

NETX ACQUISITIONS, LLC.

100 Independence Place
Suite 404

Tyler, Texas 75703

Phone # 903-480-9500 - Fax # 903-504-5406

Tim Lee Young
102 Crawford Street, Lot 6
Blytheville, AR 72315

Re: Oil and Gas Top Lease
390.928 in the Joseph D. Lilly Survey
And the Joel Cherry Survey
Morris County, Texas

Dear Mr. Young,

Please find a paid up oil and gas lease, a copy of the lease for your records and a W-9 form. According to this lease agreement NETX is offering **\$300.00** per acre bonus consideration for a **3 year term** and providing a **1/5th royalty (20%)** in the event of production. This represents a total bonus payment of \$11,727.84 for your **39.0928** net mineral acres in the subject property.

If you agree to accept our terms of this lease agreement please do the following as soon as possible:

1. Sign and date the lease, lease memo before a notary public, making certain you sign exactly as your name appears in the document. Please be certain the notary public properly completes the acknowledgment by signing, dating, inserting the expiration date, and affixing his/her seal.
2. Sign and date the affidavits of death and heirship for Gloria Edna Hare, Reza Jean Hathcoate and John Robert Young, Jr., before a notary public, making certain you sign exactly as your name appears in the document. Please be certain the notary public properly completes the acknowledgment by signing, dating, inserting the expiration date, and affixing his/her seal.
3. Once all instruments have been signed, dated, and those requiring it have been notarized, please return them in the enclosed return envelope. Upon receipt of the original, properly-executed lease and upon verification of title, a check will be processed within 30 days for payment of your bonus consideration.

Thank you for your prompt consideration in this matter. Should you have any questions, please feel free to call me at the number listed above.

Respectfully,

Steve Shields

Contract Landman
918-497-9287 (cell)
sshields@geoland.us

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED OF RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

OIL AND GAS LEASE
(PAID-UP)

THIS LEASE AGREEMENT IS made as of the 8th February 2024 between **Tim Lee Young** whose address is: 102 Crawford Street, Lot 6, Blytheville, AR 72315 as Lessor (whether one or more), and **NETX ACQUISITIONS, LLC**, 100 Independence Place, Suite 404, Tyler, Texas 75703, as Lessee. All printed portions of this lease were prepared by the party hereinabove named as Lessee, but all other provisions (including the completion of blank spaces) were prepared jointly by Lessor and Lessee.

1. Description In consideration of a cash bonus in hand paid and the covenants herein contained, Lessor hereby grants, leases and lets exclusively to Lessee the following described land, hereinafter called leased premises:

See Attached Exhibit "A"

in the County of **MORRIS**, State of Texas containing **390.928** gross acres, more or less (including any interests therein which Lessor may hereafter acquire by reversion, prescription or otherwise), for the purpose of exploring for, developing, producing and marketing oil and gas, along with all hydrocarbon and nonhydrocarbon substances produced in association therewith. The term "gas" as used herein includes helium, carbon dioxide, gaseous sulfur compounds, coalbed methane and other commercial gases, as well as normal hydrocarbon gases. In addition to the above-described land, this lease and the term "leased premises" also covers accretions and any small strips or parcels of land now or hereafter owned by Lessor which are contiguous or adjacent to the above-described land and, in consideration of the aforementioned cash bonus, Lessor agrees to execute at Lessee's request any additional or supplemental instruments for a more complete or accurate description of the land so covered. For the purpose of determining the amount of any payments based on acreage hereunder, the number of gross acres above specified shall be deemed correct, whether actually more or less. During the term of this lease, Lessee shall have the exclusive right to explore, develop, produce and market oil and gas, and all hydrocarbons and nonhydrocarbons produced in association therewith, from the leased premises by any method inclusive of, without limitation, geophysical or seismic operations. For the same consideration stated above, Lessor further grants, sells, conveys and warrants to Lessee a subsurface right-of-way and easement in, through and under the leased premises for the purpose of drilling oil and/or gas wells to, and producing through said wells oil, gas or other minerals from, lands other than the leased premises, together with the right of ingress and egress to said wells.

2. Term of Lease. This lease, which is a "paid-up" lease requiring no rentals, shall be in force for a primary term of **THREE (3)** years from the date hereof, and for as long thereafter as oil or gas or other substances covered hereby are produced in paying quantities from the leased premises or from lands pooled therewith or this lease is otherwise maintained in effect pursuant to the provisions hereof.

