

**HOPKINS COUNTY  
CHAPTER 381 ECONOMIC DEVELOPMENT  
PROGRAM AND AGREEMENT**

This **CHAPTER 381 ECONOMIC DEVELOPMENT PROGRAM AND AGREEMENT** (hereinafter referred to as the "Agreement") is made and entered into by and between **HOPKINS COUNTY, TEXAS**, a Texas political subdivision (hereinafter referred to as "County"), and **PINE FOREST SOLAR I, LLC** a Delaware Limited Liability Company (hereinafter referred to as the "Developer"), for the purposes and considerations stated below:

**WHEREAS**, Developer intends to construct a solar farm (hereinafter referred to as the "Project") within the County and desires to participate in the economic development program established in this Agreement; and

**WHEREAS**, Developer agrees to make a capital investment of more than **Two hundred fifty two million and no/100 dollars (\$252,000,000.00)** towards the Project in the form of new business equipment, new business personal property, and new improvements to real property, not including inventory, in accordance with the terms of this Agreement; and

**WHEREAS**, Developer agrees to create two (2) new Full-Time Equivalent Employment Positions working on the Property during the Term of this Agreement; and

**WHEREAS**, the Developer desires to enter into this Agreement pursuant to Chapter 381 of the Texas Local Government Code (hereinafter referred to as "Chapter 381"); and

**WHEREAS**, the County desires to provide, pursuant to Chapter 381, an incentive to Developer to develop the Property as defined below; and

**WHEREAS**, the County has the authority under Chapter 381 to make loans or grants of public funds for the purposes of promoting local economic development and stimulating business and commercial activity within Hopkins County, Texas; and

**WHEREAS**, the County determines that a grant of funds to Developer will serve the public purpose of promoting local economic development and enhancing business and commercial activity within the County, and will further assist with economic development within the County; and

**WHEREAS**, the County has concluded and hereby finds that this Agreement clearly promotes economic development in Hopkins County, Texas, and, as such, meets the requisites under Chapter 381 of the Texas Local Government Code, and further is in the best interests of the County and Developer; and

**WHEREAS**, the County has concluded and hereby finds that this Agreement clearly promotes economic development in the Hopkins County, Texas, and, as such, meets the requirements of Article III, Section 52-a of the Texas Constitution by assisting in the development

and diversification of the economy of the state, by eliminating unemployment or underemployment in the state, and by the development or expansion of commerce within the state.

**NOW, THEREFORE**, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**SECTION 1. FINDINGS INCORPORATED.**

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

**SECTION 2. TERM.**

This Agreement shall be effective as of the Effective Date of this Agreement, and shall continue thereafter until **December 31, 2030**, unless terminated sooner under the provisions hereof.

**SECTION 3. DEFINITIONS.**

The following words shall have the following meanings when used in this Agreement.

- (a) **Agreement.** The word "Agreement" means this Chapter 381 Economic Development Program and Agreement, authorized by Chapter 381 of the Texas Local Government Code, together with all exhibits and schedules attached to this Agreement from time to time, if any.
- (b) **City.** The word "City" means the City of Sulphur Springs, Texas, a Texas home-rule municipality, whose address for the purposes of this Agreement is 210 N. Davis Street, Sulphur Springs, Texas 75482.
- (c) **County.** The word "County" means Hopkins County, Texas, a political subdivision of the State of Texas, whose address for the purposes of this Agreement is 118 Church Street, Sulphur Springs, Texas 75482.
- (d) **Developer.** The word "Developer" means Pine Solar I, LLC, its successors and assigns, whose address for the purposes of this Agreement is 146 Payne Street Dallas Texas 75207.
- (e) **Effective Date.** The words "Effective Date" mean the date of the latter to execute this Agreement by and between the Developer and the County.
- (f) **Event of Default.** The words "Event of Default" mean and include any of the Events of Default set forth in the section entitled "Events of Default" in this Agreement.
- (g) **Full-Time Equivalent Employment Position.** The words "Full-Time Equivalent

Employment Position” or “Full-Time Equivalent Employment Positions” mean and include a job requiring a minimum of Two Thousand and Eighty (2,080) hours of work averaged over a twelve (12) month period.

- (h) **Nameplate Capacity.** Means the total or overall generating capacity of the Improvements on the property in megawatts AC.
- (i) **Payment in Lieu of Taxes or “Pilot”.** Means a payment made by Developer to County as set forth in Section 4(g).
- (j) **Personalty.** The word “Personalty” means the taxable tangible personal property located on the Property in connection to the Project other than tangible personal property that was located on the Property at any time before the period covered by this Agreement, excluding inventory and supplies.
- (k) **Program Grant or Program Grant Payment.** The words “Program Grant” or “Program Grant Payment” mean the economic development grants paid by the County to Developer in accordance with this Agreement, computed with reference to County ad valorem taxes assessed and collected for the Property and Personalty located on the Property.
- (l) **Project.** The word “Project” means those expenditures consisting of the construction of a solar farm located on the Property. The Project is more particularly described in **Exhibit B** attached to and made part of this agreement.
- (m) **Property.** The word “Property” means the approximately 2,155 acre tract or tracts of land in Hopkins County, Texas, as generally described and/or depicted in **Exhibit A** of this Agreement, which is attached hereto and incorporated herein for all purposes, and generally located in the Pine Forest area, Hopkins County, Texas. The Parties acknowledge and agree that the description of the Property contained in **Exhibit A** may be amended from time to time in the event that Developer contracts more tracts of land or ceases to either own, lease, or hold an option to lease any portion of the Property for solar energy development, such that **Exhibit A**, as amended from time to time will only reflect that portion of the Property which Developer owns, has leased, or holds option(s) to lease for the solar energy development. When from time to time the Property increases or decreases the Developer shall notify the County Commissioners Court. This notification shall include the impact on the Nameplate Capacity.
- (n) **Term.** The word “Term” means the term of this Agreement as specified in Section 2 of this Agreement.
- (o) **Lender.** The word “Lender” means any entity or person providing, directly or indirectly, with respect to the Project or any of (a) senior or subordinated construction, interim or long-term debt financing or refinancing whether that financing or refinancing takes the form of private debt, public debt or any other form of debt (including debt financing or refinancing), (b) a leasing transaction, including a sale leaseback, inverted lease, or

leveraged leasing structure (c) tax equity financing, (d) any interest rate protection agreements to hedge any of the foregoing obligations, and/or (e) any energy hedge provider. There may be more than one lender. Developer, must send written notice to County with the name and notice information on any Lender.

#### **SECTION 4. OBLIGATIONS OF DEVELOPER.**

Developer covenants and agrees with County that, while this Agreement is in effect, it shall comply with the following terms and conditions:

- (a) **Project.** Developer covenants and agrees to make a capital investment of not less than **Two hundred fifty two million and no/100 dollars (\$252,000,000.00)** for the Project in the form of improvements, new business personal property, new business equipment, but excluding inventory to be situated on the Property. Developer covenants and agrees to complete construction of the Project by **December 31, 2021**. Developer covenants and agrees to submit to the County invoices, receipts, or other documentation in a form acceptable to the County for expenditures made towards the Project in a minimum amount of **Two hundred fifty two million and no/100 dollars (\$252,000,000.00)** by **December 31, 2021**.
- (b) **Certificate of Completion for the Project.** Developer covenants and agrees to provide to the County a certificate of completion for the Project by **December 31, 2021**.
- (c) **Operate the Project.** Developer covenants and agrees during the Term of this Agreement to keep open the Project located on the Property.
- (d) **Job Creation and Retention.** Developer covenants and agrees by **December 31, 2021**, and through the Term of this Agreement to employ and retain a minimum of two (2) Full-Time Equivalent Employment Positions working on the Property. Developer covenants and agrees beginning on **December 31, 2021**, and annually thereafter during the Term of this Agreement, Developer shall deliver to the County an annual compliance verification signed by a duly authorized representative of Developer that shall certify the number of Full-Time Equivalent Employment Positions, and shall disclose and certify the average wage for all Full-Time Equivalent Employment Positions (the "Annual Compliance Verification"). Developer covenants and agrees beginning on **December 31, 2021** and annually thereafter during the Term of this Agreement, there will be a total of ten (10) Annual Compliance Verifications due and submitted to the County covering the Full-Time Equivalent Employment Positions created and maintained during the Term of this Agreement. All Annual Compliance Verifications shall include quarterly IRS 941 returns, or Texas Workforce Commission Employer Quarterly Reports. In addition, Developer covenants and agrees beginning on **December 31, 2021**, and during the Term of this Agreement, Developer shall deliver to County an annual compliance verification signed by a duly authorized representative of Developer that shall certify the following:

- (1) the taxable appraised value of the Property and Personalty located on the Property for the applicable tax year; as determined by the local property tax appraisal district and
  - (2) the ad valorem taxes paid to the County for the Property and Personalty located on the Property for the applicable tax year.
- (e) **Payment of Ad Valorem Taxes.** Beginning with tax year 2021 and for each year thereafter during the Term of this Agreement, Developer shall be obligated by January 31<sup>st</sup> of each year during the Term of this Agreement all of the ad valorem taxes due for the previous year on the Personalty and Property be paid. Developer shall have the right to contest the appraised value of the Personalty and Property attached to the Project as provided by law. By exception to the above should Developer locate Personalty on the Property earlier than January 1<sup>st</sup>, 2021 Developer shall be obligated to have all the ad valorem taxes due for the tax year 2020 on the Personalty and Property be paid by January 31<sup>st</sup>, 2021. Developer shall have the right to contest the appraised value of the Personalty and Property as provided by law.
- (f) **Performance.** Developer agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements by and between Developer and the County.
- (g) **Pilot Payment.** For the tax years 2021 through 2030 Developer agrees to pay an amount each year equal to \$1,204.78 multiplied by the greater of: (i) the overall Nameplate capacity located in the County and (ii) 284.6 Megawatt AC (each a Pilot Payment”). For tax year 2021, Developer will pay an additional one time amount (to be included with the payment of the Pilot Payment for tax year 2021) equal to the greater of \$602.39 multiplied by the greater of (i) the overall Nameplate Capacity located in the County and (ii) 284.6 Megawatt AC for road repairs and maintenance.

Each Pilot Payment described in this paragraph shall be due on January 31 of each calendar year following the calendar year for which the reimbursed ad valorem tax applies. By way of example the Pilot Payment for tax year 2021 shall be due and payable on January 31, 2022

Year	Annual Pilot Payment
2021	\$514,320.58
2022	\$342,880.39
2023	342,880.39
2024	342,880.39
2025	342,880.39
2026	342,880.39
2027	342,880.39
2028	342,880.39

2029	342,880.39
2030	342,880.39

**SECTION 5. OBLIGATIONS OF COUNTY.**

County covenants and agrees with Developer that, while this Agreement is in effect, it shall comply with the following terms and conditions:

**(a) Program Grant Payment.**

- (1) Ad Valorem Taxes. During the Term of this Agreement, should Developer fail to maintain the following: (1) a Certificate of completion as required by Section 4(b) of this Agreement; and (2) the minimum Full-Time Equivalent Employment Positions working at the Property as required by Section 4(d) of this Agreement, then the County shall have no obligation to make a Program Grant Payment to Developer for the applicable tax year. The failure of Developer to satisfy the above-mentioned requirements for any tax year during the Term of this Agreement shall not prevent Developer from receiving a Program Grant Payment in future tax years consistent with this Agreement.

In the event, during the Term of this Agreement, Developer satisfies the requirements contained in Section 4(b) and 4(d) of this Agreement, and the initial investment by Developer for the Property and Personalty located on the Property and the tax value of Personalty relocated to the Property by Developer is at least a combined **Two hundred fifty two million and no/100 dollars (\$252,000,000.00)**, beginning with tax year 2021 and for each tax year thereafter during the Term of this Agreement as set out in the table below, the County shall make a Program Grant Payment to Developer based upon the following percentages of County ad valorem taxes:

<b>Tax Year</b>	<b>Percentage of County Ad Valorem Taxes Reimbursed</b>
2021	100%
2022	100%
2023	100%
2024	100%
2025	100%
2026	100%
2027	100%
2028	100%
2029	100%
2030	100%

Notwithstanding the foregoing, the County shall have no obligation to pay Developer any Program Grant Payment until receipt of the Annual Compliance Verification required pursuant to Section 4(d) of this Agreement. The County covenants and agrees to provide each respective Program Grant Payment to Developer within thirty (30) days following receipt of the latter of: (1) ad valorem taxes paid to the County for the Property and Personalty for the tax year to which the respective Program Grant Payment corresponds; and (2) the Annual Compliance Verification.

- (b) **Performance.** County agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements between Developer and County.

## **SECTION 6. CESSATION OF ADVANCES.**

If County has made any commitment to make any advance of financial assistance to Developer, whether under this Agreement or under any other agreement, the County shall have no obligation to advance or disburse any financial assistance if: (i) Developer becomes insolvent, files a petition in bankruptcy or similar proceedings, or is adjudged bankrupt; or (ii) an Event of Default occurs (iii) fails to timely make a Pilot payment.

## **SECTION 7. EVENTS OF DEFAULT.**

Each of the following shall constitute an Event of Default under this Agreement:

- (a) **General Event of Default.** Failure of Developer or the County to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement, or failure of Developer or County to comply with or to perform any other term, obligation, covenant or condition contained in any other agreement by and between Developer and County is an Event of Default.
- (b) **False Statements.** Any warranty, representation, or statement made or furnished to the County by or on behalf of Developer under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished is an Event of Default.
- (c) **Insolvency.** Developer's insolvency, appointment of receiver for any part of Developer's property, any assignment for the benefit of creditors of Developer, any type of creditor workout for Developer, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Developer is an Event of Default.
- (d) **Ad Valorem Taxes.** Developer allows its ad valorem taxes owed to the County to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of such taxes and to cure such failure within thirty (30) days after written notice thereof from County and/or Hopkins County Central Appraisal District is an Event of Default.

## **SECTION 8. EFFECT OF AN EVENT OF DEFAULT.**

Failure of either party to comply with or perform any term, obligation or condition of this Agreement shall constitute an Event of Default. The non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to begin to cure said default. If the default cannot reasonably be cured within a thirty (30) day period, and the defaulting party has diligently pursued such remedies as shall be reasonably necessary to cure such default, then the non-defaulting party shall extend the period in which the default must be cured for an additional thirty (30) days. Should said default remain uncured, the non-defaulting party shall have the right to terminate this Agreement, enforce specific performance as appropriate, or maintain a cause of action for damages caused by the event(s) of default. In the event Developer defaults and is unable or unwilling to cure said default within the prescribed time period, the aggregate total of all financial assistance provided by the County to Developer pursuant to Section 5 of this Agreement, shall become immediately due and payable by Developer to the County.

## **SECTION 9. INDEMNIFICATION.**

**Developer shall indemnify, save, and hold harmless County, its directors, officers, agents, attorneys, and employees (collectively, the "Indemnitees") from and against: (i) any and all claims, demands, actions or causes of action that are asserted against any Indemnitee if the claim, demand, action or cause of action directly or indirectly relates to tortious interference with contract or business interference, or wrongful or negligent use of County's financial assistance by Developer or its agents and employees; (ii) any administrative or investigative proceeding by any governmental authority regarding this agreement directly or indirectly related, to a claim, demand, action or cause of action in which County is a disinterested party; (iii) any claim, demand, action or cause of action which directly or indirectly contests or challenges the legal authority of County or Developer to enter into this Agreement and related issues; and (iv) any and all liabilities, losses, costs, or expenses (including reasonable attorneys' fees and disbursements) that any Indemnitee suffers or incurs as a result of any of the foregoing; provided, however, that Developer shall have no obligation under this Section to County with respect to any of the foregoing arising out of the gross negligence or willful misconduct of County or the breach by County of this Agreement. If any claim, demand, action or cause of action is asserted against any Indemnitee, such Indemnitee shall promptly notify Developer, but the failure to so promptly notify Developer shall not affect Developer's obligations under this Section unless such failure materially prejudices Developer's right to participate in the contest of such claim, demand, action or cause of action, as hereinafter provided. If requested by Developer in writing, as so long as no Default or Event of Default shall have occurred and be continuing, such Indemnitee shall in good faith contest the validity, applicability and amount of such claim, demand, action or cause of action and shall permit Developer to participate in such contest. Any Indemnitee that proposes to settle or compromise any claim, demand, action, cause of action or proceeding for which Developer may be liable for payment of indemnity hereunder shall give Developer written notice of the terms of such proposed settlement or compromise reasonably in advance of settling or compromising such claim or proceeding and shall obtain Developer's concurrence thereto.**



## SECTION 10. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

- (a) **Amendments.** This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.
- (b) **Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Hopkins County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Hopkins County, Texas.
- (c) **Assignment.** This Agreement may not be assigned without the express written consent of the other party. Consent shall not be unreasonably withheld, conditioned or delayed.
- (d) **Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. County warrants and represents that the individual executing this Agreement on behalf of County has full authority to execute this Agreement and bind County to the same. Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.
- (e) **Caption Headings.** Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.
- (f) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.
- (g) **Filing in Deed Records.** This Agreement shall be filed in the deed records of Hopkins County, Texas. The provisions of this Agreement shall be deemed to run with the land and shall be binding on heirs, successors and assigns of Developer.
- (h) **Notices.** Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

if to Developer: Pine Forest Solar I LLC  
146 Payne Street  
Dallas, Texas 75207  
Attn: Shannon McCall  
Telephone: (214)744-6199

if to County: Hopkins County, Texas  
118 Church Street  
Sulphur Springs, Texas 75482  
Attn: Robert Newsom, County Judge  
Telephone: (903) 438-4003

- (i) **Severability.** If a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

**Program Requirements.** This agreement is entered into by the parties consistent with the Hopkins County Texas Chapter 381 Tax Rebate Program requirements. To the extent this Agreement modifies any requirement or procedure set forth in the Program, the program is deemed amended for purpose of this agreement only.

