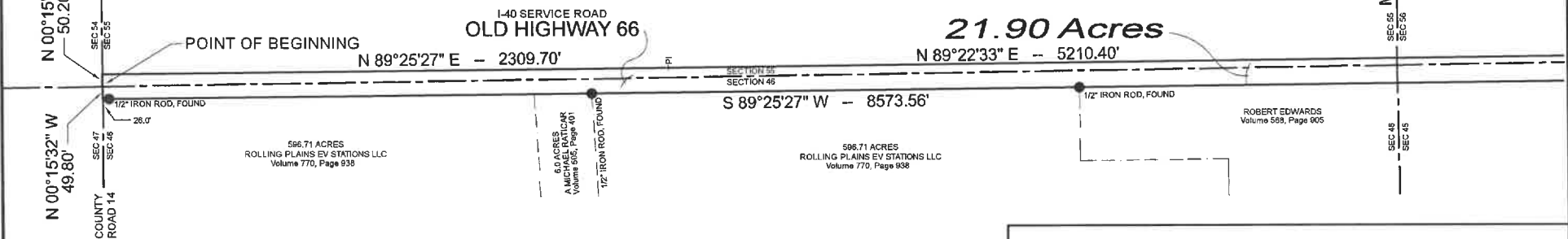


EXHIBIT

Scale: 1" = 400'

21.90 Acres



A 21.90 acre tract of land situated in Sections 45, 46, 55 and 56, Block 17, H. & G. N. Ry. Co. Survey, Wheeler County, Texas, said 21.90 acre tract being described as follows:

THENCE North 00 degrees 15 minutes 32 seconds West, with the West line of said Section 55, a distance of 50.20 feet to the original North line of US Highway 66, the Northwest corner of this tract;

THENCE North 89 degrees 25 minutes 27 seconds East, with the original North line of US Highway 66, a distance of 2309.70 feet;

THENCE North 89 degrees 22 minutes 33 seconds East, with the original North line of US Highway 66, a distance of 5210.40 feet;

THENCE North 00 degrees 37 minutes 27 seconds West, a distance of 92.29 feet to a 1/2 inch iron rod found in the Southern line of a 15.6 acre tract as conveyed in that certain instrument of record in Volume 713, Page 50, Records of Wheeler County, Texas, being the present North line of I-40 Business (State Spur 556);

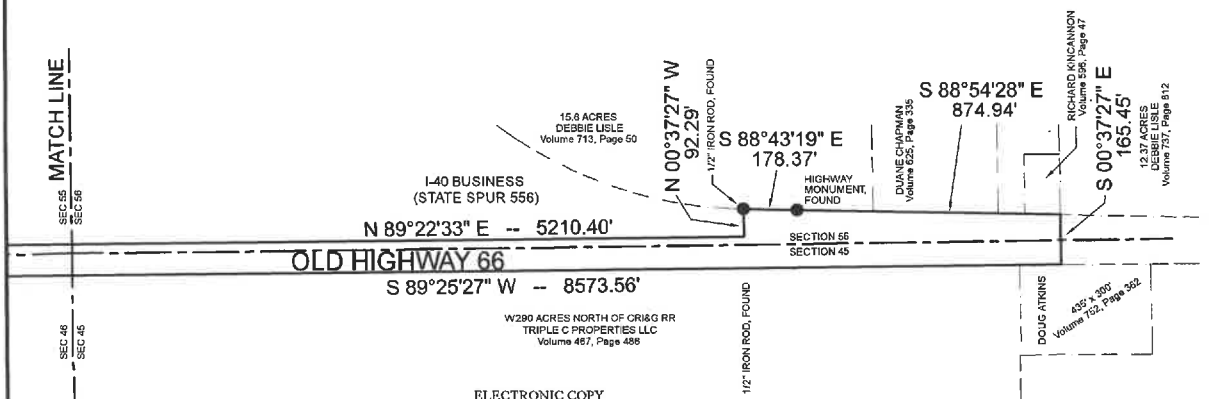
THENCE South 88 degrees 43 minutes 19 seconds East, with the South line of said 15.6 acre tract and the North line of said I-40 Business (State Spur 556), a distance of 178.37 feet to a Highway monument, found;

THENCE South 88 degrees 54 minutes 28 seconds East, with the North line of said I-40 Business (State Spur 556), a distance of 874.94 feet to the Northeast corner of this tract, same being the Southeast corner of a tract conveyed to Richard Kinnannon in Volume 596, Page 47, Records of Wheeler County, Texas and being the Southwest corner of a 12.37 acre tract conveyed to Debbie Lisle in Volume 737, Page 812, Records of Wheeler County, Texas;

THENCE South 00 degrees 37, minutes 27 seconds East, a distance of 165.45 feet to the South line of said I-40 Business (State Spur 556), the original South line of US Highway 66, the Southeast corner of this tract;

THENCE South 89 degrees 25 minutes 27 seconds West, with the original South line of US Highway 86, a distance of 4587.30 pass a 1/2 inch Iron rod found, continue at a distance of 6813.06 feet pass a 1/2 inch Iron rod found, continue as a distance of 8547.56 feet pass a 1/2 inch iron rod found, continue for a total distance of 8573.56 feet to the Southwest corner of this tract, being in the West line of said Section 46;

THENCE North 00 degrees 15 minutes 32 seconds West, with the West line of said Section 46, a distance of 49.80 feet to the POINT OF BEGINNING.