3. Royalty Payment. Royalties on oil, gas and other substances produced and saved hereunder shall be paid by Lessee to Lessor as follows: (a) For oil and other liquid hydrocarbons separated at Lessee's separator facilities, the royalty shall be **ONE FIFTH (1/5th)** of such production, to be delivered at Lessee's option to Lessor at the wellhead or to Lessor's credit at the oil purchaser's transportation facilities, provided that Lessee shall have the continuing right to sell such production to itself or an affiliate at the wellhead market price then prevailing in the same field (or if there is no such price then prevailing in the same field, then in the nearest field in which there is such a prevailing price) for production of similar grade and gravity; (b) for gas (including casinghead gas) and all other substances covered hereby, the royalty shall be **ONE FIFTH (1/5th)** of the proceeds realized by Lessee from the sale thereof, provided that Lessee shall have the continuing right to sell such production to itself or an affiliate at the prevailing wellhead market price paid for production of similar quality in the same field (or if there is no such price then prevailing in the same field, then in the nearest field in which there is such a prevailing price) pursuant to comparable purchase arrangements entered into on the same or nearest preceding date as the date on which Lessee or its affiliate commences its purchases hereunder; and (c) in calculating royalties on production hereunder, Lessee may deduct Lessor's proportionate part of any ad valorem, production and excise taxes, and any costs incurred by Lessee in treating, processing, delivering and otherwise marketing such production. If at the end of the primary term or any time thereafter one or more wells on the leased premises or lands pooled or unitized therewith are capable of producing oil or gas or other substances covered hereby in paying quantities, but such well or wells are either shut in or production therefrom is not being sold by Lessee, such well or wells shall nevertheless be deemed to be producing in paying quantities for the purpose of maintaining this lease. If for a period of 90 consecutive days such well or wells are shut in or production therefrom is not being sold by Lessee, then Lessee shall pay an aggregate shut-in royalty of one dollar per acre then covered by this lease, such payment to be made to Lessor or to Lessor's credit in the depository designated below, on or before the end of said 90-day period and thereafter on or before each anniversary of the end of said 90-day period while the well or wells are shut in or production therefrom is not being sold by Lessee; provided that if this lease is otherwise being maintained by operations, or if production is being sold by Lessee from another well or wells on the leased premises or lands pooled or unitized therewith, no shut-in royalty shall be due until the end of the 90-day period next following cessation of such operations or production. Lessee's failure to properly pay shut-in royalty shall render Lessee liable for the amount due, but shall not operate to terminate this lease.

4. Depository Agent. All shut-in royalty payments under this lease shall be paid or tendered to Lessor or to Lessor's credit in **PAYING LESSOR DIRECTLY AT ABOVE ADDRESS** or its successors, which shall be Lessor's depository agent for receiving payments regardless of changes in the ownership of said land. All payments or tenders may be made in currency, or by check or by draft and such payments or tenders to Lessor or to the depository by deposit in the U.S. Mails in a stamped envelope addressed to the depository or to the Lessor at the last address known to Lessee shall constitute proper payment. If the depository should liquidate or be succeeded by another institution,

or for any reason fail or refuse to accept payment hereunder, Lessor shall, at Lessee's request, deliver to Lessee a proper recordable instrument naming another institution as depository agent to receive payments.

5. Operations. If Lessee drills a well which is incapable of producing in paying quantities (hereinafter called "dry hole") on the leased premises or lands pooled or unitized therewith, or if all production (whether or not in paying quantities) permanently ceases from any cause, including a revision of unit boundaries pursuant to the provisions of Paragraph 6 or the action of any governmental authority, then in the event this lease is not otherwise being maintained in force it shall nevertheless remain in force if Lessee commences operations for reworking an existing well or for drilling an additional well or for otherwise obtaining or restoring production on the leased premises or lands pooled or unitized therewith within 90 days after completion of operations on such dry hole or within 90 days after such cessation of all production. If at the end of the primary term, or at any time thereafter, this lease is not otherwise being maintained in force but Lessee is then engaged in drilling, reworking or any other operations reasonably calculated to obtain or restore production therefrom, this lease shall remain in force so long as any one or more of such operations are prosecuted with no interruption of more than 90 consecutive days, and if any such operations result in the production of oil or gas or other substances covered hereby, as long thereafter as there is production in paying quantities from the leased premises or lands pooled or unitized therewith. After completion of a well capable of producing in paying quantities hereunder, Lessee shall drill such additional wells on the leased premises or lands pooled or unitized therewith as a reasonably prudent operator would drill under the same or similar circumstances to (a) develop the leased premises as to reservoirs then capable of producing in paying quantities on the leased premises or land pooled or unitized therewith, or (b) protect the leased premises from uncompensated drainage by any well or wells located on other lands not pooled or unitized therewith. There shall be no covenant to drill exploratory wells or any additional wells except as expressly provided herein.