- (j) **Sovereign Immunity.** No party hereto waives any statutory or common law right to sovereign immunity by virtue of its execution hereof.
- (k) **Time is of the Essence.** Time is of the essence in the performance of this Agreement.
- (l) **Undocumented Workers.** Developer certifies that Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2246 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of the public subsidy provided under this Agreement plus interest, at the interest rate of Three percent (3%) per annum, not later than the 120<sup>th</sup> day after the date the County notifies Developer of the violation of Chapter 2234 of the Texas Government Code.
- (m) In accordance with Section 2270.002 of the Texas Government Code (as added by Tex. H.B. 89, 85<sup>th</sup> Leg., R.S. (2017)), the Developer verifies that it does not boycott Israel and will not boycott Israel during the Term of this Agreement.
- (n) In accordance with Section 2252.152 of the Texas Government Code (as added by Tex. S.B. 252, 85<sup>th</sup> Leg., R.S. (2017), and as amended by HB 794, 86<sup>th</sup> Leg. R.S. (2019) the Parties covenant and agree that Developer is not on a list maintained by the State

Comptroller's office prepared and maintained pursuant to Section 803.051, 807.051, or 2252.153 of the Texas Government Code.

- (o) **Right to Terminate.** On or before December 31, 2021, Developer may elect to terminate this Agreement for any reason by notifying the County in writing ("**Termination Notice**"). In the event of such termination, this Agreement shall terminate as of the date specified in the Termination Notice; provided such date of termination shall be no later than December 31, 2021 and if Developer has received any economic benefit from the County under this Agreement, Developer will immediately refund such benefit to the County.
- (p) **Other Provisions.** (i) If Developer default remains uncured after all applicable notice and cure periods, the County shall be entitled to cancel the Agreement and recover the economic benefit provided to Developer under this Agreement through the cancellation date. Developer agrees to pay such amounts within sixty (60) days after the cancellation of this Agreement. (ii) Developer shall provide access to and authorize the inspection of the Project by the County for the purpose of ensuring that the improvements or repairs thereto are made according to the specifications and conditions of this Agreement. After completion of the Project, the County shall, upon not less than twenty-four (24) hours of notice to Developer, have the continuing right of access to ensure that the premises are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. The County agrees that (i) such inspections shall be during normal business hours (8 AM to 5 PM, Monday through Friday), and (ii) Developer shall be permitted to have a representative accompany the County's representative(s) at all times during such inspections, and (iii) the County will not interfere with Developer's operations during any such inspections. (iv) Developer's and its successors' and assigns' use of the Property will be limited to the use described in this Agreement (and ancillary uses) during the Term.

**[The Remainder of this Page Intentionally Left Blank]**

THE PARTIES ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND THE PARTIES AGREE TO ITS TERMS. THIS AGREEMENT IS EFFECTIVE AS OF THE EFFECTIVE DATE AS DEFINED HEREIN.

**DEVELOPER:**

**PINE FOREST SOLAR I, LLC**  
a Delaware Limited Liability Corporation

By: \_\_\_\_\_

Date Signed: 12.19.19

STATE OF Texas

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COUNTY OF Hopkins

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This instrument was acknowledged before me on the 19<sup>th</sup> day of December, 2019, by Shannon McCall of the Pine Solar I, LLC, on behalf of said company.


Heidi M. Paga  
Notary Public, State of Texas



**COUNTY:**

**HOPKINS COUNTY, TEXAS**

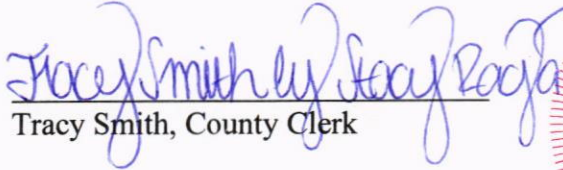
A Texas political subdivision

By: 

Robert Newsom, County Judge

Date Signed: 12-23-19

**ATTEST:**

  
Tracy Smith, County Clerk



**STATE OF TEXAS**

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**COUNTY OF HOPKINS**

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This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Robert Newsom, County Judge of Hopkins County, Texas, a Texas political subdivision, on behalf of said political subdivision.

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit A**

**SEE ATTACHED.**

**Exhibit B**

**Description of the Project**

The facility is anticipated to have a total capacity of up to 284.6 MW AC, and will feature up to approximately 995,148 photovoltaic panels, and up to approximately 95 central inverters.

It is contemplated that the project will include but is not limited to the following components:

- Solar Modules and Panels
- Inverter Boxes
- Meteorological Equipment
- Operation and Maintenance Building
- Electrical Substations
- Associated Towers
- Storage Devices
- Racking and Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving and Fencing
- Generation Transmission Tie Line
- Interconnection Facilities
- Power Conditioning Equipment

EXHIBIT A

<b>OWNER</b>	<b>PROPERTY DESCRIPTION</b>
<p>Van Rijn Land Investments</p>	<p>Tract One (R13490):</p> <p>All that certain lot, tract or parcel of land situated about 12 miles Southeast from the City of Sulphur Springs, Hopkins County, Texas, being part of the J. B. McLaren Survey, A-662 and part of the John Fizer Survey, A-328, and described as follows:</p> <p>BEING Lot No. Six, containing 14.23 acres of land of the subdivision of the Land Williams Estate, as shown by Plat of the division of same made by T. C. Brashear on December 7, 1949, of record in Vol. 1, Page 66, Map Book Records of Hopkins County, Texas;</p> <p>ALSO described as follows:</p> <p>All that certain lot, tract or parcel of land situated about 12 miles Southeast from the City of Sulphur Springs, Hopkins County, Texas, being a part of the J. B. McLaren Survey, A-662 and a part of the John Fizer Survey, A-328 and described by metes and bounds as follows, to-wit:</p> <p>BEGINNING at a stake in the center of a public road at the Northeast corner of Lot No. 7 consisting of 14.23 acres of land set apart to Nick Williams as shown by plat of record in Vol. 1, Page 66, Map Book Records of Hopkins County, Texas; THENCE West with the North boundary line of the Nick Williams tract 36625 feet to a stake for corner;</p> <p>THENCE North 168.2 feet to a stake for corner, same being the Southwest corner of Lot No. 5 set apart to Ama Dee Williams as shown by the above plat;</p> <p>THENCE East with the South boundary line of Ama Dee Williams tract 3627 feet to a stake for corner in the center of a public road;</p> <p>THENCE South 168.2 feet to the place of beginning. CONTAINING 14.23 acres of land, more or less.</p> <p>BEING the same land described in Deed from Ophelia Williams to Gyeula Watson of date August 19, 1978, of record in Vol. 389, Page 724 of the Deed Records of Hopkins County, Texas.</p> <p>Tract Two (R13492):</p> <p>All that certain lot, tract or parcel of land situated about 12 miles Southeast from the City of Sulphur Springs, Hopkins County, Texas, being part of the J. B. McLaren Survey, A-662, and part of the John Fizer Survey, A-328, and described as follows:</p> <p>BEING Lot No. Seven, containing 14.23 acres of land, more or less, of the subdivision of the Lang Williams Estate, as shown by plat of the division of same made by T. C. Brashear on Dec. 7, 1949, of record in Vol. 1, Page 66, Map Records, Hopkins County, Texas.</p> <p>LESS-HOWEVER FROM THE ABOVE DESCRIBED TRACT TWO:</p> <p>326.2 feet x 168.2 feet sold off the West side of Tract Seven described in deed from Elbert Williams, et al, to Villie Ransom, dated December 9, 1949, recorded in Vol. 187, Page 141, Deed Records, Hopkins County, Texas.</p>

Tract Three (R13497):

All that certain tract or parcel of land situated in the John Fizer Survey, A-328 and the W. H. Moore Survey, A-1129, located about 10.95 miles S 75 deg. E from the City of Sulphur Springs, Hopkins County, Texas; being a part of that certain 30.6 acres - First Tract, all of that certain 117.8 acres - Second Tract, and all of that certain 3 acres - Third Tract described in a Deed from Arch E. Shamblin and wife, Olga J. Shamblin to Petrus Hubertus Vanrijn and wife, Helena Geertruida Vanrijn, dated March 27, 1987, recorded in Volume 33, Page 602, Real Property Records of Hopkins County, Texas; and being all of that certain 1.203 acre tract described in a Deed from Joseph Edgar Bain and wife Alice Ann Bain to Petrus Hubertus Van Rijn and wife, Helena Gertrude Van Rijn, dated June 12, 1997, recorded in Volume 249, Page 53, Real Property Records; and being more particularly described as follows:

BEGINNING at a 2 inch pipe fence corner post found on the North East corner of said 117.8 acre tract, and being on an internal angle corner of a 115.410 acre tract described in a Deed to Rickey L. Bain and wife, Suzy G. Bain, dated June 12, 1997, recorded in Volume 249, Page 41, Real Property Records;

THENCE S 1 deg. 10 min. 04 sec. E along the fenced East boundary line of said 117.8 acre tract and the West boundary line of said 115.410 acre tract a distance of 2118.03 feet to a 1/2 inch rebar set on the North West corner of said 1.203 acre tract;

THENCE N 87 deg. 03 min. 17 sec. E along the fenced North boundary line of said 1.203 acre tract a distance of 511.20 feet to a 1/2 inch rebar marked with "Swanner" cap found on the East boundary line of said 30.6 acre tract, being on the South East corner of a 0.101 acre tract described in a Deed to Rickey L. Bain and wife, Suzy G. Bain, dated April 2, 1997, recorded in Volume 249, Page 33, Real Property Records, and being on the West boundary line of a 166.649 acre tract described in a Deed to Jakob Hendrik Kempenaar and wife, Saakje Kempenaar-Annema, dated June 24, 1986, recorded in Volume 14, Page 185, Real Property Records;

THENCE S 1 deg. 52 min. 18 sec. E along the East boundary line of said 30.6 acre tract and the West boundary line of said 166.649 acre tract a distance of 1638.31 feet to a 1/2 inch rebar set on the South East corner of said 30.6 acre tract and being on an internal angle corner of said 166.649 acre tract;

THENCE S 86 deg. 32 min. 31 sec. W along the South boundary line of said 30.6 acre tract and the North boundary line of said 166.649 acre tract a distance of 1301.11 feet to a 1/2 inch rebar set on a fence corner on the South West corner of said 30.6 acre tract, and being on the occupied South East corner of a 56 acre tract described as Tract Six in a Deed to OUD Dairy Farms, dated April 22, 1999, recorded in Volume 300, Page 684, Real Property Records;

THENCE in a Northerly direction with a fence along the West boundary line of said 30.6 acre tract (being on the West side of a creek) and the occupied East boundary line of said 56 acre tract as follows:

N 5 deg. 58 min. 59 sec. E a distance of 61.97 feet to a 1/2 inch rebar set for an angle point;

N 31 deg. 22 min. 33 sec. E a distance of 32.63 feet to a 1/2 inch rebar set for an angle point;

N 39 deg. 49 min. 46 sec. E a distance of 119.74 feet to a 1/2 inch rebar set for an angle point;

N 29 deg. 48 min. 25 sec. E a distance of 59.26 feet to a 1/2 inch rebar set for an angle point;

N 36 deg. 38 min. 06 sec. E a distance of 232.15 feet to a 1/2 inch rebar set for an angle point;

N 51 deg. 37 min. 08 sec. E a distance of 135.37 feet to a 1/2 inch rebar set for an angle point;

N 39 deg. 12 min. 59 sec. E a distance of 74.11 feet to a 1/2 inch rebar set for an angle point;



N 59 deg. 54 min. 44 sec. E a distance of 85.79 feet to a 1/2 inch rebar set for an angle point;  
N 36 deg. 16 min. 21 sec. E a distance of 53.18 feet to a 1/2 inch rebar set for an angle point;  
N 22 deg. 01 min. 55 sec. E a distance of 30.46 feet to a 1/2 inch rebar set for an angle point;  
N 10 deg. 13 min. 55 sec. E a distance of 237.89 feet to a 1/2 inch rebar set for an angle point;  
N 7 deg. 15 min. 16 sec. E a distance of 84.20 feet to a 1/2 inch rebar set for an angle point;  
N 17 deg. 47 min. 54 sec. E a distance of 67.72 feet to a 1/2 inch rebar set for an angle point;  
N 23 deg. 02 min. 18 sec. E a distance of 192.79 feet to a 1/2 inch rebar set for an angle point;  
and

N 19 deg. 49 min. 10 sec. E a distance of 138.43 feet to a 1/2 inch rebar set on the South West corner of said 1.203 acre tract, being on the South boundary line of said 117.8 acre tract, and being on the occupied North East corner of said 56 acre tract;

THENCE S 87 deg. 54 min. 49 sec. W along the South boundary line of said 117.8 acre tract and the South boundary line of said 3 acre tract a distance of 2360.09 feet to a 1/2 inch rebar set on the South West corner of said 3 acre tract, being on the North West corner of a 4 acre tract described in a Deed to OUD Dairy Farms, dated March 15, 2000, recorded in Volume 327, Page 254, Real Property Records and being on the intersection of the center of County Road 2346 with the center of County Road 2336;

THENCE in a Northerly direction along the center of said C.R. 2346 and the West boundary line of said 3 acre tract and said 117.8 acre tract as follows:

N 6 deg. 19 min. 33 sec. E a distance of 395.52 feet to a 1/2 inch rebar set for an angle point;  
N 16 deg. 55 min. 18 sec. E a distance of 104.95 feet to a 1/2 inch rebar set for an angle point;  
N 34 deg. 33 min. 18 sec. E a distance of 228.88 feet to a 1/2 inch rebar set for an angle point;  
N 13 deg. 53 min. 43 sec. E a distance of 119.18 feet to a 1/2 inch rebar set for an angle point;  
N 0 deg. 47 min. 43 sec. E a distance of 140.96 feet to a 1/2 inch rebar set for an angle point,  
N 2 deg. 14 min. 03 sec. W a distance of 1486.31 feet to a 1/2 inch rebar set on the North

West corner of said 117.8 acre tract, being on the East boundary line of a subdivision of the Lang Williams Estate as reflected by Plat recorded in Book 1, Page 66, Map Records, and being on the South boundary line of a 14.1 acre tract described as Fifth Tract in a Deed to Griffiths Carnes, dated August 16, 1965, recorded in Volume 295, Page 114, Deed Records;

THENCE N 87 deg. 11 min. 36 sec. E along the North boundary line of said 117.8 acre tract a distance of 2141.85 feet to the Place of Beginning and containing 150.829 acres of land, more or less, of which 1.14 acres, more or less, lies within the bounds of said County Road 2346;

**LESS HOWEVER FROM THE ABOVE DESCRIBED TRACT THREE THE FOLLOWING PARCEL OF LAND:**

All that certain tract or parcel of land situated in the John Fizer Survey, A-328 and the W. H. Moore Survey, A-1129, located about 10.95 miles S 75 deg. E from the City of Sulphur Springs, Hopkins County, Texas; being a part of that certain 30.6 acres - First Tract, described in a Deed from Arch E. Shamblin and wife, Olga J. Shamblin to Petrus Hubertus Vanriijn and wife, Helena Geertruida Vanriijn, dated March 27, 1987, recorded in Volume 33, Page 602, Real Property Records of Hopkins County, Texas; and being all of that certain 1.203 acre tract described in a Deed from Joseph Edgar Bain and wife Alice Ann Bain to Petrus Hubertus Van Rijn and wife, Helena Gertrude Van Rijn, dated June 12, 1997, recorded in Volume 249, Page 53, Real Property Records; and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set on the North West corner of said 1.203 acre tract as described in a Deed from Joseph Edgar Bain and wife, Alice Ann Bain to Petrus Hubertus