ELECTRONIC COPY

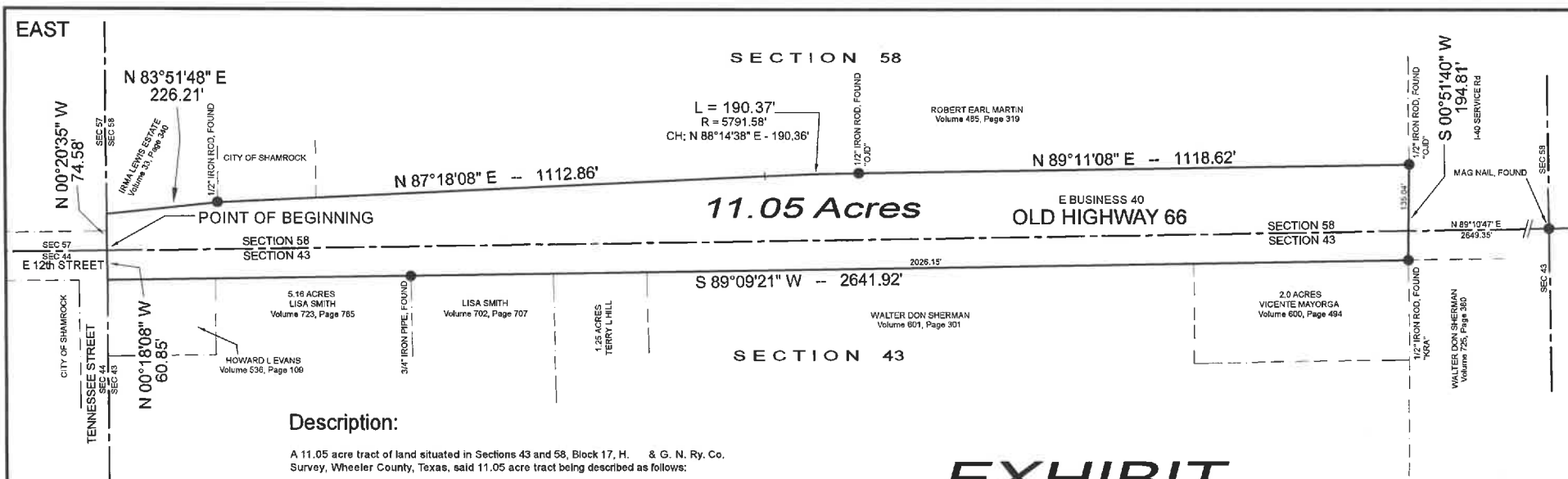

OJD Engineering, LLC
 Consulting Engineers & Surveyors

DRAWN BY: D MILLER
FILE NAME:

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

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

PROJECT #25-AS0069



Description:

A 11.05 acre tract of land situated in Sections 43 and 58, Block 17, H. & G. N. Ry. Co. Survey, Wheeler County, Texas, said 11.05 acre tract being described as follows:

BEGINNING at the Southwest corner of said Section 58, same being the Northwest corner of said Section 43;

THENCE North 00 degrees 20 minutes 35 seconds West, with the West line of said Section 58, a distance of 74.58 feet to the North line of East Business 40, the Northwest corner of this tract;

THENCE North 83 degrees 51 minutes 48 seconds East, with the North line of East Business 40, a distance of 226.21 feet to a 1/2 inch iron rod found;

THENCE North 87 degrees 18 minutes 08 seconds East, with the North line of East Business 40, a distance of 1112.85 feet to a beginning of a curve to the right whose radius bears South 02 degrees 41 minutes 52 seconds East, a distance of 5197.58 feet;

THENCE Northeasterly 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 a 1/2 inch iron rod "QJD" found;

THENCE North 89 degrees 11 minutes 08 seconds East, with the North line of East Business 40, a distance of 1118.62 feet to a 1/2 inch iron rod "QJD" found, the Northeast corner of this tract, whence a mag nail found for the Southeast corner of said Section 58 bears South 00 degrees 51 minutes 40 seconds West, a distance of 135.04 feet and North 89 degrees 10 minutes 47 seconds East, a distance of 2649.35 feet;

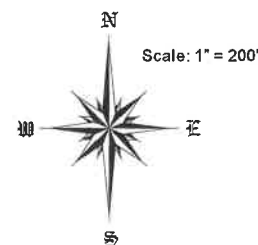
THENCE South 00 degrees 51 minutes 40 seconds West, a distance of 194.81 feet to a 1/2 inch iron rod "KRA" found, the Northeast corner of a 2.00 acre tract of land as conveyed in that certain instrument of record in Volume 600, Page 494, Records of Wheeler County, Texas, being in the South line of East Business 40, the Southeast corner of this tract;

THENCE South 89 degrees 09 minutes 21 seconds West, with the South line of East Business 40, a distance of 2026.15 feet pass a 3/4 inch iron pipe found for the Northeast corner of a 5.16 acre tract as conveyed in that certain instrument of record in Volume 723, Page 765, Records of Wheeler County, Texas, continue for a total distance of 2641.92 feet to the West line of said Section 43, the Southwest corner of this tract of land;

THENCE North 00 degrees 18 minutes 08 seconds West, with the West line of said Section 43, a distance of 60.85 feet to the POINT OF BEGINNING.

EXHIBIT

11.05 ACRES
SECTIONS 43 AND 58, BLOCK 17,
H. & G. N. Ry. Co. SURVEY,
WHEELER COUNTY, TEXAS



ELECTRONIC COPY



OJD Engineering, LLC
Consulting Engineers & Surveyors

DRAWN BY: D MILLER
FILE NAME:

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