

**AMENDMENT TO
LEASE OF POLK COUNTY SCHOOL LAND
IN THROCKMORTON COUNTY, TEXAS**

WHEREAS the parties hereto entered into that certain "Lease of Polk County School Land in Throckmorton County, Texas" dated June 1, 2021 (the "Lease");

WHEREAS the parties amended the Lease via that certain "Amendment to Lease of Polk County School Land in Throckmorton County, Texas" dated July 1st 2021 and effective October 1, 2021 (the "Amendment");

WHEREAS Lessee desires to release and Lessor desires to accept certain portions of lands added the Amendment;

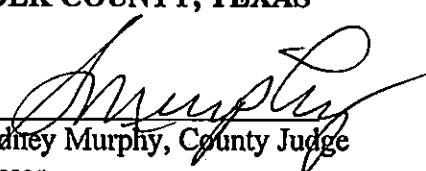
NOW, THEREFOR, the parties agree as follows:

All lands east of the Brazos River in PCLS blocks 20, 21, and 22 Throckmorton County, Texas are hereby RELEASED by Lessee. Said acreage being further described on Exhibit "A" attached hereto and outlined in red, being 378.17 acres, more or less.

This agreed amendment is dated October 17, 2022, but shall be deemed effective October 1, 2021.

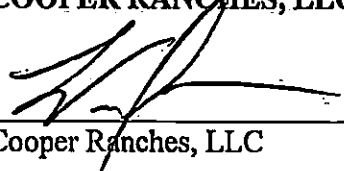
IN WITNESS WHEREOF, Polk County and Cooper Ranches, LLC have executed this agreed amendment through their duly authorized representatives.

POLK COUNTY, TEXAS



Sydney Murphy, County Judge
Lessor

COOPER RANCHES, LLC

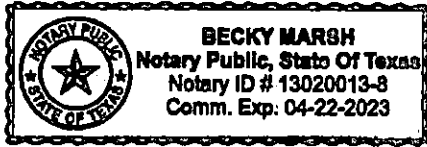


Cooper Ranches, LLC
Lessee

ACKNOWLEDGEMENTS

**THE STATE OF TEXAS
COUNTY OF POLK**

THIS INSTRUMENT was acknowledged before me on the 19 day of October, 2022, by SYDNEY MURPHY in her capacity as County Judge of Polk County, Texas.



Becky Marsh

NOTARY PUBLIC
In and for Polk County, Texas

**THE STATE OF TEXAS
COUNTY OF TARRANT**

THIS INSTRUMENT was acknowledged before me on the 17th day of October, 2022, by Wes Cooper, Manager of Cooper Ranches, LLC, on behalf of said company.