Van Rijn etux, Helena Gerturde Van Rijn, dated June 12, 1997, recorded in Volume 249 Page 53, Real Property Records;

THENCE N 87 deg. 03 min. 17 sec. E along the fenced North boundary line of said 1.203 acre tract a distance of 511.20 feet to a 1/2 inch rebar marked with "Swanner" cap found on the East boundary line of said 30.6 acre tract, being on the South East corner of a 0.101 acre tract described in a Deed to Rickey L. Bain and wife, Suzy G. Bain, dated April 2, 1997, recorded in Volume 249, Page 33, Real Property Records, and being on the West boundary line of a 166.649 acre tract described in a Deed to Jakob Hendrik Kempenaar and wife, Saakje Kempenaar-Annema, dated June 24, 1986, recorded in Volume 14, Page 185, Real Property Records;

THENCE S 1 deg. 52 min. 18 sec. E along the East boundary line of said 30.6 acre tract and the West boundary line of said 166.649 acre tract a distance of 1638.31 feet to a 1/2 inch rebar set on the South East corner of said 30.6 acre tract and being on an internal angle corner of said 166.649 acre tract;

THENCE S 86 deg. 32 min. 31 sec. W along the South boundary line of said 30.6 acre tract and the North boundary line of said 166.649 acre tract a distance of 1301.11 feet to a 1/2 inch rebar set on a fence corner on the South West corner of said 30.6 acre tract, and being on the occupied South East corner of a 56 acre tract described as Tract Six in a Deed to OUD Dairy Farms, dated April 22, 1999, recorded in Volume 300, Page 684, Real Property Records;

THENCE in a Northerly direction with a fence along the West boundary line of said 30.6 acre tract (being on the West side of a creek) and the occupied East boundary line of said 56 acre tract as follows:

N 5 deg. 58 min. 59 sec. E a distance of 61.97 feet to a 1/2 inch rebar set for an angle point;

N 31 deg. 22 min. 33 sec. E a distance of 32.63 feet to a 1/2 inch rebar set for an angle point;

N 39 deg. 49 min. 46 sec. E a distance of 119.74 feet to a 1/2 inch rebar set for an angle point;

N 29 deg. 48 min. 25 sec. E a distance of 59.26 feet to a 1/2 inch rebar set for an angle point;

N 36 deg. 38 min. 06 sec. E a distance of 232.15 feet to a 1/2 inch rebar set for an angle point;

N 51 deg. 37 min. 08 sec. E a distance of 135.37 feet to a 1/2 inch rebar set for an angle point;

N 39 deg. 12 min. 59 sec. E a distance of 74.11 feet to a 1/2 inch rebar set for an angle point;

N 59 deg. 54 min. 44 sec. E a distance of 85.79 feet to a 1/2 inch rebar set for an angle point;

N 36 deg. 16 min. 21 sec. E a distance of 53.18 feet to a 1/2 inch rebar set for an angle point;

N 22 deg. 01 min. 55 sec. E a distance of 30.46 feet to a 1/2 inch rebar set for an angle point;

N 10 deg. 13 min. 55 sec. E a distance of 237.89 feet to a 1/2 inch rebar set for an angle point;

N 7 deg. 15 min. 16 sec. E a distance of 84.20 feet to a 1/2 inch rebar set for an angle point;

N 17 deg. 47 min. 54 sec. E a distance of 67.72 feet to a 1/2 inch rebar set for an angle point;

N 23 deg. 02 min. 18 sec. E a distance of 192.79 feet to a 1/2 inch rebar set for an angle point;

and

N 19 deg. 49 min. 10 sec. E a distance of 138.43 feet to a 1/2 inch rebar set on the South West corner of said 1.203 acre tract, being on the South boundary line of said 117.8 acre tract, and being on the occupied North East corner of said 56 acre tract;

Thence N 00 deg. 05 min. 26 sec. E a distance of 325.22 feet to the Place of Beginning and containing 29.540 acres of land, more or less. HEREBY conveying only that portion of land, east of the creek bed.

Tract Four (Parcel R17747 only):

All that certain lot, tract or parcel of land situated about 12 miles Southeast from the City of Sulphur Springs, Hopkins County, Texas, being part of the J. B. McLaren Survey A-662, and a part of the John Fizer Survey, A-328, and described as follows:

BEING LOT NO. FIVE (5) containing 14.23 acres of land, more or less, of the subdivision of the Lang Williams Estate, as shown by plat of the division of same made by T. C. Brashear on December 7th, 1949, of recorded in Vol. 1, Page 66, Map Records of Hopkins County, Texas. BEING the same land described in Deed from Willie Williams et al to Ama Dee Williams, dated December 9, 1949, of record in Vol. 187, Page 129, a Deed Record of Hopkins County, Texas.

LESS HOWEVER: 326.2 feet, more or less, off the West side deeded by Elbert Williams et al to Villie Ranson, dated December 9th, 1949, of record in Vol. 187, Page 141, a Deed Record of Hopkins County, Texas.

Tract Six (R13487):

Being a part of the John Fizer Survey, A-328;

BEGINNING at a stake in the W. B. line of the John Fizer Survey, the S.W. corner of a 50 acre tract described in a deed from M. L. Parnell and wife, L. E. Parnell, to W. D. Parnell, dated March 10th, 1906, of record in Vol. 56, Page 461, a deed record of Hopkins County, Texas;

THENCE East 908 varas to a stake in the division line between this tract and a tract formerly owned by John J. Bryant, a red oak bears East 3 yds. and a red oak bears North 4 yds;

THENCE North with said division line 400 varas to a stake, the S.E. corner of a 50 acre tract described in a deed from M. J. Spence to Jesse Honeycutt, dated November 6th 1900, of record in Vol. 40, Page 121, deed record of Hopkins County, Texas; THENCE West with Honeycutt's S.B. line 908 varas to a stake in the W. B. line of said John Fizer survey, Honeycutt's S.W. corner;

THENCE South with the W. B. line of said survey 400 varas to the place of beginning.

CONTAINING 63.96 acres of land, more or less.

BEING one of four tracts of land described in a deed from Paul J. Thomas et al, to Travis Neel, dated April 7<sup>th</sup> 1964.

Tract Seven (R17753):

Being a part of the B. J. McLarin Survey, A-662;

BEGINNING at a stake in the E.B. line of said survey, 113 poles South from the N.E. corner of said survey, the S.E. corner of a 160 acre tract conveyed by B. J. McLarin and wife to R. P. Alexander by deed of record in Vol. H, Page 185, a deed record of Hopkins County, Texas;

THENCE North 176 varas to a stake, the S.E. corner of a tract owned by Ellen Collier;

THENCE West 836 varas to Caney Creek;

THENCE South with the meanderings of said Creek 176 varas to a stake on the N.B. line of the 69-1/2 acres described as First Tract above;

THENCE East to the place of beginning. CONTAINING 26-1/2 acres of land, more or less.

BEING one of four tracts of land described in a deed from Paul J. Thomas et al, to Travis Neel, dated April 7<sup>th</sup> 1964.

Tract Eight (R13486):

Being a part of the John Fizer Survey, A-328;

BEGINNING at a stake on the N.B. line of said Fizer Survey, the N.W. corner of a tract of land once owned by J. J. Bryant; THENCE South 320 yards to a stake, the N.E. corner of the 63.96 acre tract above described;

THENCE West 908 varas to a stake in the W.B. line of said John Fizer survey, the N.W. corner of said 63.96 acre tract; THENCE North 320 yards to a stake, the N.W. corner of said Fizer survey;

THENCE East with the N.B. line of said survey 908 varas to the place of beginning;  
CONTAINING 50 acres of land, more or less.

BEING the same four tracts of land described in a deed from Paul J. Thomas et al, to Travis Neel, dated April 7<sup>th</sup> 1964;

Tract Nine (R13501):

Being a part of the John Fizer Survey, A-328;

BEGINNING at a stake 175 varas North of the S.E. corner of a tract of land described in a deed from J. J. Bryant and wife, Sallie D. Bryant, to Jerry Berry, dated Aug. 9th 1901, of record in Vol. 42, Page 529, deed records of Hopkins County, Texas; at the S.E. corner of a 14-1/10 acre tract of land described in a deed from Linnie Ross et al to Alta Thompson, dated May 3rd, 1929, of record in Vol. 121, Page 609, deed records of Hopkins County, Texas; THENCE South 175 varas to a stake, the S.E. corner of the Jerry Berry land; THENCE West 456 varas to a stake, the S.W. corner of the Jerry Berry land;

THENCE North 175 varas a stake, the S.W. corner of Alta Thompson 14-1/10 acre tract; THENCE East with the S.B. line of Alta Thompson 14-1/10 acre tract, 456 varas to the place of beginning. CONTAINING 14-1/10 acres of land, more or less.

BEING the same land described in a deed from Verna Mae Berry et al to Travis Neel, dated May 1st 1964;

Tract Ten (R13502):

Being a part of the John Fizer Survey, A-328;

BEGINNING at a stake 350 varas South of the N.E. corner of a tract of land described in a deed from J. J. Bryant and wife, Sallie D. Bryant, to Jerry Berry, dated August 9th 1901, of record in Vol. 42, Page 529, deed records of Hopkins County, Texas, the S.E. corner of the Eddie Pannell tract of land;

THENCE South 175 varas a stake, the N.E. corner of 14-1/10 acres described in a deed from Lennie Ross et al to Dote Berry, dated May 3rd 1929, of record in Vol. 122, Page 546, deed records of Hopkins County, Texas;

THENCE West 456 varas to a stake, the N. W. corner of said Dote Berry 14-1/10 acre tract;  
THENCE North 175 varas a stake, the S.W. corner of the Eddie Pannell tract of land;  
THENCE East 456 varas to the place of beginning.  
CONTAINING 14-1/10 acres of land, more or less.  
BEING the same land described in a deed from O. B. Thompson et al to Travis Neel, dated  
May 6th 1964.

Tract Eleven (Parcel R17462 Only):

Being a part of the Walter Matthews Survey, A-630, a part of the B. J. McLarin Survey, A-662, and a part of the John Pitman Survey, A-749;  
BEGINNING at a stake, the S.E. corner of the 195 acre tract of land described in the deed from Jones B. Askew to Harry Thompson, dated December 21, 1900, of record in Vol. 44, Page 41, deed record, Hopkins County, Texas;  
THENCE West with the S.B. line of said Matthews survey, crossing the E. B. line of the McLarin survey at 2066 feet, and in all West 4370 feet to Caney Creek;  
THENCE in a Northern direction with the meanderings of said creek to the S.W. corner of a 27.5 acre tract of land described in a deed from J. C. Tapp to Allen Ray Gammill, dated March 23, 1956, of record in Vol. 233, Page 71, a Deed Record, Hopkins County, Texas;  
THENCE East with the S.B. line of said Gammill tract 4375 feet, a stake in the E.B. line of said Harry Thompson tract, at a point 572 feet North of the beginning point;  
THENCE South 572 feet to the place of beginning. CONTAINING 46 acres of land, more or less.  
BEING the same land described in a deed from Ama D. Williams et al to Travis Neel, dated June 15th 1964. ‘

Tract Twelve (R13498):

All that certain tract or parcel of land located in Hopkins County, Texas, about 12 miles East from Sulphur Springs, being a part of the John Fizer Survey, A-328 and bounded as follows, to-wit:  
BEGINNING at a stake 175 varas South of the Northeast corner of the 56-1/2 acre homestead of Jerry Berry, deceased, and the S.E. corner of Block No. 1, this day set apart of Lennie Ross in an equal partition of said Jerry Berry Estate;  
THENCE South 175 varas to a stake;  
THENCE West 456 varas a stake in the West boundary line of said Jerry Berry 56-1/2 acre tract;  
THENCE North 175 varas to a stake in the S.W. corner of Lennie Ross Block No. 1 tract;  
THENCE East 456 varas to the place of beginning.  
CONTAINING in all 14-1/10 acres of land, more or less.

Tract Thirteen (R13498):

All that certain tract or parcel of land situated in Hopkins County, Texas, about 12 miles East from Sulphur Springs, being a part of the John Fizer Survey, A-328, and described by metes and bounds as follows, to-wit:

BEGINNING at a stake, the N.E. corner of a 56-1/2 acre homestead of Jerry Berry, deceased; THENCE South 175 varas to a stake; THENCE West 456 varas to a stake in the West boundary line of said Jerry Berry 56-1/2 acre tract; THENCE North 175 varas to a stake in the NW corner of said Berry tract; THENCE East 456 varas to the place of beginning. CONTAINING in all 14-1/10 acres of land, more or less.

Tract Fourteen (R22157):

Parcel 1:

All that certain lot, tract or parcel of land situated about 11 miles East from Sulphur Springs, being a part of a 320 acre tract of land patented to Robert E. Matthews, assignee of Lemuel Brackeen, by Patent No. 2780, Vol. 10 dated June 21st, 1854, A- 87;

BEGINNING at a stake in the NE line of original survey at a point, 256-4/10 varas West of the NE corner of original survey, said beginning corner being all the NW corner of a 35 acre tract of land set apart to D. T. Pogue in a partition and division of the estate of J. H. Pogue, deceased;

THENCE South 940 varas a stake, the SW corner of said D. T. Pogue's tract; THENCE in a Northwest direction, 230 varas to a stake;

THENCE North 900 varas to a stake in the NE line of original survey; THENCE East 220 varas to the place of beginning.

CONTAINING 35 acres, more or less.

BEING Block No. 3 of the sub-division of the Estate of J. H. Pogue, deceased.

BEING the same land described in a Mechanic's Lien Contract from J. B. Williams and wife, Gertrude Williams to J. L. Markham, in Vol. 3, Page 262, of the Mechanic's Lien Records of Hopkins County, Texas.

LESS HOWEVER FROM THE ABOVE DESCRIBED PARCEL ONE THE FOLLOWING PARCEL OF LAND:

14 acres, more or less, sold to E. C. Conly in deed from J. B. Williams and wife, Gertrude Williams, dated May 29, 1954, of record in Vol. 221, Page 34 of the Deed Records of Hopkins County, Texas.

Parcel 2:

All that certain tract or parcel of land, located in Hopkins County, Texas, about 11 miles East from Sulphur Springs, Texas, being a part of the L. Bracken Survey, A-87, and described by metes and bounds as follows, to-wit:

BEGINNING at a stake in the center line of an old abandoned lane, the NW corner of a 5 acre tract described in Deed from J.

B. Williams and wife, Gertrude Williams, to Durrie Lewis, dated January 31, 1946, of record in Vol. 158, Page 416, Deed Records of Hopkins County, Texas;

THENCE North 3 deg. 05 min. East with the center line of said old abandoned lane 985.89 feet to a stake for corner; THENCE South 70 deg. 59 min. East along a fence line 985.28 feet to a stake;  
THENCE North 78 deg. 27 min. East along a fence line 518 feet to a stake; THENCE North 75 deg. 35 min. East along a fence line 189.1 feet to a stake;  
THENCE North 81 deg. 49 min. East along a fence line 67.5 feet to a stake for corner;  
THENCE South 9 deg. 00 min. West with a fence line 459 feet to a stake;  
THENCE South 19 deg. 35 min. West with said fence line 489.5 feet to a stake;  
THENCE South 10 deg. 45 min. West with said fence line 402 feet to a stake in center of a public road, on the South boundary line of said L. Bracken Survey;  
THENCE North 89 deg. 45 min. West with the South boundary line of said Survey and with the center of said public road 984.5 feet to a stake, the SE corner of said 5 acre tract conveyed to Durrie Lewis; THENCE North 2 deg. 00 min. East 474.5 feet, the NE corner of said 5 acre tract;  
THENCE North 88 deg. 40 min. West with the NE line of said 5 acre tract 463.2 feet to the place of beginning. CONTAINING 41.12 acres of land, more or less.  
BEING the same land surveyed May 12, 1970, by C. F. Ende, Registered Professional Engineer. Also being the same land described in a certain deed dated June 24, 2970, executed by Rudy Williams and wife, Sarah Bell Williams to Maurice Williams, of record in Vol. 328, Page 446, Deed Records of Hopkins County, Texas.

Parcel 3:

All that certain lot, tract or parcel of land, being a part of the David Waggoner Survey, A-1016, situated in Hopkins County, Texas, and described as follows:  
BEGINNING at a stake on the North boundary line of said survey 510 varas East of the NW corner of same; THENCE East 165 varas to a stake on the North line of said survey;  
THENCE South 475 varas to a stake; THENCE West 600 varas to stake; THENCE North 275 varas to a stake; THENCE East 454.5 varas to a stake;  
THENCE North 200 varas to the place of beginning.  
CONTAINING 35 acres of land, more or less, and being Block No. 1 of the subdivision of the Estate of J. H. Pogue, deceased, and being the same land described in Deed from Jack Pogue et al to Gertrude Williams, recorded in Vol. 140, Page 193 of the Deed Records of Hopkins County, Texas. Also being the same land described in a certain deed dated September 26, 1974, executed by Wanda Ruth Phillips et al to Maurice Williams, of record in Vol. 358, Page 444, Deed Records of Hopkins County, Texas.

