rod with a plastic cap marked "5560" for the southwest corner of said Tract 1: Parcel (b), same being an inner ell corner of said WWT tract, from said rebar, a found axel on the west line of said WWT tract bears North 73 degrees 44 minutes 07 seconds West, a distance of 18.89 feet;

THENCE: North 00 degrees 03 minutes 48 seconds East, with the west line of said Tract 1: Parcel (b), and with the east line of said WWT tract, a distance of 125.00 feet to a found iron rod with a plastic cap marked "5560" on the south side of said West Dallas Street, same being the south line of said City of Breckenridge tract for the northwest corner of said Tract 1: Parcel (b), same being the northernmost northeast corner of said WWT tract, from said rod, a found iron rod with a plastic cap marked "5560" being the set 1/2 inch rebar being the westernmost northwest corner of said WWT tract bears North 89 degrees 45 minutes 09 seconds West, a distance of 19.05 feet;

THENCE: South 89 degrees 45 minutes 09 seconds East, with the south side of said street, and with the south line of said City of Breckenridge tract, a distance of 99.97 feet to the POINT OF

BEGINNING and containing 0.29 of an acre of land. NAD83 SPC NCTZ Grid Bearings and surface measurements