6. Pooling. Lessee shall have the right but not the obligation to pool all or any part of the leased premises or interest therein with any other lands or interests, as to any or all depths or zones, and as to any or all substances covered by this lease, either before or after the commencement of drilling or production, whenever Lessee deems it necessary or proper to do so in order to prudently develop or operate the leased premises, whether or not similar pooling authority exists with respect to such other lands or interests. The creation of a unit by such pooling shall be based on the following criteria (hereinafter called "pooling criteria"): A unit for an oil well (other than a horizontal completion) shall not exceed 80 acres plus a maximum acreage tolerance of 10%, and for a gas well or a horizontal completion shall not exceed 640 acres plus a maximum acreage tolerance of 10%; provided that a larger unit may be formed for an oil well or gas well or horizontal completion to conform to any well spacing or density pattern that may be prescribed or permitted by any governmental authority having jurisdiction to do so. For the purpose of the foregoing, the terms "oil well" and "gas well" shall have the meanings prescribed by applicable law or the appropriate governmental authority, or, if no definition is so prescribed, "oil well" means a well with an initial gas-oil ratio of less than 100,000 cubic feet per barrel and "gas well" means a well with an initial gas-oil ratio of 100,000 cubic feet or more per barrel, based on a 24-hour production test conducted under normal producing conditions using standard lease separator facilities or equivalent testing equipment; and the term "horizontal completion" means an oil well in which the horizontal component of the gross completion interval in the reservoir exceeds the vertical component thereof. In exercising its pooling rights hereunder, Lessee shall file of record a written declaration describing the unit and stating the effective date of pooling. Production, drilling or reworking operations anywhere on a unit which includes all or any part of the leased premises shall be treated as if it were production, drilling or reworking operations on the leased premises, except that the production on which Lessor's royalty is calculated shall be that proportion of the total unit production which the net acreage covered by this lease and included in the unit bears to the total gross acreage in the unit, but only to the extent such proportion of unit production is sold by Lessee. In the event a unit is formed hereunder before the unit well is drilled and completed, so that the applicable pooling criteria are not yet known, the unit shall be based on the pooling criteria Lessee expects in good faith to apply upon completion of the well; provided that within a reasonable time after completion of the well, the unit shall be revised if necessary to conform to the pooling criteria that actually exist. Pooling in one or more instances shall not exhaust Lessee's pooling rights hereunder and Lessee shall have the recurring right but not the obligation to revise any unit formed hereunder by expansion or contraction or both, either before or after commencement of production, in order to conform to the well spacing or density pattern prescribed or permitted by the governmental authority having jurisdiction, or to conform to any productive acreage determination made by such governmental authority. To revise a unit hereunder, Lessee shall file of record a written declaration describing the revised unit and stating the effective date of revision. To the extent any portion of the leased premises is included in or excluded from the unit by virtue of such revision, the proportion of unit production on which royalties are payable hereunder shall thereafter be adjusted accordingly. In the absence of production in paying quantities from a unit, or upon permanent cessation thereof, Lessee may terminate the unit by filing of record a written declaration describing the unit and stating the date of termination. Pooling hereunder shall not constitute a cross-conveyance of interests.

7. Payment Reductions. If Lessor owns less than the full mineral estate in all or any part of the leased premises, the royalties and shut-in royalties payable hereunder for any well on any part of the leased premises or lands pooled therewith shall be reduced to the proportion that Lessor's interest in such part of the leased premises bears to the full mineral estate in such part of the leased premises. To the extent any royalty or other payment attributable to the mineral estate covered by this lease is payable to someone other than Lessor, such royalty or other payment shall be deducted from the corresponding amount otherwise payable to Lessor hereunder.