Parcel 4:

BEING a part of the L. Brackeen Survey, A-87;  
BEGINNING at a stake on the North boundary line of the L. Brackeen Survey, 476.4 varas West of the NE corner of same, said beginning corner being the NW corner of a 35 acre tract once owned by Zpher Hargrave;  
THENCE South 900 varas to a stake;  
THENCE in a Northwest direction 225 varas to a stake;

THENCE North 857 varas to a stake on the North line of said Brackeen Survey; THENCE East with the NE line of said survey 216 varas to the place of beginning.

CONTAINING 35 acres of land, more or less, and being Block No. 4, of the subdivision of the J. H. Pogue estate;

BEING the same land described in a Deed from Pat Wayne Rhodes et al to John Riley Rhodes, dated March 12, 1957, of record in Vol. 239, Page 529, a Deed Record of Hopkins County, Texas; and the same land described in a Deed from L. S. Gray et al to John Riley Rhodes, dated April 17, 1957, of record in Vol. 240, Page 99, a Deed Record of Hopkins County, Texas. Also being the same land described in a certain deed dated February 19, 1962, executed by W. V. Kennedy et ux to Andrew Williams, of record in Vol. 272, Page 120, Deed Records of Hopkins County, Texas.

Parcel 5:

BEING a part of the David Waggoner Survey, A-1016, and a part of the Lemuel Brackeen Survey, A-87;

BEGINNING at a stake on the North boundary line of the David Waggoner Survey, 510 varas East of the NW corner of same; THENCE South 200 varas to a stake;

THENCE West 454-5/10 varas to a stake;

THENCE South 275 varas to a stake, the SW corner of a tract of 35 acres set aside to Gertrude Williams; THENCE West 76 varas to a stake;

THENCE North 475 varas to a stake on the North boundary line of the Lemuel Brackeen Survey;

THENCE East passing the NE corner of the Lemuel Brackeen Survey and the NW corner of the David Waggoner Survey at 66-4/10 varas, and continuing East in all 576-4/10 varas to the place of beginning.

CONTAINING 22 acres of land, more or less, and known as Block No. 5 of the subdivision of the Estate of J. H. Pogue, deceased.

LESS HOWEVER FROM THE ABOVE DESCRIBED PARCEL FIVE THE FOLLOWING PARCEL OF LAND:

All that certain lot, tract or parcel of land situated in Hopkins County, Texas, part of the David Waggoner Survey, A-1016 and Lemuel Brackeen Survey, A-87, and described as follows:

BEGINNING at the Western SE corner of the 2nd tract of land described in deed from Calley McCauley to Grady Sharp et ux, of recorded in Vol. 154, Page 497, Deed Records, Hopkins County, Texas;

THENCE North 100 varas; THENCE West 76 varas;

THENCE South 100 varas to the SW corner of said 22 acre tract;

THENCE East 66.4 varas cross the WB line of David Waggoner Survey in all East 76 varas to the place of beginning. Parcel 6:

All that certain tract or parcel of land situated in Hopkins County, Texas, being a part of the Lemuel Brackeen Survey, A-87, and a part of the David Waggoner Survey, A-1016, and described by metes and bounds as follows, to-wit:

BEGINNING at a stake on the North boundary line of the Lemuel Brackeen Survey, 256.4 varas West of the NE corner of same;

THENCE South 940 varas to a stake;



THENCE in a NE direction 260 varas a stake, 9.7 varas East of the West boundary line of the said David Waggoner Survey; THENCE North 415 varas to a stake;  
THENCE West 76 varas to a stake, the most Southern SW corner of a 22 acre block set apart to Jack Pogue;  
THENCE North 475 varas to a stake in the NE line of the Lemuel Brackeen Survey, the NW corner of said 22 acre tract; THENCE West with the NE line of said Brackeen Survey 190 varas to the place of beginning.  
CONTAINING 35 acres of land, more or less.

BEING the same land described in a Deed from Jack Pogue et al to D. T. Pogue, dated December 6, 1928, of record in Vol. 123, Page 578, a Deed Record of Hopkins County, Texas. Also being the same land described in a certain deed dated June 25, 1970, executed by D. T. Pogue to Maurice Williams, of record in Vol. 328, Page 443, Deed Records of Hopkins County, Texas.

Parcel 7:

All that certain lot, tract or parcel of land situated in Hopkins County, Texas, part of the David Waggoner Survey, A-1016, and Lemuel Brackeen Survey, A-87, and described as follows:  
BEGINNING at the Western SE corner of the 2nd tract of land described in deed from Calley McCauley to Grady Sharp et ux, of record in Vol. 154, Page 497, Deed Records, Hopkins County, Texas;  
THENCE North 100 varas; THENCE West 76 varas;  
THENCE South 100 varas to the SW corner of said 22 acre tract;  
THENCE East 66.4 varas cross the WB line of David Waggoner Survey in all 76 varas to the place of beginning.

Tract Fifteen (R13496):

All that certain tract or parcel of land situated in Hopkins County, Texas, about 12 miles Southeast from the City of Sulphur Springs, and described by metes and bounds as follows:

Being a part of the John Fitzer Survey, Abstract No. 328; Beginning at the S.W. corner of said survey; Thence North 410 varas to a stake for corner; Thence East 865 varas to a stake for corner;  
Thence South 410 varas to the South line of said survey;  
Thence West with the S.B. line of said survey, 865 varas to the place of beginning. Containing 64 acres of land, more or less. LESS HOWEVER:  
Being part of the John Fizer survey, Abstract No. 328;  
Beginning at a stake in the S. B. Line of the John Fizer survey, the S. E. Corner of a 64 acre tract of land described as First Tract in deed from A. F. Payne and wife to D. F. Formby, dated August 20, 1918, of record in Vol. 115, page 118, a Deed Records, Hopkins County, Texas;  
Thence West with the S. B. Line of said John Fizer survey, varas, a stake in center of public road;  
Thence in a Northeasterly direction with the center of said road, \_\_\_ varas to a stake in the E. B. Line of said 64 acre tract of land;

Thence South with the E. B. Line of said 64 acre tract, \_\_\_\_\_ varas to the place of beginning. Containing Three acres of land, more or less.

Tract Sixteen (R21799):

All that certain tract or parcel of land situated in Hopkins County, Texas, about 10 miles Southwest of Sulphur Springs, being a part of the F. R. Survey, Abstract No. 972, and described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod set for corner in the center line of a public road, and in the N. B. line of said F. R. Turner Survey, at a point North 89 deg. 05 min. West 883 feet from the N. E. corner to the F. R. Turner Survey, and the N. E. corner of this tract;

THENCE South 140.0 ft. to an iron rod set for corner;

THENCE South 89 deg. 05 min. East with the fence line 244.11 feet to an iron pin for corner;

THENCE South 2500.00 ft. to a iron rod for corner in the South B. line of the said F. R.

Turner Survey and the S. E. corner of this tract;

THENCE North 89 deg. 05 min. West with the S. B. line of the said Turner Survey 338.87 feet to an iron pin for corner, the S. W. corner of this tract;

THENCE North 2640.0 feet to a point in the center line of public road, and the N. B. line of said Turner Survey, the N. W. corner of this tract;

THENCE South 89 deg. 05 min. East with the center line of said road, and the N. B. line of the F. R. Turner Survey 94.76 feet to the PLACE OF BEGINNING.

CONTAINING 19.75 acres of land, more or less.

BEING the same land described in Deed from Robert Gene Lewis to Annie Reba Sims Lee and Ennis B. Lewis of record in Vol. 310, Page 363, Deed Records of Hopkins County, Texas.

Tract Seventeen (R21797):

All that certain tract or parcel of land situated in the F. R. Turner Survey, Abstract No. 972, Hopkins County, Texas, and described as follows, to-wit:

BEGINNING at the NE corner of the said F. R. Turner Survey, the NE corner of this tract;

THENCE South 2640 feet along the East line of said F. R. Turner Survey, to the SE corner of the said F.R. Turner Survey the SE corner of this tract;

THENCE N 89 deg. 05 min. West 638.89 feet along the South line of said F. R. Turner Survey to a 3/8 inch iron rod in fence line for the SW corner of this tract;

THENCE North 2500 feet to a 3/8 inch iron rod for corner;

THENCE North 140 feet to a 3/8 inch iron rod in public road and in the North line of said F. R. Turner Survey the NW corner of this tract;

THENCE S 89 deg. 05 min. East 883 feet along the North line of the said F. R. Turner Survey to the PLACE OF BEGINNING.

CONTAINING 39.50 acres of land.

AND BEING the same land described in a Deed from Annie Reba Sims et al to Robert Gene Lewis, dated 8/14/1967, recorded in Vol. 310, Page 360, Deed Records and from Margaret Lewis to Robert Gene Lewis, dated 5/2/1966, recorded in Vol. 300, Page 224, Deed Records, Hopkins County, Texas.

Tract 18 (R25313):

All that certain tract or parcel of land situated in the B. J. McLarin Survey, A-662, located about 10.27 miles S 72 deg. E from the City of Sulphur Springs, Hopkins County, Texas; being a part of that certain 44.937 acre tract - Tract 2 described in a Deed from Deryl Dennis Fox and wife, Janie Fox to E. R. Nichols and wife, Wanna Lee Nichols, dated October 30, 1992, recorded in Vol. 143, Page 681, Real Property Records of Hopkins County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the South East corner of said 44.937 acre tract, being on the South West corner of a 64 acre tract (S&E 3 acres) described in a Deed from Jesse D. Fox to Deryl D. Fox and wife, Janie Fox, dated November 9, 1964, recorded in Vol. 290, Page 303, Deed Records, being on the North boundary line of a 40 acre tract described in a Deed from Carrol Nash and wife, Ruth E. Nash to Glenna Jo Lawrence Price, dated August 4, 1975, recorded in Vol. 365, Page 279, Deed Records, and being on the North side of County Road 2336;

THENCE S 89 deg. 47 min. 48 sec. W (bearing basis) along the South boundary line of said 44.937 acre tract a distance of 934.11 feet to a 1/2 inch rebar set for a corner on the South side of said County Road 2336, being N 89 deg. 47 min. 48 sec. E a distance of 609.44 feet from a 1/2 inch rebar found on the South West corner of said 44.937 acre tract, and being on the North boundary line of a 120 acre tract described in a Deed from O. W. Fox and wife, Dixie Louise Fox to Randall Nichols and wife, Wanna Lee Nichols, dated June 21, 1956, recorded in Vol. 244, Page 623, Deed Records;

THENCE N 3 deg. 11 min. 41 sec. E a distance of 763.09 feet to a 1/2 inch rebar set for a corner;

THENCE N 89 deg. 47 min. 48 sec. E a distance of 895.79 feet to a 1/2 inch rebar set for a corner on the East boundary line of said 44.937 acre tract, and being on the West boundary line of said 64 acre tract;

THENCE S 0 deg. 19 min. 00 sec. W along the East boundary line of said 44.937 acre tract and the West boundary line of said 64 acre tract a distance of 761.78 feet to the place of beginning and containing 16 acres of land, more or less, of which approximately 0.4 acres lies within the bounds of said County Road.

Tract 19 (R17752):

All that certain tract or parcel of land situated in the County of Hopkins, State of Texas, being a portion of the B. J. McLaren Survey, Abstract No. 662, and being a portion of that 24 acre First Tract and a portion of that 40 acre Third Tract both described in deed from J. T. Allen and wife, Sadie Allen to Jessie Fox recorded in Volume 186, Page 201 of the Deed Records of Hopkins County, Texas, and bounded as follows:

BEGINNING at 1/2 inch iron rod set for corner in the North side of Hopkins County Road No. 2336 and at the Southeast corner of the 40 acre tract, same being the Southeast corner of the McLaren Survey;

THENCE South 89 deg. 47 min. 48 sec. West along the South boundary line of the McLaren Survey and along said road, 1543.58 feet to a 1/2 inch steel rod set at a fence corner at the lower Southwest corner of the McLaren Survey, same being the Southwest corner of the 40 acre tract;

THENCE North 1 deg. 37 min. 58 sec. West along a fence line and with the West boundary line of the McLaren Survey, 409.21 feet to a steel spike set for corner in the centerline of Hopkins County Road No. 2336, same being the Southeast corner of the W. Matthews Survey;

THENCE South 89 deg. 48 min. 43 sec. East along the centerline of said road, 71.94 feet to a 1/2 inch steel rod set for corner; THENCE North 28 deg. 39 min. 22 sec. East, 934.68 feet to a 1/2 inch steel rod set for an angle corner;

THENCE North 60 deg. 14 min. 43 sec. East, 935.05 feet to a 1/2 inch steel rod set at a fence corner, same being an "ell" corner in the North boundary line of the 24 acre tract;

THENCE South 85 deg. 43 min. 08 sec. East along a fence line, 223.17 feet to a 1/2 inch steel rod set at a fence corner at the lower Northeast corner of the 24 acre tract, same being in the East boundary line of the McLaren Survey;

THENCE South 0 deg. 43 min. 25 sec. East with a fence line and with the East boundary line of the McLaren Survey, 590.77 feet to a fence corner post;

THENCE South 0 deg. 21 min. 20 sec. West continuing with the East boundary line of the McLaren Survey and along said fence line 1080.22 feet to the place of beginning and containing 44.937 acres of land, more or less.

LESS HOWEVER FROM THE ABOVE DESCRIBED TRACT NINETEEN THE FOLLOWING PARCEL OF LAND:

All that certain tract or parcel of land situated in the B. J. McLarin Survey, A-662, located about 10.27 miles S 72 deg. E from the City of Sulphur Springs, Hopkins County, Texas; being a part of that certain 44.937 acre tract - Tract 2 described in a Deed from Deryl Dennis Fox and wife, Janie Fox to E. R. Nichols and wife, Wanna Lee Nichols, dated October 30, 1992, recorded in Vol. 143, Page 681, Real Property Records of Hopkins County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the South East corner of said 44.937 acre tract, being on the South West corner of a 64 acre tract (S&E 3 acres) described in a Deed from Jesse D. Fox to Deryl D. Fox and wife, Janie Fox, dated November 9, 1964, recorded in Vol. 290, Page 303, Deed Records, being on the North boundary line of a 40 acre tract described in a Deed from Carrol Nash and wife, Ruth E. Nash to Glenna Jo Lawrence Price, dated August

4, 1975, recorded in Vol. 365, Page 279, Deed Records, and being on the North side of County Road 2336;

THENCE S 89 deg. 47 min. 48 sec. W (bearing basis) along the South boundary line of said 44.937 acre tract a distance of 934.11 feet to a 1/2 inch rebar set for a corner on the South side of said County Road 2336, being N 89 deg. 47 min. 48 sec. E a distance of 609.44 feet from a 1/2 inch rebar found on the South West corner of said 44.937 acre tract, and being on the North boundary line of a 120 acre tract described in a Deed from O. W. Fox and wife, Dixie Louise Fox to Randall Nichols and wife, Wanna Lee Nichols, dated June 21, 1956, recorded in Vol. 244, Page 623, Deed Records;

THENCE N 3 deg. 11 min. 41 sec. E a distance of 763.09 feet to a 1/2 inch rebar set for a corner;

THENCE N 89 deg. 47 min. 48 sec. E a distance of 895.79 feet to a 1/2 inch rebar set for a corner on the East boundary line of said 44.937 acre tract, and being on the West boundary line of said 64 acre tract;

THENCE S 0 deg. 19 min. 00 sec. W along the East boundary line of said 44.937 acre tract and the West boundary line of said 64 acre tract a distance of 761.78 feet to the place of beginning and containing 16 acres of land, more or less, of which approximately 0.4 acres lies within the bounds of said County Road.

Tract 20 (R22162)

Parcel 1:

All that certain tract or parcel of land situated in Hopkins County, Texas, being in the D. Waggoner Survey Abstract No. 1016, and described as follows, to-wit:  
BEGINNING at a stake in the SW corner of Block No. 2 of a subdivision of a 490 acre tract of land known as the Luther Brown tract, in the West boundary line of the D. Waggoner Survey;

THENCE North with the WBL of said D. Waggoner Survey, 455-1/4 to a stake in the middle of the Pine Forrest & Sulphur Springs Road;

THENCE EAST with said public road, 620 varas, in the East boundary line of said Block No. 2; THENCE SOUTH 455-1/4 varas to stake, the SE corner of said Block No. 2;

THENCE WEST with the South line of said Block No. 2, 620 varas to the place of beginning. CONTAINING 50 acres of land more or less.

