

EAST

## Description:

A 5.38 acre tract out of Section 58, Block 17, H. & G.N. Survey, Wheeler County, Texas, said 5.38 acre tract being described by metes and bounds as follows:

**BEGINNING** at a point in the East Line of the City limits of Shamrock, Texas, whence the Northeast corner of Block LXXVII, Original Town of Shamrock, Wheeler County, Texas, bears South 00 degrees 33 minutes 07 seconds East, a distance of 61.84 feet and South 89 degrees 26 minutes 53 seconds West, a distance of 59.49 feet;

**THENCE** North 00 degrees 33 minutes 07 seconds West, along said East line of the city limits of Shamrock, Texas, a distance of 72.96 feet to the Northwest corner of this tract being in the North margin of U.S. Route 66 – Business Interstate 40, same being the Southwest corner of a tract described document recorded in Volume 33, Page 340, Deed Records of Wheeler County, Texas (Lewis Tract);

**THENCE** North 83 degrees 51 minutes 48 seconds East, a distance of 223.94 feet, along said North margin of U.S. Route 66 – Business Interstate 40, a distance of 223.94 feet to a 1/2 inch iron rod with cap stamped "OJD" (OJD-Cap) found, the Southeast corner of said Lewis Tract and the Southwest corner of a 66.5 acre tract described in Warranty Deed recorded in Volume 485, Page 319, Deed Records of Wheeler County, Texas;

**THENCE** North 87 degrees 18 minutes 08 seconds East, continuing along said North margin of U.S. Route 66 – Business Interstate 40 and the South line of said 66.5 acre tract, a distance of 1112.86 feet to the start of a curve to the right whose radius bears South 02 degrees 41 minutes 52 seconds East, a distance of 5791.58 feet;

**THENCE** along said curve to the right, an arc length of 190.37 feet, with a chord bearing and distance of North 88 degrees 14 minutes 38 seconds East, 190.36 feet to an OJD-Cap found in said North margin of U.S. Route 66 – Business Interstate 40, same being the South line of said 66.5 acre tract;

**THENCE** North 89 degrees 11 minutes 08 seconds East, a distance of 1118.62 feet to an OJD-Cap found in said North margin of U.S. Route 66 – Business Interstate 40, the Northeast corner of this tract, same being the Southeast corner of said 66.5 acre tract, whence a 60d nail found for the most East Northeast corner of said 66.5 acre tract bears North 00 degrees 23 minutes 15 seconds West, a distance of 259.69 feet;

**THENCE** South 00 degrees 23 minutes 15 seconds East, a distance of 89.69 feet to the Southeast corner of this tract;

**THENCE** South 89 degrees 08 minutes 42 seconds West, a distance of 1217.15 feet;

**THENCE** South 87 degrees 27 minutes 50 seconds West, a distance of 1427.36 feet to the POINT OF BEGINNING.

ELECTRONIC COPY



**OJD Engineering, LLC**  
Consulting Engineers & Surveyors

DRAWN BY: C.B.  
PROJECT #25-AS0069

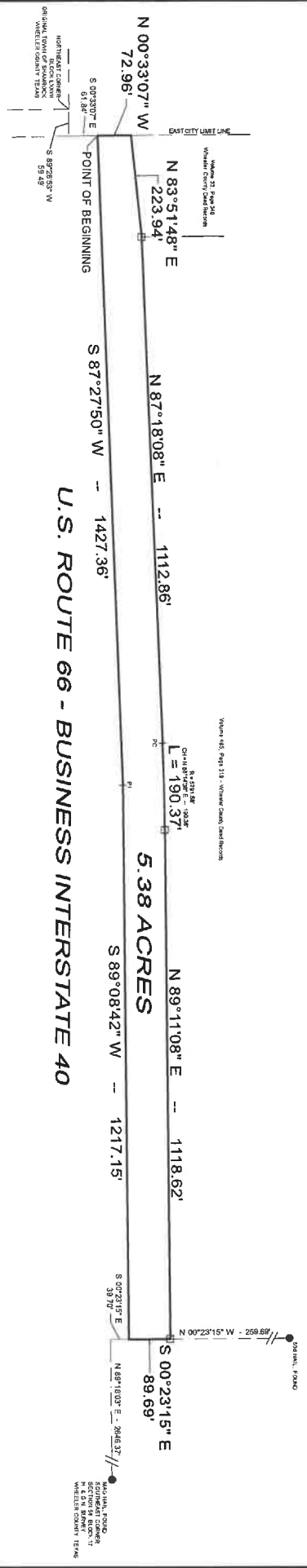
806-352-7117  
2420 Lakeview Dr.  
Amarillo, Texas 79109  
Firm No. 10090900

February 20th, 2025  
David G. Miller, R.P.L.S.  
Registration No. 5437

# EXHIBIT EAST



**Legend:**  
 □ = 1/2" iron rod found "OLD"  
 ● = Monuments found as noted.



**OJD Engineering, LLC**  
 Consulting Engineers & Surveyors  
 February 20th, 2025  
 DRAWN BY: C.B.  
 PROJECT #25-AS0069

800-352-7177  
 2400 West 79th St  
 Amarillo, Texas 79109  
 Firm No. 10090900

WEST

## Description:

A 19.88 acre tract out of Sections 45, 46, 55 and 56, Block 17, H. & G.N. Survey, Wheeler County, Texas, said 19.88 acre tract being described by metes and bounds as follows:

**BEGINNING** at a point in the West Line of the City limit line of Shamrock, Texas, same being in the South margin of U.S. Route 66 – Business Interstate 40, the Southeast corner of this tract, whence the Northwest corner of Block XCI, Original Town of Shamrock, Wheeler County, Texas, bears North 89 degrees 23 minutes 53 seconds East, a distance of 444.59 feet and North 89 degrees 42 minutes 07 seconds East, a distance of 30.0 feet;