8. Ownership Changes. The interest of either Lessor or Lessee hereunder may be assigned, devised or otherwise transferred in whole or in part, by area and/or by depth or zone, and the rights and obligations of the parties hereunder shall extend to their respective heirs, devisees, executors, administrators, successors and assigns. No change in Lessor's ownership shall have the effect of reducing the rights or enlarging the obligations of Lessee hereunder, and no change in ownership shall be binding on Lessee until 60 days after Lessee has been furnished the original or duly authenticated copies of the documents establishing such change of ownership to the satisfaction of Lessee or until Lessor has satisfied the notification requirements contained in Lessee's usual form of division order. In the event of the death of any person entitled to shut-in royalties hereunder, Lessee may pay or tender such shut-in royalties to the credit of decedent or decedent's estate in the depository designated above. If at any time two or more persons are

entitled to shut-in royalties hereunder, Lessee may pay or tender such shut-in royalties to such persons or to their credit in the depository, either jointly, or separately in proportion to the interest which each owns. If Lessee transfers its interest hereunder in whole or in part Lessee shall be relieved of all obligations thereafter arising with respect to the transferred interest, and failure of the transferee to satisfy such obligations with respect to the transferred interest shall not affect the rights of Lessee with respect to any interest not so transferred. If Lessee transfers a full or undivided interest in all or any portion of the area covered by this lease, the obligation to pay or tender shut-in royalties hereunder shall be divided between Lessee and the transferee in proportion to the net acreage interest in this lease then held by each.

9. **Release of Lease.** Lessee may, at any time and from time to time, deliver to Lessor or file of record a written release of this lease as to a full or undivided interest in all or any portion of the area covered by this lease or any depths or zones thereunder, and shall thereupon be relieved of all obligations thereafter arising with respect to the interest so released. If Lessee releases less than all of the interest or area covered hereby, Lessee's obligation to pay or tender shut-in royalties shall be proportionately reduced in accordance with the net acreage interest retained hereunder.

10. **Ancillary Rights.** In exploring for, developing, producing and marketing oil, gas and other substances covered hereby on the leased premises or lands pooled or unitized therewith, in primary and/or enhanced recovery, Lessee shall have the right of ingress and egress along with the right to conduct such operations on the leased premises as may be reasonably necessary for such purposes, including but not limited to geophysical operations, the drilling of wells, and the construction and use of roads, canals, pipelines, tanks, water wells, disposal wells, injection wells, pits, electric and telephone lines, power stations, and other facilities deemed necessary by Lessee to discover, produce, store, treat and/or transport production. Lessee may use in such operations, free of cost, any oil, gas, water and/or other substances produced on the leased premises. In exploring, developing, producing or marketing from the leased premises or lands pooled or unitized therewith, the ancillary rights granted herein shall apply (a) to the entire leased premises described in Paragraph 1 above, notwithstanding any partial release or other partial termination of this lease; and (b) to any other lands in which Lessor now or hereafter has authority to grant such rights in the vicinity of the leased premises or lands pooled or unitized therewith. When requested by Lessor in writing, Lessee shall bury its pipelines below ordinary plow depth on cultivated lands. No well shall be located less than 200 feet from any house or barn now on the leased premises or other lands of Lessor used by Lessee hereunder, without Lessor's consent, and Lessee shall pay for damage caused by its operations to buildings and other improvements now on the leased premises, or such other lands, and to commercial timber and growing crops thereon. Lessee shall have the right at any time to remove its fixtures, equipment, and materials, including well casing, from the leased premises or such other lands during the term of this lease or within a reasonable time thereafter.

11. **Regulation and Delay.** Lessee's obligations under this lease, whether express or implied, shall be subject to all applicable laws, rules, regulations and orders of any governmental authority having jurisdiction, including restrictions on the drilling and production of wells, and regulation of the price or transportation of oil, gas and other substances covered hereby. When drilling, reworking, production or other operations are prevented or delayed by such laws, rules, regulations or orders, or by inability to obtain necessary permits, equipment, services, material, water, electricity, fuel, access or easements, or by fire, flood, adverse weather conditions, war, sabotage, rebellion, insurrection, riot, strike or labor disputes, or by inability to obtain a satisfactory market for production or failure of purchasers or carriers to take or transport such production, or by any other cause not reasonably within Lessee's control, this lease shall not terminate because of such prevention or delay, and, at Lessee's option, the period of such prevention or delay shall be added to the term hereof. Lessee shall not be liable for breach of any provisions or implied covenants of this lease when drilling, production or other operations are so prevented or delayed.

