

South 63° 22' 33" West a distance of 484.57 feet, and

South 62° 10' 42" West a distance of 427.45 feet to a ½" iron rod set to mark the Southeast corner of said Tract Five;

THENCE North 22° 57' 52" West across said 149.689 acres, with the East line of said Tract Five a distance of 1632.30 feet to the BEGINNING and CONTAINING 26.828 acres.

Tract Seven
26.795 Acres

Being a 26.795 acre parcel of land located on Panola County Road No. 435 (CR 435) about 14 miles South 32° East from the City of Carthage, Texas, and being situated in the A. Barr Survey, Abstract No. 46, Panola County, Texas, and being out of and part of a called 149.689 acres as described in the deed from Shauna 22 Land Co., LLC. to Rusty Hitt, executed May 9, 2022 and recorded under document number 242225, of the Official Public Records of Panola County, Texas (OPRPC), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at an angle corner in the East line of said 149.689 acres, the Southwest corner of a called 6.0 acres described in Volume 1060, Page 30, OPRPC, and being in the West line of a called 97 acres described in Volume 1578, Page 746, OPRPC;

THENCE with the East line of said 149.689 acres, and the West line of said 97 acres as follows:

South 26° 49' 20" East a distance of 488.14 feet, and

South 23° 42' 24" East a distance of 421.13 feet to a ½" iron rod found marking the Southeast corner of said 149.689 acres, being in the North line of a called 424 acres described in Volume 1043, Page 197, OPRPC;

THENCE South 63° 22' 33" West with the South line of said 149.689 acres, and the North line of said 424 acres a distance of 1094.12 feet to a ½" iron rod set in same to mark the Southeast corner of a 26.828 acres (Tract Six) surveyed this date;

THENCE North 38° 43' 13" West across said 149.689 acres, with the East line of said Tract Six a distance of 906.92 feet to a ½" iron rod set in same to mark the Southwest corner of a 10.221 acres (Tract Eight) surveyed this date;

THENCE North 59° 31' 10" East continuing across said 149.689 acres, with the South line of said Tract Eight a distance of 353.11 feet to a ½" iron rod set to mark the Southwest corner of a 10.300 acres (Tract Nine) surveyed this date;

THENCE North 59° 31' 10" East continuing across said 149.689 acres, with the South line of said Tract Nine a distance of 328.39 feet to a ½" iron rod set to mark the Southeast corner of said Tract Nine;

THENCE North 38° 43' 13" West continuing across said 149.689 acres, with the East line of said Tract Nine, crossing said CR 435, a distance of 1375.09 feet to a ½" iron rod set in the North line of said 149.689 acres, to mark the Northeast corner of said Tract Nine, and being in the South line of a called 54.6 acres described in

Volume 726, Page 416, of the Deed Records of Panola County, Texas (DRPC), from whence a steel spike set in the centerline of said CR 435 bears South 38° 43' 13" East a distance of 70.92 feet;

THENCE North 61° 24' 24" East with the North line of said 149.689 acres, and the South line of said 54.6 acres a distance of 30.47 feet to a ½" iron rod set in same to mark the Northwest corner of a 10.185 acres (Tract Ten) surveyed this date, from whence a steel spike set in the centerline of said CR 435 bears South 38° 43' 13" East a distance of 70.60 feet;

THENCE South 38° 43' 13" East across said 149.689 acres, with the West line of said Tract Ten a distance of 1374.08 feet to a ½" iron rod set to mark the Southwest corner of said Tract Ten;

THENCE North 59° 31' 10" East continuing across said 149.689 acres, with the South line of said Tract Ten a distance of 286.11 feet to a ½" iron rod set to mark the Southwest corner of an 11.311 acres (Tract Eleven) surveyed this date;

THENCE North 59° 31' 10" East continuing across said 149.689 acres, with the South line of said Tract Eleven a distance of 308.96 feet to a ½" iron rod set in the East line of said 149.689 acres, to mark the Southeast corner of said Tract Eleven, being in the West line of said 6.0 acres;

THENCE South 26° 37' 05" East with the East line of said 149.689 acres, and the West line of said 6.0 acres a distance of 65.95 feet to the BEGINNING and CONTAINING 26.795 acres.

Tract Eight
10.221 Acres

Being a 10.221 acre parcel of land located on Panola County Road No. 435 (CR 435) about 14 miles South 32° East from the City of Carthage, Texas, and being situated in the A. Barr Survey, Abstract No. 46, Panola County, Texas, and being out of and part of a called 149.689 acres as described in the deed from Shauna 22 Land Co., LLC. to Rusty Hitt, executed May 9, 2022 and recorded under document number 242225, of the Official Public Records of Panola County, Texas (OPRPC), and being more particularly described by metes and bounds as follows:

BEGINNING at a steel spike set in the North line of said 149.689 acres, and the centerline of said CR 435, to mark the Northeast corner of a 28.828 acres (Tract Six) surveyed this date, from whence a ½" iron rod set bears South 38° 43' 13" East a distance of 25 feet;

THENCE with the North line of said 149.689 acres, and the East line of a called 17.89 acres described in Volume 1197, Page 570, OPRPC as follows:

North 07° 23' 30" East a distance of 141.13 feet, and

North 08° 23' 37" East a distance of 91.26 feet, and

North 08° 39' 46" East a distance of 141.82 feet to a ½" iron rod found at an angle corner in the North line of said 149.689 acres, the Easternmost corner of said 17.89 acres, and being in the South line of a called 54.6 acres described in Volume 726, Page 416, of the Deed Records of Panola County, Texas (DRPC);