BEING on the 3 tracts of land described in a Deed from Newman R. Bradford et we, to Rodney Clark et ux, dated 10-24-1977, recorded in Vol. 283, Pg.611, Deed Records, Hopkins County, Texas.

Parcel 2:

All that certain tract or parcel of land situated in Hopkins County, Texas, being in the D. Waggoner Survey Abstract No. 1016, and described as follows, to-wit:  
BEING a part of Block No. 1 of a subdivision of a 490 acre tract of land known as the Luther Brown tract, and being the WEST HALF of the following described 80 acre tract:  
THENCE at a stake in the SE corner of said Block No. 1;  
THENCE West 204 varas a stake, a blackjack marked X, East 2 varas;  
THENCE North 522-1/3 varas, a stake and a black jack marked X, North 2 varas; THENCE West 508 varas a hickory marked 4 blazes and X;  
THENCE North 485-2/3 varas, to a stake the NW corner of said Block No. 1; THENCE East 712 varas a stake for corner;  
THENCE South 1008 varas to the place of beginning.  
CONTAINING 80 acres of land, more or less. The WEST HALF of said tract being the 40 acres of land, more or less, herein conveyed.  
BEING one of 3 tracts of land described in a Deed from Newman R. Bradford et we, to Rodney Clark et ux, dated 10-24/1977, recorded in Vol. 382, Pg. 611, Deed Records, Hopkins County, Texas.

Parcel 3:

All that certain tract or parcel of land situated in Hopkins County, Texas, being in the D. Waggoner Survey Abstract No. 1016, and described as follows, to-wit:  
BEGINNING at the NW corner of a 61 acre tract set aside to J. C. Bain and Maud Moller in a partition deed from J.C. Bail et al, to each other, dated 12-7-1937, recorded in Vol. 139, Pg. 215, Deed Records, Hopkins County, Texas;  
THENCE in a Northwesterly direction along said Sulphur Springs and Pine Forrest Road 544 varas to a stake for corner being Lee Jones' NE corner;  
THENCE South 373.6 varas to a stake for corner; THENCE East 502.4 varas to a stake for corner; THENCE North 278 varas to the place of beginning. CONTAINING 27 acres of land more or less.  
BEING one of 3 tracts of land described in a Deed from Newman R. Bradford et ux, to Rodney Clark et ux, dated 10-24/1977, recorded in Vol. 382, Pg. 611, Deed Records, Hopkins County, Texas.

THE ABOVE DESCRIBED TRACT 20, PARCELS 1, 2 & 3 IS PART OF THE LAND DESCRIBED AS TRACT THREE IN A DEED OF TRUST DATED 1/28/2005, RECORDED IN VOL. 516, PAGE 866, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS

Tract 21 (R12160)

All that certain 185.80 acre lot, tract or parcel of land situated in the Lucy Ann Collum Survey A- 164, Hopkins County, Texas, being the same land as described as a called 186.15 acre tract in a Deed from Veterans Land Board of the State of Texas to Arlis Paul Johnson recorded in

	<p>Vol. 72, Page 845 of the Real Property Records of said county, said 185.80 acre tract being described by metes and bound as follows:</p> <p>BEGINNING at a ½ inch iron rod found at a fence corner post at the most Easterly Northeast corner of said 186.15 acre tract;</p> <p>THENCE South 01 deg 10 min 54 sec West for a distance of 2082.42 fete to a ½ inch iron rod set in Hopkins County Road No. 3349 right of way;</p> <p>THENCE South 89 deg 47 min 30 sec West for a distance of 1458.00 feet to a fence corner post;</p> <p>THENCE North 01 deg 47 min 49 sec West for a distance of 178.03 feet to a fence corner post;</p> <p>THENCE South 88 deg 46 min 19 sec West for a distance of 487.07 feet to a fence corner post;</p> <p>THENCE North 01 deg 10 min 45 sec West for a distance of 1214.04 feet to a fence corner post;</p> <p>THENCE South 89 deg 44 min 32 sec West for a distance of 1820.24 feet to a fence corner post;</p> <p>THENCE North 00 deg 00 min 00 sec East for a distance of 1894.63 feet to a ½ inch iron rod set at an ell corner of Hopkins County Road No. 3342 right of way;</p> <p>THENCE North 89 deg 59 min 43 sec East for a distance of 2333.03 feet along the south right of way line of said county road to a ½ inch iron rod set;</p> <p>THENCE South 00 deg 01 min 00 sec West for a distance of 1198.25 feet to a fence corner post;</p> <p>THENCE North 89 deg 19 min 45 sec East crossing Hopkins County Road No. 3344 right of way and continuing in all a total distance of 1506.11 feet to the POINT OF BEGINNING.</p> <p>Said property contains 185.80 acres more or less.</p>
<p>Petrus Van Rijn and Helena Gertrudia Van Rijn</p>	<p>R22161 Tract One</p> <p>BEGINNING at a point in the South line of the L. Brackeen Survey, Abstract No. 87, and at a point 335.75 varas West of the Southwest corner of such survey;</p> <p>THENCE from such beginning point North 481 varas or such further distance as is required to reach the North line of the original Sulphur Springs and Pine Forest Road as the same existed</p>

and was used prior to the year 1897 so as to reach the South line of a tract conveyed to J.B. Williams by Deed recorded in Vol. 124, page 515 of the Deed Records of Hopkins County, Texas.

THENCE East or Southeasterly along the South line of the J.B. Williams tract above referred to and passing the Southeast corner thereof so as to continue in an Easterly or Southeasterly direction along the South line of a tract conveyed to D.T. Pogue by Deed recorded in Vol. 123, Page 578 of the Deed Record of Hopkins County, Texas, in all a distance of 167.875 varas;

THENCE South to the South line of the said L. Brackeen Survey; THENCE West along the South line of said survey to beginning.

#### Tract Two

All that certain tract of land situated in the County of Hopkins, State of Texas and being a part of the L. Brackeen Survey, Abstract No. 87, described by metes and bounds as follows, to-wit:

BEGINNING at a point in the South line of the L. Brackeen Survey and at a point 167.876 varas West of the Southeast corner of such survey;

THENCE from such beginning point North 481 varas or such further distance as is required to reach the North line of the original Sulphur Springs and Pine Forest Road as the same existed and was use prior to the year 1897, so as to reach the South line of a tract conveyed to D.T. Pogue by Deed recorded in Vol. 123, Page 578 of the Deed Records of Hopkins County, Texas;

THENCE East or Southeasterly along the South line of the said D.T. Pogue tract above referred to a distance of 167.875 varas, or such other distance as is necessary to reach the East line of the L. Brackeen Survey;

THENCE South along the East line of the said L. Brackeen Survey to the South line thereof; THENCE West along the South line of said survey to beginning.

#### Tract Three

All that certain tract or parcel of land situated in Hopkins County, Texas, about 13 miles East from Sulphur Springs a part of the David Waggoner Survey, Abst. No. 1016, and a part of a 490 acre tract of land conveyed by David Waggoner to Mary Rattan and a part of Block No. 2 of a subdivision of said 490 acre tract, and described by metes and bounds as follows, to-wit:

BEGINNING at a stake in the W.B. line of said Waggoner Survey, at a point 850 varas South from the N.W. corner of the same, the same being the N.W. corner of said Block No. 2, and the N.W. corner of a 92-1/2 acre tract of land conveyed by W.S. Smith, Administrator, to J.R. Minter and M.P. Hayden by Deed of record in Vol. 29, Page 226 a Deed Record of Hopkins County, Texas;



THENCE East with the N.B. line of said Block No. 2, 620 varas to a stake, the N.W. corner of Block No. 5 of said subdivision;

THENCE South with the W.B. line of said Block No. 5, 394-3/4 varas to a stake in the center of Pine Forest and Sulphur Springs public Road, the N.E. corner of a 50 acre tract of land conveyed by J. R. Minter et al, to S.S. Sheppard by deed of Record in Vol. 80, Page 109, a Deed Record of Hopkins County, Texas;

THENCE West with the center of said road 620 varas to a stake in the W.B. line of said Waggoner Survey, the N.W. corner of said 50 acre tract conveyed to S.S. Sheppard;

THENCE North with the W.B. line of said survey 394-3/4 varas to the place of beginning. Containing 43-1/4 acres of land, more or less.

Being the same land described in a from J.R. Minter and wife, L.A. Minter to M.P. Hayden dated September 14, 1907, of record in Vol. 60, Page 608 of the Deed Records of Hopkins County, Texas.

#### Tract Four

All that certain tract or parcel of land situated in Hopkins County, Texas, and being a part of the L. Brackeen Survey, Abstract No. 87, and being situated in said County and State, described by metes and bounds as follows, to-wit:

BEGINNING at a point in the South line of the L. Brackeen Survey and at a point 671.5 varas West of the Southeast corner of said survey and being the Southwest corner of a tract conveyed to Hiram Williams by S.H. Dalrumple by deed recorded in Vol. 35, Page 555, Deed Records of Hopkins County, Texas;

THENCE from such beginning point North 481 varas or such further distance as is required to reach the North line of the original Sulphur Springs and Pine Forest Road, as the same existed and was used prior to the year 1897, so as to reach the South line of tract conveyed to J.T. Rhodes by deed recorded in Vol. 122, Page 307, Deed Records of Hopkins County, Texas;

THENCE East or Southeasterly along the South line of the J.T. Rhodes tract above referred to a distance of 167.875 varas; THENCE South to the South line of said L. Brackeen Survey; THENCE West along the South line of said survey to the point of beginning.

#### Tract Five

Situated as above and described as follows, and being a part of the L. Brackeen Survey, Abstract No. 87, and described as follows:

BEGINNING at a point in the South line of the L. Brackeen Survey and at a point 503.625 varas West of the Southeast corner of such property survey;

THENCE from such beginning point North 481 varas or such further distance as is required to reach the original Sulphur Springs and Pine Forest Road, as the same existed and was used prior to the year 1897, so as to reach the South line of the tract conveyed to J.T. Rhodes by Deed recorded in Vol. 122, Page 307, Deed Records of Hopkins County, Texas;

THENCE East or Southeasterly along the South line of the J.T. Rhodes tract above referred to and passing the Southeast corner thereof so as to continue in an Easterly or Southeasterly direction along the South line of a tract conveyed to J.B. Williams by Deed recorded in Vol. 124, Page 515, a Deed Record of Hopkins County, Texas, in all a distance of 167.875 varas;

THENCE South to the South line of the L. Brackeen Survey; THENCE West along the South line of said survey to the beginning.

This being the same land set aside to Bessie Anglin in a partition Deed dated January 13, 1939, by and between the Hiram and Alice Williams heirs;

Being the same land described in a Deed from R.E. Anglin and wife, to J.B. Williams and wife, dated February 2, 1939, and recorded in Vol. 153, Page 329, Deed Records of Hopkins County, Texas.

Less However:

From the above described land a tract consisting of 5 acres off of the South side of Tract Four above described, as described in a Deed from J.B. Williams and wife, to Durrie Lewis recorded in Vol. 158, Page 416, Deed Records of Hopkins County, Texas.

LESS HOWEVER FROM THE ABOVE DESCRIBED TRACTS ONE, TWO, FOUR and FIVE:

acres as conveyed by Rudy Williams et ux, to Maurice Williams, recorded in Vol. 328, Page 446, Deed Records, Hopkins County, Texas, dated June 23, 1970.

Being a part of the land described in a Deed from Rudy Williams and wife, Sarah Bell Williams to Newman Bradford and wife, Katherine Bradford, dated April 18, 1974, of record in Vol. 355, Page 292 of the Deed Records of Hopkins County, Texas.

Being a part of the land described in a Deed from Newman Bradford et ux, Katherine Bradford to Rodney Clark et ux, Donnie Ann Clark, dated October, 1977, of record in Vol. 382, Page 687 of the Deed Records of Hopkins County, Texas.

And being a part of the land described in a Deed from Rodney Clark and Donnie Ann Clark to Cy Henry Holland, et ux, dated April 30, 1986, recorded in Vol. 10, Page 453 of the Real Property Records of Hopkins County, Texas.

<p>Charles Van Rijn, Susanne Ramirez, and Ines Hildebrand</p>	<p>R12177 Tract 1</p> <p>All that certain tract or parcel of a land situated in Hopkins County, Texas, about 12 miles East of the City of Sulphur Springs, being a part of the L.A. Cullum, Abstract No.164, and described as follows, to-wit:</p> <p>Beginning at a stake an ell corner of 85 acres conveyed to G. W. Allen by Jordon Williams et al by Sheriff, by Deed dated 2-15- 1892, recorded in Vol. 24, Page 237, Deed Records, Hopkins County, Texas; Thence North 320 varas to a stake; Thence East 525 varas to a stake; Thence South 320 varas to a stake; Thence West 525 varas to place of beginning. Containing 30 acres of land, more or less.</p> <p>Tract 2</p> <p>All that certain tract or parcel of a land situated in Hopkins County, Texas, about 12 miles East of the City of Sulphur Springs, being a part of the L.A. Cullum, Abstract No.164, and described as follows, to-wit: Beginning at a stake the NEC of the above described 30 acre tract; Thence North 116-2/5 varas to a stake; Thence West 525 varas to a stake; Thence South 116-2/5 varas to a stake; Thence East 525 varas to the place of beginning. Containing 11 acres of land, more or less.</p> <p>Being the same 2 tracts of land described in a Deed from General Vaughn et ux to J. T. Rhodes, dated 10-14-1907, recorded in Vol. 105, Page 496, Deed Records, Hopkins County, Texas.</p> <p>Being the same 2 tracts of land described in a Deed from W. H. Gray et al to Brice Rhodes, dated 12-13-1956, recorded in Vol. 239, Page 153, Deed Records, Hopkins County, Texas.</p>
<p>Alice Ann Bain</p>	<p>FIRST TRACT R25431</p> <p>BEING a lot, tract or parcel of land situated in the David Waggoner Survey, Abst. No. 1016, and being a portion of one of those certain tracts of land described as being Tract Two of the Tracts described in Volume 245, page 621, of the Real Property Records of Hopkins County, Texas, and being more particularly described by metes and bounds as follows: COMMENCING at a 1/2 inch iron rod found for corner at the centerline of Hopkins County Road No. 2310, said point also lying in the South line of that certain 104.721 acre tract of land conveyed to Ricky L. Bain and wife, Suzy C. Bain by deed recorded in Volume 318, page 265 of the Real Property Records of Hopkins County, Texas, and also being the Northwest corner of a 1 acre tract of land conveyed to Tony R. Shaw and wife, Donna L. Shaw by Warranty Deed, recorded in Volume 243, page 848 of the Real Property Records, Hopkins County, Texas;</p>

THENCE South 00° 18' 27" West, along the West line of said 1 acre Shaw Tract, a distance of 248.66 feet to a 1/2 inch iron rod found for corner at the point of beginning,

THENCE South 00° 18' 27" West, continuing along the West line of said 1 acre Shaw Tract and passing at a distance of 53.13 feet a 1/2 inch iron rod found for corner at the Southwest corner of said 1 acre Shaw Tract, said point also being the most Westerly Northwest corner of the remainder of that certain called 58.67 acre tract of land as conveyed to Noble Bain and wife, Edna Faye Bain by deed recorded in Volume 838, page 229 of the Deed Record of Hopkins County, Texas, and passing at a distance of 1014.66 feet the most Westerly Southwest corner of said called 58.67 acre tract and the most Westerly Northwest corner of a called 30.51 acre tract of land conveyed to Israel Ramirez (called Tract One) as described in Volume 155, page 189 of the Real Property Records of Hopkins County, Texas, and continuing along the West line of said Ramirez 30.51 acre tract for a total distance of 1973.72 feet to a fence corner post for corner under the intersection of two barbed wire fence lines at the Southeast corner of the herein described tract and the Northeast corner of a called 10 acre tract of land conveyed by Marty Minter et al to M.P. McKinney on Sept. 12, 1884, said point also Bears North 00 deg. 18 mm. 39 sec. East a distance of 22.4 feet from a 1/2 inch iron rod found for corner at the Southwest corner of said Ramirez 30.51 acre tract and the Northwest corner of a called 41.914 acre tract of land conveyed to Mark A. Russell and Evelyn K. Russell by deed recorded in Volume 281, page 385 of the Real Property Records, Hopkins County, Texas;

THENCE South 87° 34' 23" West, along the North line of said called 10 acre McKinney Tract and generally along said barbed wire fence line a distance of 946.03 feet to a fence corner post for corner under the intersection of three barbed wire fence lines at the Northwest corner of said called 10 acre McKinney Tract and the Southeast corner of a called 53-1/2 acre tract of land conveyed to Richard Bain and wife, Edith M. Bain by deed recorded in Volume 345, page 797 of the Deed Records of Hopkins County, Texas;