12. **Breach or Default.** No litigation shall be initiated by Lessor for damages, forfeiture or cancellation with respect to any breach or default by Lessee hereunder, for a period of at least 90 days after Lessor has given Lessee written notice fully describing the breach or default, and then only if Lessee fails to remedy the breach or default within such period. In the event the matter is litigated and there is a final judicial determination that a breach or default has occurred, this lease shall not be forfeited or cancelled in whole or in part unless Lessee is given a reasonable time after said judicial determination to remedy the breach or default and Lessee fails to do so.

13. **Warranty of Title.** Lessor hereby warrants title conveyed to Lessee hereunder and agrees that Lessee at Lessee's option may pay and discharge any taxes, mortgages or liens existing, levied or assessed on or against the leased premises.

14. **Unitization.** Lessee shall have the right but not the obligation to commit all or any part of the leased premises or interest therein to one or more unit plans or agreements for the cooperative development or operation of one or more oil and/or gas reservoirs or portions thereof, if in Lessee's judgment such plan or agreement will prevent waste and protect correlative rights, and if such plan or agreement is approved by the federal, state or local governmental authority having jurisdiction. When such a commitment is made, this lease shall be subject to the terms and conditions of the unit plan or agreement, including any formula prescribed therein for the allocation of production.

15. **Indemnity.** Lessee indemnifies Lessor and agrees to hold Lessor harmless from liability, loss, damage, and costs arising out of claims by persons or entities other than Lessor and its invitees for injury to persons or property directly caused by Lessee's operations hereunder.

16. **Limited Deductions.** All oil, gas or other proceeds accruing to the Lessor under this lease or by state law shall be without deduction, for the costs of producing, gathering, storing, separating, blending, treating, dehydrating, compressing, manufacturing, processing, transporting, and marketing the oil, gas and/or other products produced under or otherwise covered by this lease to transform such oil, gas or other product into marketable form or to make such oil, gas or other product ready for other use.

Tract Ten - 5.50 acres of land, more or less, part of the Joseph D. Lilly Survey, A-191, Morris County, Texas and being more particularly described in that certain Warranty Deed dated June 16, 2005 from Thomas C. Turner, Trustee to Robert M. Saxon and wife, Sharon C. Saxon, recorded in Volume 360, Page 535, Official Records of Morris County, Texas.

Tract Eleven - 1.63 acres of land, more or less, part of the Joseph D. Lilly Survey, A-191, Morris County, Texas, being more particularly described in that certain Warranty Deed dated July 1, 2004 from J-LYDASH, Inc. to Jewell Dean Shuffield, recorded in Volume 360, Page 39, Deed Records, Morris County, Texas.

Tract Twelve - 9 acres of land, more or less, a part of the J. D. Lilly Survey, A-191, Morris County, Texas, being that portion a 20.0 acre tract of land, more or less, described in that certain Warranty Deed dated July 9, 2021, from Busch Family Limited Partnership, a Texas Limited Partnership to Stephen D. Baugh, a married person, recorded in Volume 593, Page 616 of the Deed Records of Morris County, Texas, that lies within the bounds of a 101.85 acre tract of land, more or less, described in that certain Warranty Deed dated January 29, 2021, from Seaton Construction Company, Inc., a Texas Corporation, to Busch Family Limited Partnership, a Texas Limited Partnership, recorded in Volume 585, Page 124 of the Deed Records of Morris County, Texas.