**THENCE** South 89 degrees 23 minutes 53 seconds West, with said South margin of U.S. Route 66 – Business Interstate 40, a distance of 4868.31 feet to a point in the West line of Section 45, same being the East line of said Section 46;

**THENCE** South 89 degrees 22 minutes 30 seconds West, with said South margin of U.S. Route 66 – Business Interstate 40, a distance of 5289.19 feet to a point in the West line of said Section 46, the Southwest corner of this tract;

**THENCE** North 00 degrees 15 minutes 32 seconds West, with the West line of said Sections 46 and 55, a distance of 49.8 feet pass the Northwest corner of said Section 46, continue for a total distance of 88.06 feet to the Northwest corner of this tract;

**THENCE** North 89 degrees 14 minutes 08 seconds East, a distance of 4501.02 feet;

**THENCE** North 89 degrees 38 minutes 56 seconds East, a distance of 3403.98 feet;

**THENCE** South 89 degrees 17 minutes 09 seconds East, a distance of 1628.87 feet;

**THENCE** North 89 degrees 35 minutes 41 seconds East, a distance of 622.46 feet to a point in the West city limit line of Shamrock, Texas, the Northeast corner of this tract;

**THENCE** South 02 degrees 03 minutes 22 seconds East, with said West city limit line, a distance of 44.24 feet to the POINT OF BEGINNING.

ELECTRONIC COPY



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Consulting Engineers & Surveyors

DRAWN BY: C.B.  
PROJECT #25-AS0069

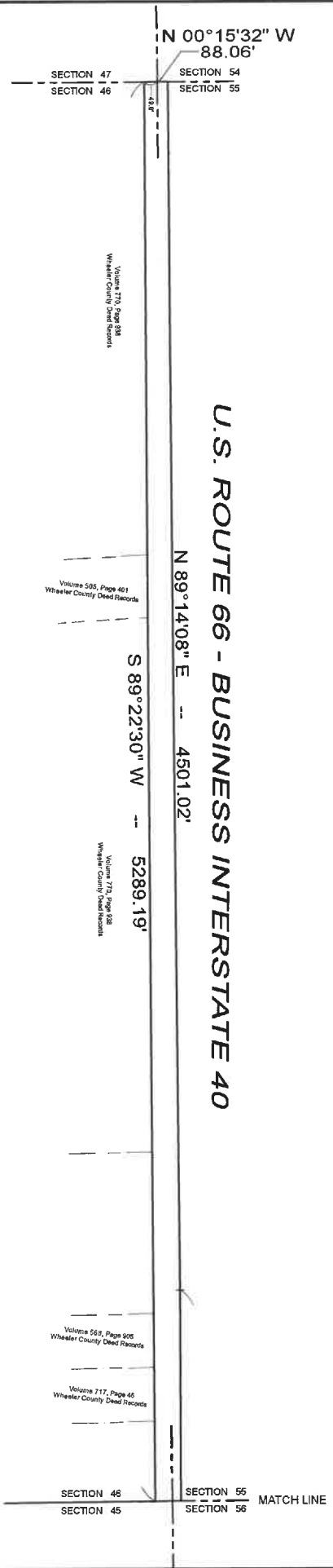
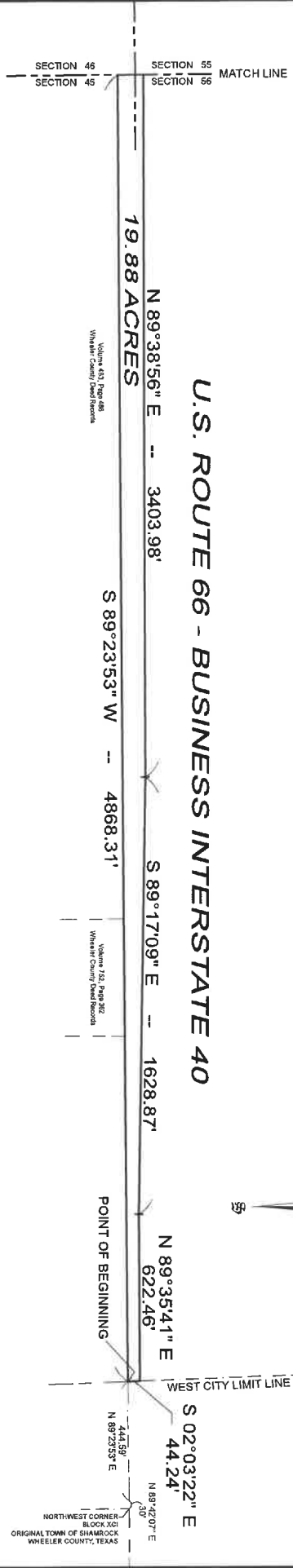
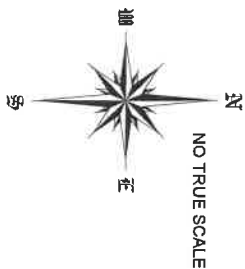
806-352-7117  
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Amarillo, Texas 79109  
Firm No. 10090900

February 20th, 2025  
David G. Miller, R.P.L.S.  
Registration No. 5437

# EXHIBIT

WEST

## U.S. ROUTE 66 - BUSINESS INTERSTATE 40



**OJD Engineering, LLC**  
 Consulting Engineers & Surveyors  
 February 21st, 2025  
 DRAWING BY: E.B.  
 PROJECT #25-AS0089  
 806-352-7117  
 2420 Lakewood Dr.  
 Amarillo, Texas 79109  
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