THENCE North 01° 02' 54" East along the East line of said 53-1/2 acre Bain Tract and generally following said barbed wire fence line and passing at a distance of 1718.5 feet the Northeast corner of said 53-1/2 acre Bain Tract and the Southeast corner of a called 57 acre tract conveyed to Alice Ann Bain by deed recorded in Volume 371, page 651 of the Deed Records of Hopkins County, Texas, and continuing along the East line of said 57 acre Bain tract for a total distance of 2483.89 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped (D.C.A. INC) for corner lying in the centerline of said Hopkins County Road No. 2310 and said point also being the Northwest corner of said 53-1/2 acre Bain tract and the Southeast corner of a Tract of land, conveyed to Brinker Water Supply Corporation and said point also being the Southwest corner of a called 10.017 acre tract of land conveyed to Ronald D. Godfrey and wife, Carla A. Godfrey as recorded in Volume 262, page 397 of the Real Property Records of Hopkins County, Texas;

THENCE in a Southerly direction and along the centerline of said Hopkins County Road No. 2310 and along the South line of said called 10.017 acre Godfrey Tract, the following courses and distances South 64° 03' 55" East. a distance of 364.20 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped (D.C.A. INC.) for a corner; South 66° 19' 23" East a distance of 81.13 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped (D.C.A. INC.) for corner;

THENCE South 00° 11' 56" East a distance of 198.89 feet to a fence corner post in a barbed wire fence line; THENCE South 87° 32' 45" East a distance of 133.10 feet to a fence corner

	<p>post in a barbed wire fence line; THENCE South 82° 43' 17" East a distance of 131.45 feet to a fence corner post in a barbed wire fence line; THENCE South 62° 27' 55" East a distance of 56.38 feet to a fence corner post in a barbed wire fence line; THENCE South 69° 42' 36" East a distance of 90.06 feet to a fence corner post in a barbed wire fence line; THENCE North 89° 38' 53" East a distance of 109.98 feet to the point of beginning. CONTAINING 46.638 ACRES, MORE OR LESS, 2,031,534.74 square feet of land, more or less.</p> <p>SECOND TRACT R22204</p> <p>All of that certain tract or parcel of land situated in the County of Hopkins, State of Texas, containing 86 acres of land, being a part of the David Waggoner Survey, Abst. No. 1016, Pat. 597, Volume 6, described as follows, to-wit:  BEGINNING at a stake in the North line of a 187 acre tract conveyed by R.L. Askew to John and Bonnie Wells, at the Northeast corner of the J.H. Walker 93-1/2 acre tract;  THENCE South 2 West 834 varas to the South corner of said 3.H. Walker tract; THENCE South 88 East 334-4/5 varas to the Southwest corner of a 3-1/2 acre tract; THENCE North 65 varas;  THENCE East 303-1/5 varas to East line of said 187 acre tract;  THENCE North 695 varas; THENCE West 338 varas; THENCE North 99 varas;    THENCE West 276 varas to the beginning.  And being the same land described in a certain deed dated 6-25- 1917, executed by Roy E. Day to P.D. Parnell, of record in Volume 97, page 159, Deed Records of Hopkins County, Texas, and also being the same land described in a certain deed dated 12-29-1944, executed by Andrew and Edna Williams to Maurice Williams, of record in Volume 64, page 175, Deed Records, Hopkins County, Texas.</p>
<p>Joe E. Bain Jr. Family Trust</p>	<p>First Tract R22187</p> <p>All those certain lots, tracts or parcels of land described by metes and bounds as follows, to-wit: FIRST TRACT: Being a part of the David Waggoner Survey, Abstract No. 1016; Beginning at R. S. Day's N.W. corner Thence South 658 vrs. a stake the N.E. corner of 18 acre tract conveyed by Joe Minter to Carter R. Minter;  Thence West 792 vrs. a stake on the E. B. line of Block No. 2; Thence North 658 vrs., a stake the C. E. corner of said Block No.2; Thence East 792 vrs. to the place of beginning. Containing 90-6/10 acres of land, more or less.</p> <p>SECOND TRACT: Being a part of the David Waggoner Survey, Abstract No. 1016; Beginning at a stake 658.1 vrs. South of the N.E. corner of Block No. 1; Thence South 106.9 vrs. a stake at the N. B. corner of Block No. 3; Thence West 792 vrs a stake in the E. B. line of Block No.2; Thence North 106.9 vrs. a stake; Thence East 792 vrs, to the beginning. Containing 15 acres of land, more or less. LESS 6 ½ acres from the above described 15 acres, leaving 8.5 acres of land, more or less.</p>

THIRD TRACT: Being a part of the David Waggoner Survey, Abst. No.1016; Beginning at the NW. corner of Block No.1;  
Thence South 908.6 vrs. the middle N.E. corner of Block No.3; Thence West 655.8 vrs. a stake the N.E. corner of Block No. 3; Thence N. 17 vrs. an inner S.E. corner of W. M. Culpepper tract; Thence East 60 vrs. a stake, another S.E. corner,  
Thence North 200 vrs. W. D. Parnell's S. W. corner Thence East 325.8 vrs. to the beginning. Containing 104. 6 acres of land, more or less.  
LESS 2 acres sold by Carter Minter to D. A. Robinson, and Less 25 acres deeded to Carter Minter, leaving 77.6 acres of land, more or less.

The first, second and third tracts of land being the same land described in a deed from W. W. Wright to J. E. Bain, dated November 29th, 1943, of record in Vol. 152, page 398, a Deed Record of Hopkins County, Texas.

LESS FROM THE ABOVE the following:

All that certain tract or parcel of land situated in Hopkins County, Texas, being a part of the David Waggoner Survey, A- 1016, located about 12 miles East from Sulphur Springs, Texas, and being a part of the First Tract (90.6 acres) and Second Tract (15 acres) described in Vol. 152, page 398 of the Deed Records of Hopkins County, more fully described as follows:  
Beginning at a fence corner post, being the Northeast corner the original First Tract described in Vol. 152, page 398, Deed Records, Hopkins County, Texas;  
Thence South 02° 36' West 1823.21 feet with the fenced East boundary line to a fence corner post for corner, being the Northeast corner of a 6 ½ acre subdivision of original Second Tract;  
Thence North 89° 07' West 957.54 feet with the fenced boundary line original First Tract and North boundary line original Second Tract to a fence corner post for corner, being the Northwest corner of a 6 ½ acre subdivision of original Second Tract;. Thence S 06° 05' West 298.16 feet with the fenced East boundary line this tract to a fence corner post for corner, being the Southwest corner of a 6 ½ acre subdivision of original Second Tract;  
Thence North 88° 45' West 700.19 feet with the fenced South boundary line original Second Tract to a stake for corner, being the most South Southwest corner this tract;  
Thence North 02° 36' East 2120.17 feet to a point in the center of a public roadway, same being in the North boundary line original First Tract;  
Thence South 88° 58' East 1675.85 feet with said roadway and fenced North boundary line said First Tract to the point of beginning.  
Containing 75.000 acres of land, more or less.  
Being the same land surveyed by Martin F. Collins, Jr., Registered Professional Engineer in the State of Texas of date January 31, 1974.

Second Tract R22188

All that certain tract or parcel of land situated in Hopkins County, Texas, and described by metes and bounds as follows, to- wit:  
Being a part of the David Waggoner Survey, Abstract No. 1016. Beginning at the N.E. corner of Block No. 1;  
Thence South 327.6 vrs. a stake;

Thence West 595.8 vrs a stake;  
Thence North 127.6 vrs. a stake, the S.E. corner of W.M. Culpepper's tract; Thence East 270 vrs a stake, Davis Hall's S,E. corner:  
Thence North 200 vrs a stake, W. D. Parnell's S. W. corner; Thence East 325.8 vrs. to the place of beginning.  
Containing 25 acres of land, more or less, being off the North side of a 104.6 acre tract described in a deed from Carter Minter and wife, to E. B. Minter, dated April 19, 1918. Being the same land described in a deed from M. M. Johnson to Joe K Bain, dated April 1, 1936, of record in Vol. 134, page 517, a Deed Record of Hopkins County, Texas.

Third Tract R22189

All that certain tract or parcel of land situated in Hopkins County. Texas, described by metes and bounds as follows, to-wit: Being a part of the John Fizer Survey, A-328, W. R. Moore Survey, Abstract No.1129, and David Waggoner Survey, Abstract No. 1016,

Beginning at the Northeast corner of said W. H. Moore Survey to South line of the D. Waggoner Survey 612 vrs. East of the Southwest corner of same;  
Thence West 246 vrs. to a blackjack marked X; Thence North 463 vrs. to a stake;  
Thence East 63 vrs. to a stake;  
Thence North at 576 vrs. a lane and at 701 vrs. a stake;  
Thence East 56 vrs. to a stake a P. O. brs. S. 45 E. 2 vrs. marked X; Thence North 542 vrs. to a stake;  
Thence West 497 vrs. to a stake in the West Boundary line of said Waggoner Survey, a Hickory brs. South 15 East 24 feet marked X;  
Thence South 403 vrs, to the N.E. corner of John Fizer Survey; Thence West 393 vrs. a stake;  
Thence South at 288 vrs. lane and at 792 vrs. a stake; Thence East 393 vrs. W.B. line of said Waggoner survey;  
Thence South at 478 vrs. pass S.W. corner of said Waggoner survey at 874 vrs. S.E. corner of the J. Fizer Survey and at 936 vrs. a stake in bed of branch;  
Thence in a Northwesterly direction with meanderings of said branch in the West boundary line of the Ewing Survey; Thence North 32 vrs. to the beginning.  
Containing 203.85 acres of land, more or less; being 55 acres out of the John Fizer Survey, 18 acres W. H. Moore Survey and 130.85 acres David Waggoner Survey.  
Being the same land described in a deed from Porter Fox, and wife to J. E. Bain, dated February 20th, 1933, recorded in Vol. 129, page 123 a Deed Record of Hopkins County, Texas.

LESS FROM THE ABOVE DESCRIBED LAND, THE FOLLOWING:

All that certain tract or parcel of Land situated in Hopkins County, Texas, located about 11 miles ESE of Sulphur Springs, Texas, being a part of the John Fizer Survey, A-328 and being part of a tract of land described in Vol. 97, page 101, Deed Records of Hopkins County, Texas more fully described as follows:

Beginning in the center of a public road in the East boundary line John Fizer Survey and original Bain 55.1 acre tract, same being in the West boundary line D. Waggoner Survey A-1016;

Thence S 88° 23' West 301.11 feet and N. 88° 51' West 778.0 feet with the center said road to a point for corner, being the Southwest corner this tract;

Thence N 00° 43' East passing a fence corner post and stake in the fenced North boundary line of said roadway at 21 feet and continuing with the fenced West Boundary line this tract a total distance of 886.79 feet to a stake for corner, being the

Thence S 88° 51' East 1089.52 feet with the North boundary line this tract to a stake for corner, being the Northeast corner this tract;

Thence S 01° 25' West 872.24 feet with the East boundary line this tract to the place of beginning being the Southeast corner this tract, containing 22.019 acres of land, more or less. Being the same land surveyed by Martin E. Collis, Jr., Registered Professional Engineer in the State of Texas, of date May 10, 1974.

and

All that certain tract or parcel of land situated in Hopkins County, Texas, located about 11 miles ESE of the City of Sulphur Springs, being a part of the D. Waggoner Survey, A-1016, and being part of a tract of land described in Vol. 53, page 467, Deed Records of Hopkins County, Texas, more fully described as follows:

Beginning at a stake in the fenced South boundary line of a public road, being S 3° 41' East 21.0 feet with the center said public road, same being with the center said road S 88° 51' East 778.0 feet, N 88° 23' East 200.0 feet and N 85° 51' East 857.0 feet from the fenced West boundary line of a road and J. E. Bain 55 acre tract;

Thence N 85° 40' East with the fenced South boundary line said road passing a fence corner post at 94.5 feet and continuing a total distance of 282.88 feet to a stake for Northeast corner, Thence S 03° 41' East 154.0 feet with the East boundary line this tract to a stake for Southeast corner; Thence S 85° 40' West 282.88 feet with the South boundary line this tract to a stake for Southwest corner; Thence N 03° 41' West 154.0 feet with the West boundary line this tract to the point of beginning.

Containing 1.000 acres of land, more or less.

Being the same land surveyed by Martin B. Collis, Jr., Registered Professional Engineer in the State of Texas of date May 23, 1974.

and

BEING all that certain lot, tract, or parcel of land situated in the David Waggoner Survey, Abstract No. 1016, the John Fizer Survey, Abstract No. 328 and the W. H. Moore Survey, Abstract No.

1016, all in Hopkins County, Texas, and being a part of a called 180.831 acre tract (203.85 acres less and except 22.019 acres) described in a Deed from Joe E. Bain, Sr. and wife, Inez Bain to Joe



E. Bain, Jr. and wife, Alice Ann Bain, dated November 22, 1974 as shown of record in Volume 359, Page 492. Deed Records, Hopkins County, Texas, and all of a called 1.000 acre tract described in a Deed from Joe B. Bain, Sr. to Joe B. Bain, Jr. and wife, Ann Bain, dated May 3, 1994 as shown of record in Volume 178, Page 98, Real Property Records, Hopkins County, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod set for the most Westerly Southwest corner of said 180.831 acre tract and in the North line of a called 117.8 acre tract described as "Second Tract" in a Deed from Arch E. Shamblin and wife, Olga J. Shamblin, to Petrus Hubertus Vanrijn and wife, Helena Geertrudia Vanrijn, dated March 27, 1987, as shown of record in Volume 33, Page 602, Real Property Records, Hopkins County, Texas.

THENCE N 00° 10' 58" E along the most Westerly West line of said 180.831 acre tract, entering the centerline of Hopkins County Road No. 2346 at 175 feet, continuing along said centerline, in all a total distance of 1378.01 feet to a ½ inch iron rod set for the Southwest corner of a called 22.019 acre tract described as "Tract 2" in a Deed from Joe E. Bain, Sr. to Joe B. Bain, Jr., dated February 29, 1992 as shown of record in Volume 129, Page 322, Real Property Records, Hopkins County, Texas, said corner being at the centerline projection of said County Road;

THENCE N 89° 17' 54" E along said centerline and the South line of said 22.019 acre tract, a distance of 973.21 feet to a ½ inch iron rod set at an angle point in said centerline;

THENCE N 84° 06' 34" E continuing along said centerline and along said South line, at approximately 134.5 feet passing through the Southeast corner of said 22.019 acre tract and the East line of said Fizer Survey and the West line of said Waggoner Survey, in all, a total distance of 861.80 feet to an angle point in said centerline;

THENCE N 80° 57' 59" E continuing along said centerline, a distance of 220.59 feet to an angle point in said centerline;

THENCE N 68° 54' 58" E continuing along said centerline, a distance of 95.38 feet to a ½ inch iron rod set for a corner, a ½ inch iron rod set for a reference marker bears S 00° 28' 23" W a distance of 30.00 feet;

THENCE S 00° 28' 23" W a distance of 1597.68 feet to a ½ inch iron rod set for an EII corner of said 180.831 acre tract and the most Northerly Northwest corner of a called 166.649 acre tract described as "Tract I" in a Deed from Larry Clinton Gamblin and wife, Alice Ann Gamblin to Jakob Hendrik Kempenaar, dated June 24, 1986 as shown of record in Volume 14, Page 185, Real Property Records, Hopkins County, Texas;

THENCE S 01° 34' 21" W along the most Northerly West line of said 166.649 acre tract and an East boundary fence of said 180.831 acre tract, at 1273.79 feet passing through a ½ inch iron rod set for a corner in the called South line of said Waggoner Survey and the North line of said Moore Survey, continuing along said fence, in all, a total distance of 1489.11 feet to a corner of said 166.649 acre tract in the centerline of a creek, a ½ inch iron rod set for a reference marker bears N. 01° 34' 21" E a distance of 20.00 feet;

THENCE along the centerline of said creek, same being a North line of said 166.649 acre tract and a South line of said 180.831 acre tract, as follows:

S 47° 27' 43" W a distance of 60.42 feet to an angle point; S 50° 04' 02" W a distance of 307.35 feet to an angle point; N 49° 06' 38" W a distance of 43.19 feet to an angle point; S 54°

01' 40" W a distance of 116.04 feet to an angle point S 19° 29' 18" E a distance of 58.27 feet to an angle point;  
 S 73° 52' 24" E a distance of 29.34 feet to an angle point; S 01° 00' 38" E a distance of 71 .85 feet to an angle point;  
 S 76° 07' 36" W at 130.59 feet passing through a Northwest corner of said 166.649 acre tract and the Northeast corner of a called 30.6 acre tract described as "First Tract" in a Deed from Arch E. Shamblin and wife, Olga J. Shamblin to Petrus Hubertus Vanrijn and wife, Helena Geertrudia Vanrijn, dated March 27, 1987 as shown of record in Volume 33, Page 602. Real Property Records, Hopkins County, Texas, in all, a total distance of 166.71 feet to an angle point;  
 THENCE continuing along the centerline of said creek and the North line of said 30.6 acre tract and the South line of said 180.831 acre tract, as follows:  
 S 12° 55' 48" W a distance of 105.31 feet to an angle point; S 76° 40' 27" W a distance of 89.18 feet to an angle point;  
 S 46° 10' 16" W a distance of 93.61 feet to an angle point; S 87° 36' 00" W a distance of 114.79 feet to an angle point; N 15° 17' 33" W a distance of 51.58 feet to an angle point; S 76° 20' 53" W a distance of 59.39 feet to an angle point; S 14° 54' 02" W a distance of 92.23 feet to an angle point; S 43° 42' 51" W a distance of 68.26 feet to an angle point; S 01° 05' 29" W a distance of  
 130.30 feet to an angle point; S 15° 35' 01" E a distance of 100.66 feet to a angle point;  
 S 42° 51' 02" W a distance of 116.77 feet to the most Southerly Southwest corner of said 180.831 acre tract, a ½ inch iron rod set for a reference marker bears N 00° 28' E a distance of 20.00 feet;  
 THENCE N 00° 28' 23" E along the most Southerly West line of said 180.831 acre tract, at 169.59 feet passing through a ½ inch iron rod set for the Southeast corner of said Fizer Survey and said Vanrijn 117.8 acre tract and an Ell corner of said Moore Survey, continuing along the East line of said 117.8 acre tract and said Fizer Survey and West line of said Moore Survey, at 1284.89 feet passing through a ½ inch iron rod set for the most Northerly Northwest corner of said Moore Survey and the Southwest corner of said Waggoner Survey, continuing along the East line of said Fizer Survey and the West line of said Waggoner Survey, in all, a total distance of 2612.66 feet to a 2 inch iron pipe fence corner at the Northeast corner of said 117,8 acre tract and an Ell corner of said 180.831 acre tract;  
 THENCE S 89° 21' 13" W along the North boundary fence of said 117.8 acre tract and the most Westerly South line of said 180.831 acre tract, a distance of 1099.87 feet to the POINT OF BEGINNING and containing 115.410 acres of land, and of which 34.933 acres lie within said Fizer Survey, 65.319 acres lie within said Waggoner Survey, and 15.158 acres lie within said Moore Survey, and of which approximately 2.025 acres lie within the limits of said County Road.