Tract Thirteen - 24.85 acres of land, more or less, a part of the J. D. Lilly Survey, A-191, Morris County, Texas, being all that 101.85 acres of land, more or less, more fully described in that certain Warranty Deed dated January 29, 2021, from Seaton Construction Company, Inc., a Texas Corporation, to Busch Family Limited Partnership, a Texas Limited Partnership, recorded in Volume 585, Page 124 of the Deed Records of Morris County, Texas; LESS AND EXCEPT: 68 acres of land, more or less, being that portion of a 72.50 acre tract of land, more or less, described in that certain Warranty Deed dated June 6, 2021, from Busch Family Limited Partnership, a Texas Limited Partnership to Troy P. KlingleSmith and Holly K. KlingleSmith, married persons, recorded in Volume 593, Page 612 of the Deed Records of Morris County, Texas, that lies within the bounds of the said 101.85 acres; FURTHER LESS AND EXCEPT: 9 acres of land, more or less, being that portion a 20.0 acre tract of land, more or less, described in that certain Warranty Deed dated July 9, 2021, from Busch Family Limited Partnership, a Texas Limited Partnership to Stephen D. Baugh, a married person, recorded in Volume 593, Page 616 of the Deed Records of Morris County, Texas, that lies within the bounds of the said 101.85 acres. LEAVING AN ESTIMATED 24.85 acres of land, more or less, herein described.

Tract Fourteen - 68 acres of land, more or less, a part of the J. D. Lilly Survey, A-191, Morris County, Texas, being that portion of a 72.50 acre tract of land, more or less, described in that certain Warranty Deed dated June 6, 2021, from Busch Family Limited Partnership, a Texas Limited Partnership to Troy P. KlingleSmith and Holly K. KlingleSmith, married persons, recorded in Volume 593, Page 612 of the Deed Records of Morris County, Texas, that lies within the bounds of a 101.85 acre tract of land, more or less, described in that certain Warranty Deed dated January 29, 2021, from Seaton Construction Company, Inc., a Texas Corporation, to Busch Family Limited Partnership, a Texas Limited Partnership, recorded in Volume 585, Page 124 of the Deed Records of Morris County, Texas.

Tract Fifteen - 13.596 acres of land, more or less, a part of the J. D. Lilly Survey, A-191, Morris County, Texas, being the same land described in that certain Warranty Deed with Vendor's Lien dated October 23, 2020 from Harold Perkins and wife, Trexy Perkins to William A. Watson, III and Shirley F. Call, husband and wife, recorded as Document No. 2020-001644 in the Official Public Records of Morris County, Texas.

Tract Sixteen - 11.083 acres of land, more or less, part of the J. D. Lilly Survey, A-191, Morris County, Texas, being the same land described as TRACT NO. 1 and TRACT NO. 2 in that certain Warranty Deed dated August 25, 1978 from Gale Tigert to Lone Star Steel Company, recorded in Volume 159, Page 198 of the Deed Records of Morris County, Texas.

Tract Seventeen - 10.829 acres of land, more or less, part of the J. D. Lilly Survey, A-191, Morris County, Texas, being all that 11.00 acres, more or less, described in that certain Warranty Deed with Vendor's Lien dated November 14, 2005 from Earnest Lee Rodden and wife, Mildred Sue Rodden to Gary W. Stewart and wife, Marcolina Stewart, recorded in Volume 368, Page 84 of the Deed Records of Morris County, Texas; LESS & EXCEPT: 0.171 acres, more or less, being the same land described in that certain Warranty Deed dated July 14, 2014 from Gary W. Stewart and wife, Marcolina Stewart to James Crawford, recorded as Document No. 2014-001086 in the Official Public Records of Morris County, Texas.

Tract Eighteen - 1.168 acres of land, more or less, part of the J. D. Lilly Survey, A-191, Morris County, Texas, being the same land described in that certain Warranty Deed with Vendor's Lien dated November 15, 2022 from Kathryn A. Roessner to Sharon Renee Blakly, recorded as Document No. 2020-002215 in the Official Public Records of Morris County, Texas.

EXHIBIT "A"

Attached to and made a part of that certain Memorandum Oil and Gas Lease dated February 8th, 2024, by and between Tim Lee Young as Lessor and NETX Acquisitions, LLC., as Lessee:

390.928 acres of land, more or less, a part of the Joel Cherry Survey, A-59, The Claiborne Ferguson Survey A-103 and the Joseph D. Lilly Survey A-191, Morris County, Texas and being more fully described in the following eighteen (18) tracts:

