

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS PED HOLDINGS, LLC, ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE ELI M. THOMASON SURVEY, ABSTRACT NO. 827, JOHNSON COUNTY TEXAS, AND BEING ALL OF A CALLED 44.427 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 1.55 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED RECORDED IN INSTRUMENT NO. 2021-31287, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 14.028 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 948, PAGE 100, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND LOCATED IN COUNTY ROAD NO. 909;

THENCE N 88°52'56" W WITH THE SOUTHERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD NO. 909, A DISTANCE OF 1091.57 FEET TO A 5/8" IRON ROD FOUND WITH A CAP HAVING ILLEGIBLE MARKINGS AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT;

THENCE N 00°00'20" W WITH THE SOUTHERNMOST WEST LINE OF SAID 44.427 ACRE TRACT, AT 24.68 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909 AT THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 2532, PAGE 414, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), IN ALL A DISTANCE OF 233.15 FEET TO A 2" METAL FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN INSIDE ELL CORNER OF SAID 44.427 ACRE TRACT;

THENCE N 88°49'39" W WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT AND THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.67 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT, ALSO BEING AN ANGLE POINT IN SAID WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT;

THENCE N 88°57'11" W, CONTINUING WITH THE WESTERNMOST SOUTH LINE OF SAID 44.427 ACRE TRACT, A DISTANCE OF 208.42 FEET TO A 5/8" IRON ROD FOUND AT THE WESTERNMOST SOUTHWEST CORNER OF SAID 44.427 ACRE TRACT, LOCATED IN THE EAST LINE OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-9240, O.P.R.J.C.T.;

THENCE N 00°05'40" W WITH THE COMMON LINE BETWEEN SAID 1.0 ACRE TRACT AND SAID 44.427 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 227.07 FEET TO THE NORTHEAST CORNER OF SAID 1.0 ACRE TRACT ALSO BEING THE EASTERNMOST SOUTHEAST CORNER OF A CALLED 22.171 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-1940, O.P.R.J.C.T., FROM WHICH A 4" METAL FENCE CORNER POST BEARS S 9°44'18" W, A DISTANCE OF 0.68 FEET;

THENCE N 00°02'36" W WITH THE COMMON LINE BETWEEN SAID 44.427 ACER TRACT AND SAID 22.171 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 833.67 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 22.171 ACRE TRACT, ALSO BEING THE SOUTHERNMOST

SOUTHEAST CORNER OF A CALLED 70.81 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4039, PAGE 547, O.P.R.J.C.T., AND ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 44.427 ACRE TRACT;

THENCE WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 70.81 ACRE TRACT AS FOLLOWS:

N 00°00'32" W, A DISTANCE OF 70.52 FEET TO A 5/8" IRON ROD FOUND FOR A CORNER;

N 89°49'36" E, GENERALLY ALONG A FENCE, A DISTANCE OF 672.74 FEET TO A 4" METAL FENCE CORNER POST FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID 70.81 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF A CALLED 36.4 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN 4460, PAGE 271, O.P.R.J.C.T.;

THENCE S 89°37'08" E WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 36.4 ACRE TRACT, GENERALLY ALONG A FENCE, A DISTANCE OF 680.76 FEET TO A 2" METAL FENCE CORNER POST FOUND FOR AN ANGLE POINT;

THENCE N 87°26'02" E, GENERALLY ALONG A FENCE, A DISTANCE OF 37.19 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "SSI" AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 44.427 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 1.55 ACRE TRACT;

THENCE N 86°46'44" E WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 36.4 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 154.39 FEET TO A 6" FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID 36.4 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID 14.028 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 71°44'41" W, 0.50 FEET;

THENCE S 2°05'44" W WITH THE COMMON LINE BETWEEN SAID 1.55 ACRE TRACT AND SAID 14.028 ACRE TRACT, AND GENERALLY ALONG A FENCE, A DISTANCE OF 455.97 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "SSI" AT THE SOUTHEAST CORNER OF SAID 1.55 ACRE TRACT, ALSO BEING THE EASTERNMOST NORTHEAST CORNER OF SAID 44.427 ACRE TRACT, AND ALSO BEING AN ANGLE POINT IN THE WESTERLY LINE OF SAID 14.028 ACRE TRACT;

THENCE S 1°07'55" W WITH THE COMMON LINE BETWEEN SAID 44.427 ACRE TRACT AND SAID 14.028 ACRE TRACT, AND GENERALLY ALONG A FENCE, AT A DISTANCE OF 921.31 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD NO. 909, IN ALL A DISTANCE OF 946.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 46.040 ACRES OF LAND.