Fourth Tract R13500

All that certain tract or parcel of land situated in Hopkins County, Texas, located about 11 miles ESE of Sulphur Springs, Texas, being a part of the John Fizer Survey A-328 and being part of a tract of land described in Vol. 97, page 101, Deed Records of Hopkins County, Texas more fully described as follows:

BEGINNING in the center of a public road in the East boundary line John Fizer Survey and original Bain 55.1 acre tract, same being in the West boundary line D. Waggoner Survey A-1016;

THENCE S. 88° 23' West 301.11 feet and N 88° 51' West 778.0 feet with the center said road to a point for corner, being the Southwest corner this tract;

THENCE N 0° 43' East passing a fence corner post and stake in the fenced North boundary line of said roadway at 21 feet and continuing with the fenced West boundary line this tract a total distance of 886.79 feet to a stake for corner, being the Northwest corner this tract;

THENCE S 88° 51' East 1089.52 feet with the North boundary line this tract to a stake for corner, being the Northeast corner this tract;

THENCE S 01° 25' West 872.24 feet with the East boundary line this tract to the place of beginning, being the Southeast corner this tract, containing 22.019 acres of land more or less.

Tract One R22169:

All those certain tracts or parcels of land situated in Hopkins County, Texas, about 13 miles East from Sulphur Springs, being a part of the D. Waggoner Survey, Abstract No. 1016, and described by metes and bounds as follows, to-wit:

Parcel One:

Beginning at a stake, the intersection of the Pine Forrest-Como Road with the Pine Forest-Sulphur Springs Road; Thence Northwest 250 varas to a stake;  
Thence in a Northwesterly direction along said Pine Forest-Sulphur Springs Road 435 varas to a stake for corner;  
Thence South 668 varas to a stake for corner;  
Thence East 324 varas to a stake for corner;  
Thence South 27 varas to a stake for corner;  
Thence East 60 varas to a stake for corner;  
Thence Northeasterly 100 varas to a stake for corner;  
Thence continuing in a Northeasterly direction 150 varas to a stake for corner;  
Thence continuing Northeasterly 64 varas to a stake in Pine Forest-Como Public Road;  
Thence North 360 varas along said road to the place of beginning.  
Containing 61 acres of land, more or less.

LESS HOWEVER FROM THE ABOVE DESCRIBED PARCEL ONE THE FOLLOWING PARCEL OF LAND:

All that certain tract or parcel of land situated in the David Waggoner Survey, Abstract No. 1016, Hopkins County, Texas; being a part of that certain 61 acre tract described in Deed to Joe Bain, Jr., recorded in Volume 371, Page 651, Deed Records of Hopkins County, Texas; and being more particularly described as follows:

BEGINNING at a nail set on the center line of County Road No. 2346, being North-660.25 feet from the Northernmost Southeast corner of said 61 acre tract, and being N 89 degrees

39'38" W - 904.40 feet and North - 660.25 feet from the Southeast corner of a 16 acre tract described in said Deed;

THENCE N 87 degrees 36'26" W along a fence - 88.36 feet to a ½ inch iron rod set for corner;

THENCE N 0 degrees 41'31" E - 147.46 feet to a ½ inch iron rod set for corner; THENCE S 85 degrees 12'41" E - 86.80 feet to a nail set for corner;

THENCE South along said center line - 143.89 feet to the PLACE OF BEGINNING containing 0.292 acres, more or less.

Parcel Two:

Beginning at a stake in the North edge of the Pine Forest-Sulphur Springs Road;

Thence North 167 varas to a stake for corner;

Thence Northwesterly 50 vrs to a stake for corner;

Thence West 94 varas to a stake for corner;

Thence South 34 vrs to a stake for corner;

Thence West 64 vrs to a stake for corner;

Thence South 74 vrs to a stake for corner;

Thence Northeasterly 125 vrs to a stake for corner;

Thence Southeasterly 125 vrs to the place of beginning.

Containing 6 acres of land, more or less.

LESS HOWEVER FROM THE ABOVE DESCRIBED PARCEL TWO THE FOLLOWING PARCEL OF LAND:

All that certain tract or parcel of land situated in Hopkins County, Texas, about 12 miles Southeast of Sulphur Springs, being a part of the David Waggoner Survey, Abstract No. 1016, and described by metes and bounds as follows, to-wit:

Beginning at an iron pin in the North R.O.W. line of a Public Road, at a point 305 feet North 73 deg. 30 min. West from the S.

E. corner of a 6 acre, more or less, tract of land described as substract Two of Second Tract of land described in a deed from Rosa Lee Bain, a widow to Joe E. Bain, of record in Vol. 371, Page 651 of the Deed Records of Hopkins County, Texas; Thence North 73 deg. 30 min. West with the North R.O.W. line of said public road 220 feet to an iron pin at corner post, the S.W. corner of this tract;

Thence North 2 deg. 0 min. West with fence line 206.3 feet to an iron pin at corner post the N.W. corner of this tract; Thence South 80 deg. 56 min. East 215 feet to an iron pin for corner, the N.E. corner of this tract;

Thence South 2 deg. 0 min. East 232 feet to the place of beginning. Containing 1.055 acres of land, more or less.

Being part of a 6 acre, more or less, tract of land described as second tract in a deed from Maud Moeller and husband, Fred E. Moeller, to J. C. Bain, dated January 14, 1938, of record in Vol. 139, Page 215, Deed Records of Hopkins County, Texas. Being also the same land

surveyed by T. C. Brashear, County Surveyor of Hopkins County, Texas, of date February 15, 1978.

Tract Two - R22173

All that certain tract or parcel of land situated in Hopkins County, Texas, about 13 miles East from Sulphur Springs, being a part of the D. Waggoner Survey, Abstract No. 1016, and being described as Sub-Tract Three of Second Tract in a Deed from Rosa Lee Bain, a widow to Joe E. Bain, Jr., of record in Vol. 371, Page 651 of the Deed Records of Hopkins County, Texas and described by metes and bounds as follows, to-wit:

BEGINNING at the N.E. corner of a tract of land out of said Waggoner Survey owned by W.D. Parnell;

THENCE North 46 rods to corner;

THENCE West with the Sulphur Springs and Pine Forest Road 46 rods to corner; THENCE South 60 rods to W.D. Parnell's N.B. line;

THECE East with W.D. Parnell's N.B. line 59 rods to the place of beginning.

LESS 78 rods in V shape in front of W.E. Bain's residence and between the Sulphur Springs Road and the road that runs to W.B. Parnell's house containing in the Third Tract, 16 acres and 99 rods of land;

Tract Three R22167:

All that certain lot, tract or parcel of land described as follows, to-wit: Being a part of the David Waggoner Survey, Abst. No. 1016

Beginning at the S.W. corner of a 61 acre tract set aside to J.C. Bain and Maud Neeller;

Thence West 416 vrs. to a stake, W.D. Parnell's S.W. corner;

Thence North 304 vrs. to a stake for corner;

Thence West 87 vrs. to a stake, same being Jones' S.E. corner;

Thence North 46.4 vrs. to a stake, same being the S.W. corner of a 27 acre tract set aside to D.C. Bain;

Thence East 502.4 vrs. to a stake, D.C. Bain's S.E. corner;

Thence South 390.4 vrs. to the place of beginning.

Containing 30 acres of land, more or less.

Being the same land set aside to J.E. Bain in a partition deed dated December 7, 1937, from J.C. Bain, et al to each other, of record in Vol. 129, page 215 a Deed Record of Hopkins County, Texas

Tract Four R22163

All those certain tracts or parcels of land situated in Hopkins County, Texas, and described by metes and bounds as follows, to-wit:

Parcel One:

Being a part of the David Waggoner Survey, Abstract No. 1016 and being a part of Block No. 1, a subdivision of a 490 acre tract known as the Luther Brown Tract.

Being 40 acres off the East side of the following 80 acre tract;

Beginning at a stake the S.E. corner of Lot No. 1;

Thence West 204 vrs a stake a B.J. marked X.E. 2 vrs;

Thence North 522-1/3 vrs a stake, a B.J. mkd X. North 2 vrs;

Thence West 508 vrs a hickory mkd 4 blazes and X;

Thence North 485-2/3 vrs a stake, the N.W. corner of said Block No. 1;

Thence East 712 vrs a stake for corner;

Thence South 1008 vrs to the place of beginning. Containing 80 acres of land, more or less.

Being the same land described in a deed from B. C. Cain and wife, Essie W. Cain, to J. E. Bain, dated May 12, 1931, of record in Vol. 138, page 353, a Deed Record of Hopkins County, Texas.

Parcel Two:

All that certain tract or parcel of land situated in Hopkins County, Texas, about 13 miles East of Sulphur Springs, being a part of the David Waggoner Survey, Abstract No. 1016, and described by metes and bounds as follows, to-wit:

Beginning at a stake the S.W. corner of a 25 acre tract of land out of said survey described in a deed from B. F. Sheppard and wife, Lucy D. Sheppard, to Emma Parnell and her husband, W. D. Parnell, dated March 12th, 1907, of record in Vol. 60, page 387, a Deed Record of Hopkins County, Texas;

Thence North with the W. B. line of said 25 acre tract, 150 varas to a stake for corner;

Thence East 47.04 varas a stake for corner;

Thence South and parallel with the W.B. line of said 25 acre tract, 150 varas to a stake in the S.B. line of said 25 acre tract;

Thence West with the S.B. line of said tract 47.04 varas to the place of beginning,

Containing 1 ¼ acres of land, more or less.

LESS HOWEVER, ¼ of an acre of land reserved by B. F. Sheppard and wife, Lucy D. Sheppard in deed to Emma Parnell and husband, W. D. Parnell, referred to above, for the lot and the crib of S.S. Sheppard.

Being a part of the tract of land described in deed from B. F. Sheppard and wife, Lucy D. Sheppard to Emma Parnell et vir, W. D. Parnell, by deed referred to above.

Being also the same land described in deed from T. B. Parnell, et al to J. E. Bain, of date September 9, 1943, of record in Vol. 152, page 155 of the Deed Records of Hopkins County, Texas.

Tract Five R17461:

Being a part of the Walter Matthews Survey, Abstract No. 630, BEGINNING at a stake the Southwest corner of the Turner Survey from which a post oak brs. South 70 E. 4 vrs; Thence South 239 vrs. a stake from which a post oak brs. N. 373 E. 10 vrs. marked H; Thence East 950 vrs. a stake in W.B. line of D. Waggoner Survey; Thence North 239 vrs. a small black jack marked 2 blazes brs. N. 10 E. 4 vrs. mkd WM; Thence West 950 vrs. to the place of beginning, containing 40 acres of land, more or less.  
Being the same land described in the deed from F. R. Harris to Alec Edwards July 22nd, 1899, of record in Vol. 114, Page 379, of the Deed of Records of Hopkins County, Texas.

Tract Six R13503:

Being a part of the J. Fizer Survey, Abstract No. 328. Beginning at a point about 200 feet East of the Southwest Corner of the said first tract of land, herein above described; Thence South 300 feet, a stake for corner; Thence East 1329 feet, a stake in Joe Bain's W.B. line; Thence North 300 feet, a stake in the S.B. of the first tract herein above described; Thence West 1329 feet along the S.B. line of the first tract hereinabove described to the place of beginning  
Containing 10 acres of land, more or less.

Being the same land described in the deed from J.J. Bryant and wife to Alec Edwards, dated February 19, 1900, of record in Vol. 114, Page 380 of the Deed Records of Hopkins County, Texas, and the deed from J. J. Bryant and wife to Alec Edwards dated November 6, 1899, of record in Vol. 114, Page 380 of the Deed Records of Hopkins County, Texas. Being the same land described in a deed from T. J. Ramey et ux to Joe Bain.

R22164

All that certain tract or parcel of land situated in Hopkins County, Texas, about 12 miles Southeast from Sulphur Springs, being a part of the David Waggoner Survey, Abstract No. 1016, and described by metes and bounds as follows, to-wit:

Beginning at an iron pin at the N.E. corner of a 26 acre tract of land described in a Deed from Clyde M. Smith and wife, to F. O. Robinson, dated December 7, 1937, of record in Vol. 139, page 215, Deed Records of Hopkins County, Texas, said corner being the most Northern N.W. corner of a 6 acre tract described as Sub-tract No. 2 of Second Tract in Deed from Rosa Lee Bain, a widow, to Joe E. Bain, Jr. of record in Vol. 371, page 651, Deed Records of Hopkins County, Texas;

Thence South 86 deg. 45 min. East with fence line 134.4 feet to an iron pin for corner;

Thence South 4 deg. 0 min. East with old fence line 233 feet to an iron pin, an ell corner of said 6 acre tract;

Thence North 80 deg. 56 min. West 146 feet to an iron pin at corner post;

Thence North 2 deg. West with fence line 216.4 feet to the place of beginning.

Containing 0.73 acres of land.

Being the same land as surveyed by T. C. Brashear, County Surveyor of Hopkins County, Texas, of date February 15, 1978.

R22168

**SUB-TRACT TWO OF SECOND TRACT:** Beginning at a stake in the North edge of the Pine Forest-Sulphur Springs Road;

Thence North 167 varas to a stake for corner;

Thence Northwesterly 50 vrs to a stake for corner;

Thence West 94 varas to a stake for corner;

Thence South 34 vrs to a stake for corner;

Thence West 64 vrs to a stake for corner;

Thence South 74 vrs to a stake for corner;

Thence Northeasterly 125 vrs to a stake for corner;

Thence Southeasterly 125 vrs to the place of beginning.

Containing 6 acres of land, more or less.

**LESS HOWEVER THE FOLLOWING:**

All that certain tract or parcel of land situated in Hopkins County, Texas, about 12 miles Southeast of Sulphur Springs, being a part of the David Waggoner Survey, Abstract No. 1016, and described by metes and bounds as follows, to-wit:

Beginning at an iron pin in the North R.O.W. line of a Public Road, at a point 305 feet North 73 deg. 30 min. West from the S. E. corner of a 6 acre, more or less, tract of land described as sub-tract Two of Second Tract of land described in a deed from Rosa Lee Bain, a widow to Joe E. Bain, of record in Vol. 371, Page 651 of the Deed Records of Hopkins County, Texas;

Thence North 73 deg. 30 min. West with the North R.O.W. line of said public road 220 feet to an iron pin at corner post, the S.W. corner of this tract;

Thence North 2 deg. 0 min. West with fence line 206.3 feet to an iron pin at corner post the N.W. corner of this tract;

Thence South 80 deg. 56 min. East 215 feet to an iron pin for corner, the N.E. corner of this tract;

Thence South 2 deg. 0 min. East 232 feet to the place of beginning.