Tract One - 102.98 acres, more or less, a part of the Joel Cherry Survey, A-59, Morris County, Texas, being 118.00 acres of land, more or less, more particularly described in that certain Deed dated March 12, 1934 from the Federal Land Bank of Houston to W. J. Freeman, recorded in Volume 22, Page 143, Deed Records, Morris County, Texas; SAVE AND EXCEPT: 11.55 acres, more or less, described in that certain Warranty Deed dated August 13, 1992 from Sandra Cornett and Gail Robertson to W. A. Freeman, Jr., recorded in Volume 237, Page 679, Real Property Records, Morris County, Texas; FURTHER SAVE AND EXCEPT: 1.00 acre of land, more or less, described in that certain Warranty Deed dated November 18, 1986 from William A. Freeman and wife, Opal M. Freeman to William A. Freeman, Jr. and wife, Darlene Freeman, recorded in Volume 197, Page 74, Real Property Records, Morris County, Texas; FURTHER SAVE AND EXCEPT: 2.77 acres of land, more or less, described in that certain Warranty Deed dated June 30, 2021 from W. A. Freeman and wife, Darlene Freeman and Opal Freeman, by and through her agent and Attorney in Fact, W. A. Freeman to Busch Family Limited Partnership, a Texas Limited Partnership, recorded in Volume 593, Page 498, Official Public Records, Morris County, Texas. Leaving herein a total of 102.98 acres of land, more or less.

Tract Two - 1.00 acre of land, more or less, Joel Cherry Survey, A-59, Morris County, Texas, being more particularly described in that certain Warranty Deed dated November 18, 1986 from William A. Freeman and wife, Opal M. Freeman to William A. Freeman, Jr. and wife, Darlene Freeman, recorded in Volume 197, Page 74, Real Property Records, Morris County, Texas.

Tract Three - 2.77 acres of land, more or less, part of the Joel Cherry Survey, A-59, Morris County, Texas, being the same land described in that certain Warranty Deed dated June 30, 2021 from W. A. Freeman and wife, Darlene Freeman and Opal Freeman, by and through her agent and Attorney in Fact, W. A. Freeman to Busch Family Limited Partnership, a Texas Limited Partnership, recorded in Volume 593, Page 498, Official Public Records, Morris County, Texas.

Tract Four - 11.55 acres of land, more or less, a part of the Joel Cherry Survey, A-59, Morris County, Texas, being more particularly described in that certain Warranty Deed dated August 13, 1992 from Sandra Cornett and Gail Robertson to W. A. Freeman, Jr., recorded in Volume 237, Page 679, Real Property Records, Morris County, Texas.

Tract Five - 104.00 of land, more or less, part of the Claiborne Ferguson Survey, A-103, Morris County, Texas and being the same land described in that certain Warranty Deed dated February 18, 1941 from J. C. Freeman and wife, Ellis Freeman to W. J. Freeman, recorded in Volume 44, Page 247, Deed Records of Morris County, Texas.

Tract Six - 3.556 acres of land, more or less, part of the Joseph D. Lilly Survey, Abstract No. 191, Morris County, Texas and being more particularly described in that certain Warranty Deed with Vendor's Lien dated August 29, 1976 from John A. Carter and wife, Alma Carter to C. D. Spencer and wife, Eula Spencer, recorded in Volume 159, Page 397, Deed Records of Morris County, Texas.

Tract Seven - 5.523 acres of land, more or less, part of the Joseph D. Lilly Survey, A-191, Morris County, Texas, being more particularly described in that certain Warranty Deed dated March 29, 1973 from Lake Haven, Inc. to Robert A. Davis and wife, Patricia Lynn Davis, recorded in Volume 140, Page 260, Deed Records of Morris County, Texas.

Tract Eight - 5.523 acres of land, more or less, part of the Joseph D. Lilly Survey, A-191, Morris County, Texas, being more particularly described in that certain Warranty Deed dated March 29, 1973 from Paul J. Freeman and wife, Winnie Mae Freeman to Robert A. Davis and wife, Patricia Lynn Davis, recorded in Volume 140, Page 112, Deed Records, Morris County, Texas.

Tract Nine - 8.37 acres of land, more or less, and being all of that same land called 10.00 acres of land, a part of the Joseph D. Lilly Survey, A-191, Morris County, Texas, more particularly described in that certain Warranty Deed dated July 1, 2004 from J-LYDASH, Inc. to Patricia Lynn Davis, recorded in Volume 360, Page 36, Deed Records, Morris County, Texas; LESS and EXCEPT: 1.63 acres of land, more or less, part of the Joseph D. Lilly Survey, A-191, Morris County, Texas. Leaving herein a total of 8.37 acres of land, more or less.