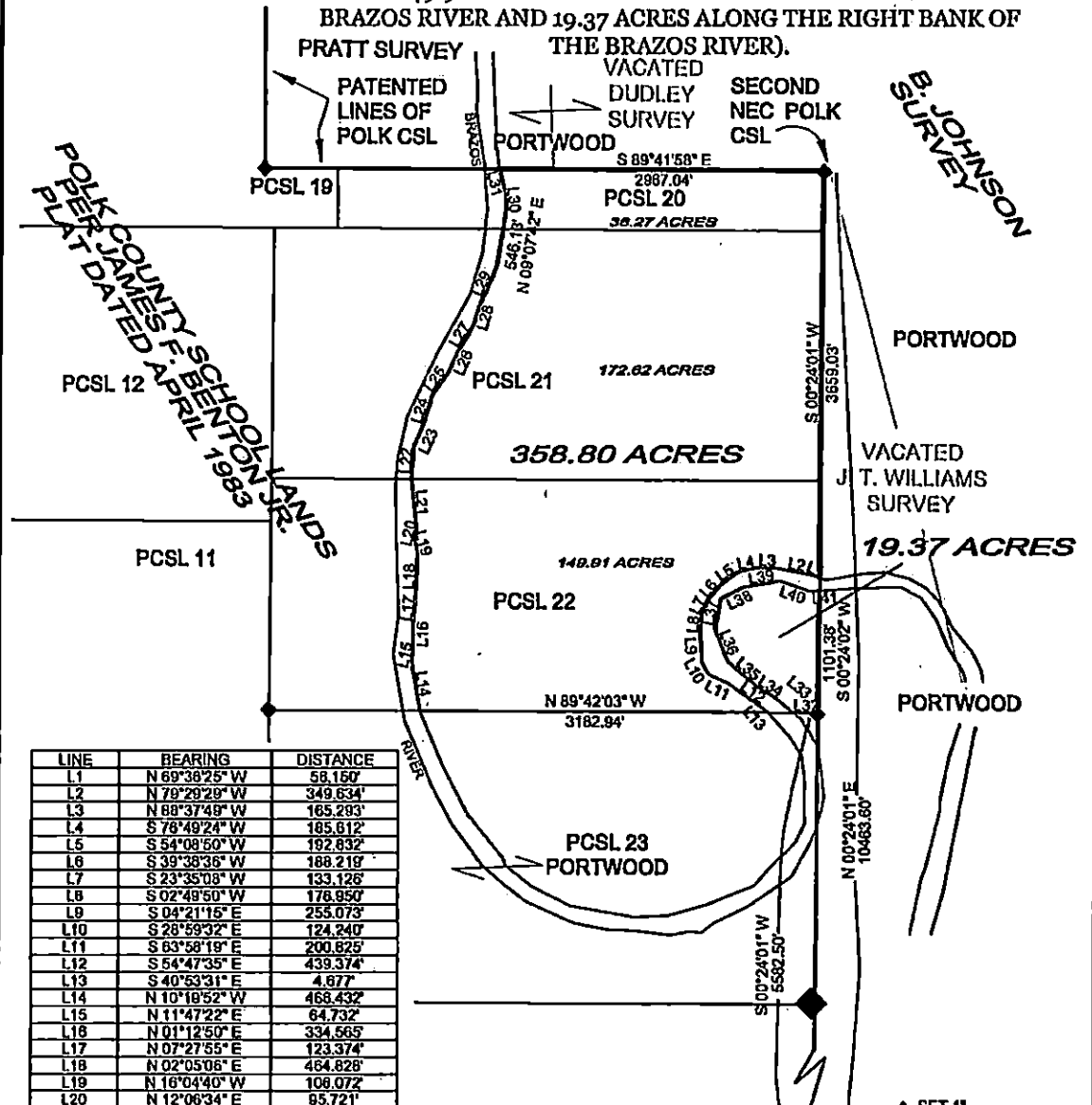


[Signature]

NOTARY PUBLIC
State of Texas

EX. A

378.17 ACRES OF LAND, BEING ALL THE LANDS OWNED BY POLK COUNTY, TEXAS, THAT LAY EAST OF THE CURRENT LOCATION OF THE BRAZOS RIVER IN THROCKMORTON COUNTY, TEXAS. THIS 378.17 ACRES CONSISTS OF 36.27 ACRES IN TRACT NUMBER 20, POLK COUNTY SCHOOL LANDS (PCSL), 172.62 ACRES OUT OF SECTION NUMBER 21, PCSL, AND 169.28 ACRES IN SECTION NUMBER 22, PCSL, (THIS 169.28 ACRES BEING 149.91 ACRES OF LAND ALONG THE LEFT BANK OF THE BRAZOS RIVER AND 19.37 ACRES ALONG THE RIGHT BANK OF THE BRAZOS RIVER).



LINE	BEARING	DISTANCE
L1	N 69°38'25" W	58.150'
L2	N 79°29'29" W	349.634'
L3	N 88°37'49" W	185.293'
L4	S 78°49'24" W	185.612'
L5	S 54°08'50" W	192.832'
L6	S 39°38'36" W	188.219'
L7	S 23°35'08" W	133.126'
L8	S 02°48'50" W	178.950'
L9	S 04°21'15" E	255.073'
L10	S 28°59'32" E	124.240'
L11	S 63°58'19" E	200.825'
L12	S 54°47'35" E	439.374'
L13	S 40°53'31" E	4.877'
L14	N 10°19'52" W	468.432'
L15	N 11°47'22" E	64.732'
L18	N 01°12'50" E	334.565'
L17	N 07°27'55" E	123.374'
L18	N 02°05'06" E	464.828'
L19	N 16°04'40" W	106.072'
L20	N 12°06'34" E	95.721'

LINE	BEARING	DISTANCE
L21	N 05°53'51" W	484.207'
L22	N 04°26'46" W	285.851'
L23	N 25°08'41" W	145.262'
L24	N 17°45'32" W	331.039'
L25	N 34°55'37" W	267.727'
L26	N 24°23'44" W	183.946'
L27	N 29°52'01" E	285.175'
L28	N 17°01'50" E	181.012'
L29	N 23°21'20" E	402.218'
L30	N 04°49'08" W	95.748'
L31	N 14°18'12" W	241.692'
L32	N 89°42'03" W	224.235'
L33	N 60°25'02" W	213.301'
L34	N 69°05'36" W	184.410'
L35	N 49°38'17" W	353.869'
L36	N 21°59'05" W	323.816'
L37	N 11°08'12" E	273.438'
L38	N 64°40'11" E	242.200'
L39	N 79°43'35" E	317.401'
L40	S 71°13'19" E	293.348'
L41	N 85°54'38" E	84.003'

PATENTED LINES OF POLK CSL

SEE ATTACHED METES AND BOUNDS DESCRIPTION
NOTE: BEARINGS AND DISTANCES ARE GRID MADE BY TENC 4302 FROM OPUS SOLUTION

SHEPPARD SURVEYING CO. INC. 1013 ENERGY DRIVE, ABILENE TX, 79602		SCALE: 1"=1000'
VOICE: 325-454-577	FAX: 325-454-577	
SHEPPARD SURVEYING CO. INC. 1013 ENERGY DRIVE, ABILENE TX, 79602		
PROJECT: SHEPPARD RPLS 20	DATE: 08/21/2022	
COORDINATE SYSTEM: NAD 83	DATE: 08/21/2022	
PROJECT: SHEPPARD RPLS 20	DATE: 08/21/2022	
PROJECT: SHEPPARD RPLS 20	DATE: 08/21/2022	