Containing 1.055 acres of land.

Being part of a 6 acre, more or less, tract of land described as second tract in a deed from Maud Moeller and husband, Fred E. Moeller, to J. C. Bain, dated January 14, 1938, of record in Vol. 139, Page 215, Deed Records of Hopkins County, Texas.

Being also the same land surveyed by T. C. Brashear, County Surveyor of Hopkins County, Texas, of date February 15, 1978.

Rickey  
Bain

R22176

BEING all that certain lot, tract, or parcel of land situated in the David Waggoner Survey, Abstract No. 1016, the John Fizer Survey, Abstract No. 328 and the W. H. Moore Survey, Abstract No. 1016, all in Hopkins County, Texas, and being a part of a called 180.831 acre tract (203.85 acres less and except 22.019 acres) described in a Deed from Joe E. Bain, Sr. and wife, Inez Bain to Joe E. Bain, Jr. and wife, Alice Ann Bain, dated November 22, 1974 as shown of record in Volume 359, Page 492. Deed Records, Hopkins County, Texas, and all of a called 1.000 acre tract described in a Deed from Joe B. Bain, Sr. to Joe B. Bain, Jr. and wife, Ann Bain, dated May 3, 1994 as shown of record in Volume 178, Page 98, Real Property



Records, Hopkins County, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod set for the most Westerly Southwest corner of said 180.831 acre tract and in the North line of a called 117.8 acre tract described as "Second Tract" in a Deed from Arch E. Shamblin and wife, Olga J. Shamblin, to Petrus Hubertus Vanrijn and wife, Helena Geertrudia Vanrijn, dated March 27, 1987, as shown of record in Volume 33, Page 602, Real Property Records, Hopkins County, Texas.

THENCE N 00° 10' 58" E along the most Westerly West line of said 180.831 acre tract, entering the centerline of Hopkins County Road No. 2346 at 175 feet, continuing along said centerline, in all a total distance of 1378.01 feet to a ½ inch iron rod set for the Southwest corner of a called 22.019 acre tract described as "Tract 2" in a Deed from Joe E. Bain, Sr. to Joe B. Bain, Jr., dated February 29, 1992 as shown of record in Volume 129, Page 322, Real Property Records, Hopkins County, Texas, said corner being at the centerline projection of said County Road;

THENCE N 89° 17' 54" E along said centerline and the South line of said 22.019 acre tract, a distance of 973.21 feet to a ½ inch iron rod set at an angle point in said centerline;

THENCE N 84° 06' 34" E continuing along said centerline and along said South line, at approximately 134.5 feet passing through the Southeast corner of said 22.019 acre tract and the East line of said Fizer Survey and the West line of said Waggoner Survey, in all, a total distance of 861.80 feet to an angle point in said centerline;

THENCE N 80° 57' 59" E continuing along said centerline, a distance of 220.59 feet to an angle point in said centerline; THENCE N 68° 54' 58" E continuing along said centerline, a distance of 95.38 feet to a ½ inch iron rod set for a corner, a ½ inch iron rod set for a reference marker bears S 00° 28' 23" W a distance of 30.00 feet;

THENCE S 00° 28' 23" W a distance of 1597.68 feet to a ½ inch iron rod set for an ell corner of said 180.831 acre tract and the most Northerly Northwest corner of a called 166.649 acre tract described as "Tract I" in a Deed from Larry Clinton Gamblin and wife, Alice Ann Gamblin to Jakob Hendrik Kempenaar, dated June 24, 1986 as shown of record in Volume 14, Page 185, Real Property Records, Hopkins County, Texas;

THENCE S 01° 34' 21" W along the most Northerly West line of said 166.649 acre tract and an East boundary fence of said 180.831 acre tract, at 1273.79 feet passing through a ½ inch iron rod set for a corner in the called South line of said Waggoner Survey and the North line of said Moore Survey, continuing along said fence, in all, a total distance of 1489.11 feet to a corner of said 166.649 acre tract in the centerline of a creek, a ½ inch iron rod set for a reference marker bears N. 01° 34' 21" E a distance of 20.00 feet;

THENCE along the centerline of said creek, same being a North line of said 166.649 acre tract and a South line of said 180.831 acre tract, as follows:

S 47° 27' 43" W a distance of 60.42 feet to an angle point;  
S 50° 04' 02" W a distance of 307.35 feet to an angle point;  
N 49° 06' 38" W a distance of 43.19 feet to an angle point;  
S 54° 01' 40" W a distance of 116.04 feet to an angle point S 19° 29' 18" E a distance of 58.27 feet to an angle point;  
S 73° 52' 24" E a distance of 29.34 feet to an angle point; S 01° 00' 38" E a distance of 71 .85 feet to an angle point;  
S 76° 07' 36" W at 130.59 feet passing through a Northwest corner of said 166.649 acre tract and the Northeast corner of a called 30.6 acre tract described as "First Tract" in a Deed from Arch E. Shamblin and wife, Olga J. Shamblin to Petrus Hubertus Vanrijn and wife, Helena Geertrudia Vanrijn, dated March 27, 1987 as shown of record in Volume 33, Page 602. Real Property Records, Hopkins County, Texas, in all, a total distance of 166.71 feet to an angle point;

THENCE continuing along the centerline of said creek and the North line of said 30.6 acre tract and the South line of said 180.831 acre tract, as follows:

S 12° 55' 48" W a distance of 105.31 feet to an angle point;  
S 76° 40' 27" W a distance of 89.18 feet to an angle point;  
S 46° 10' 16" W a distance of 93.61 feet to an angle point;  
S 87° 36' 00" W a distance of 114.79 feet to an angle point;  
N 15° 17' 33" W a distance of 51.58 feet to an angle point;  
S 76° 20' 53" W a distance of 59.39 feet to an angle point;  
S 14° 54' 02" W a distance of 92.23 feet to an angle point;  
S 43° 42' 51" W a distance of 68.26 feet to an angle point;  
S 01° 05' 29" W a distance of 130.30 feet to an angle point; S 15° 35' 01" E a distance of 100.66 feet to a angle point;  
S 42° 51' 02" W a distance of 116.77 feet to the most Southerly Southwest corner of said 180.831 acre tract, a ½ inch iron rod set for a reference marker bears N 00° 28' E a distance of 20.00 feet;

THENCE N 00° 28' 23" E along the most Southerly West line of said 180.831 acre tract, at 169.59 feet passing through a ½ inch iron rod set for the Southeast corner of said Fizer Survey and said Vanrijn 117.8 acre tract and an Ell corner of said Moore Survey, continuing along the East line of said 117.8 acre tract and said Fizer Survey and West line of said Moore Survey, at 1284.89 feet passing through a ½ inch iron rod set for the most Northerly Northwest corner of said Moore Survey and the Southwest corner of said Waggoner Survey, continuing along the East line of said Fizer Survey and the West line of said Waggoner Survey, in all, a total distance of 2612.66 feet to a 2 inch iron pipe fence corner at the Northeast corner of said 117.8 acre tract and an Ell corner of said 180.831 acre tract;

THENCE S 89° 21' 13" W along the North boundary fence of said 117.8 acre tract and the most Westerly South line of said 180.831 acre tract, a distance of 1099.87 feet to the POINT OF BEGINNING and containing 115.410 acres of land, more or less,, and of which 34.933 acres, more or less, lie within said Fizer Survey, 65.319 acres, more or less, lie within said Waggoner Survey, and 15.158 acres, more or less, lie within said Moore Survey, and of which approximately 2.025 acres, more or less, lie within the limits of said County Road.

LESS HOWEVER FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING TWO PARCELS OF LAND: PARCEL A:

BEING all of that certain lot, tract, or parcel of land situated In the V. H. Moore Survey, Abstract No. 1129, Hopkins County Texas, and being a part of a called 180.831 acre tract (203.85 acres less and except 23.019 acres) described in a Deed from Joe E. Rain, Sr. and wife Inez Rain to Joe E. Rain, Jr and wife Alice Ann Rain dated November 22, 1974 as shown of record in Volume 359, Page 492, Deed Records, Hopkins, County, Texas, said lot, tract, o parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the most Southerly Southwest corner of said 180.831 acre tract in the centerline of a creek and in the North line of a called 30.6 acre tract described as "First Tract" in a Deed from Arch E. Shamblin and wife Olga J. Shamblin to Petrus Hubertus Van Rijn and wife Helena Geertrudia Van Rijn dated March 27, 1987 as shown of record in Volume 33, Page 602, Real Property Records, Hopkins County, Texas, a 1/2 inch iron rod set for a reference marker bears N 00° 28' E a distance of 20.00 feet;

THENCE N 00° 28' 23" E along the most Southerly West line of said 180.831 acre tract, at 169.59 feet passing through a 1/2 inch iron rod set for the Southeast corner of the John Firer Survey, Abstract No. 328, Hopkins County, Texas, and a called 117.8 acre tract described as "Second Tract" in said Deed to Van Rijn, and an Ell corner of said Moore Survey, continuing along the East line of said 117.8 acre tract and said Fizer Survey and a West line of said Moore Survey, a distance of 495.53 feet to a 1/2 inch iron rod set at a 6 inch host fence intersection;

THENCE N 88° 43' 45" E a long a fence, a distance of 462.08 feet to a point for a corner in the centerline of said Creek and in the North line of said 30.6 acre tract, a 1/2 inch iron rod set for a reference marker bears S 85° 43' 45" W a distance of 35.00 feet;

THENCE continuing along the centerline of said creek and the North line of said 30.6 acre tract, and a South line of said 180.831 acre trace as follows:

S 70 °40' 27" W a distance of 89.18 feet to an angle point;  
S 46° 10' 16" W a distance of 93.61 feet to an angle point;  
S 87° 36' 00" W a distance of 114.79 feet to an angle point;  
N 15° 17' 33" W a distance of 51.58 feet to an angle point;  
S 76° 20' 53" W a distance of 59.39 feet to an angle point;  
S 14° 54' 02" W a distance of 92.23 feet to an angle point;  
S 43° 42' 51" W a distance of 68.26 feet to an angle point; S 01° 05' 29" W a distance of 130.00 feet to an angle point;  
S 15° 35' 01" E a distance of 100.66 feet to angle point;  
S 42° 51' 02" W a distance of 116.77 feet to the point of beginning and containing 1.203 acres of land, more or less.

PARCEL B:

Being a 7.951 acre tract of land situated in the David Waggoner Survey, Abstract No. 1016, Hopkins County, Texas, being a portion of that tract of land as conveyed from Joseph Edward Bain et ux unto Ricky L. Bain and wife, Suzy G. Bain, by deed recorded in Volume 249, Page 41, Real Property Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a ½ inch iron rod with cap stamped "CBG SURVEYING", set, being in the East line of said Bain tract, from which a calculated point for the Northwest corner of a tract of land as conveyed unto Kempenaar Real Estate, LTD., by deed recorded in Volume 0400, Page 0112, Official Public Records, Hopkins County, Texas, bears: North 01 Degrees 37 Minutes 23 Seconds East, a distance of 255.89 feet;

THENCE, South 01 Degrees 37 Minutes 23 Seconds West, along and with the East line of said Bain tract, a West line of said Kempenaar tract, at 1208.68 feet, passing a ½ inch iron rod with cap stamped "CBG SURVEYING" set for reference, continuing in all, a total distance of 1233.24 feet, to a calculated point, for the Southeast corner of the herein described tract of land;

THENCE South 47 Degrees 27 Minutes 43 Seconds West, along and with a South line of said Bain tract, a North line of said Kempenaar tract, a distance of 60.42 feet, to a calculated point for corner;

THENCE, South 50 Degrees 04 Minutes 02 Seconds West, along and with a South line of said Bain tract, a North line of said Kempenaar tract, a distance of 219.24 feet, to a ½ inch iron rod with cap stamped "CBG SURVEYING", set for an inside ell corner of the herein described tract of land;

THENCE, over and across said Bain tract, with the East bank of a creek, the following fifteen (15) courses and distances:

- 1) North 39 Degrees 55 Minutes 58 Seconds West, a distance of 37.34 feet to a calculates point;
- 2) South 82 Degrees 22 Minutes 16 Seconds West, a distance of 43.98 feet to a calculates point;
- 3) South 63 Degrees 37 Minutes 22 Seconds West, a distance of 132.92 feet to a calculates point;
- 4) North 00 Degrees 52 Minutes 02 Seconds East, a distance of 113.94 feet to a calculates point;
- 5) North 08 Degrees 38 Minutes 18 Seconds East, a distance of 106.25 feet to a calculated point;
- 6) North 26 Degrees 00 Minutes 32 Seconds East, a distance of 218.25 feet to a calculates point;
- 7) North 30 Degrees 20 Minutes 10 Seconds East, a distance of 148.72 feet to a calculates point;

	<p>8) North 23 Degrees 25 Minutes 25 Seconds East, a distance of 116.34 feet to a calculates point;</p> <p>9) North 08 Degrees 22 Minutes 55 Seconds East, a distance of 212.70 feet to a calculates point;</p> <p>10) North 01 Degrees 27 Minutes 30 Seconds West, a distance of 280.36 feet to a calculates point;</p> <p>11) North 30 Degrees 34 Minutes 45 Seconds East, a distance of 163.76 feet to a calculates point;</p> <p>12) North 31 Degrees 58 Minutes 30 Seconds East, a distance of 114.80 feet to a calculates point;</p> <p>13) North 04 Degrees 30 Minutes 34 Seconds West, a distance of 67.72 feet to a calculates point;</p> <p>14) North 28 Degrees 21 Minutes 00 Seconds East, a Distance of 58.87 feet to a calculates point;</p> <p>15) South 88 Degrees 22 Minutes 37 Seconds East, a distance of 64.07 feet to the POINT OF BEGINNING and CONTAINING 346,374 Square Feet, more or less, or 7.951 acres of land, more or less.</p>
<p>Richard Bain and Edith M. Bain</p>	<p>R22175</p> <p>All that certain lot, tract or parcel of land lying and situated in Hopkins County, Texas, Described as follows, to-wit: About 13 miles East of Sulphur Springs, being a part of the David Waggoner survey, Abstract No.1016.</p> <p>First Tract:</p> <p>Beginning at the S.E. corner of 190-1/2 acres of land described in a deed from B. F. Sheppard and wife, to Lucy T. McKinney, of record in Vol. 4, page 313, deed records of Hopkins County, Texas;</p> <p>Thence west 500 varas a small black jack mkd X; Thence North 360 varas a stake in edge of road; Thence West 60 vrs a stone from which a small red oak mkd X. brs West 5 varas; Thence North 220 vrs a rock; Thence East 560 varas a rock;</p> <p>Thence South 580 varas to the place of beginning. Containing 53-1/2 acres of land. LESS, 1-1/2 acres out of the N. W. corner of said 53-1/2 acre tract, described in deed from W. D. Parnell et ux to W. M. Neal, dated ,Feb. 20th 1911, of record in Vol. 75, page 70, deed records, Hopkins County, Texas. Said 1-1/2 acre tract described as follows:</p> <p>Beginning at the N.W. corner of a 53-1/2 acre tract bought by W.D. Parnell from B. F, Sheppard; Thence East 185 yards; Thence South 26 yards;</p> <p>Thence West 115 yards a black jack mkd X;</p> <p>Thence a little West of South 99 yds a rock for corner; Thence North 136-6/10 varas to place of beginning. Containing by estimation 1-1/2 acres of land, more or loss.</p> <p>Second Tract:</p> <p>Beginning at a stake the S.W. corner of 73-1/2 acres formerly owned by R. F Johnson, the same being the S.W. corner of the 53-1/2 acre tract described above;</p>

Thence North 360 varas a stake in edge of road;  
Thence West 60 vrs to a stake, from which a small red oak mkd X. brs W 5 varas;  
Thence North ... vrs a stake the S.E. corner of a 25-45/100 acre tract formerly owned by B. F. Sheppard;  
Thence West 77-2/10 vrs to a stake; Thence North 30 varas a stake;  
Thence West 380 varas to a stake, the S.W. corner of said 25-45/100 acre tract;  
Thence South 471-1/2 vrs to a stake the S.W. corner of a 67 acre tract conveyed by A.V. White to W. H. Harris; Thence East 517 varas to the place of beginning. Containing 42 acres of land.

Third Tract:

Beginning at a stake, the S. W. Corner of W. D. Parnell's 42 acre tract, in R. A. Minters N. B line; Thence West with said Minter's N. B. line 362 yards to a stake in corner;  
Thence North with Sheppard E. B. line 392 yards to F. D. Meads S. W. corner; Thence East with Meads S. B. line 328 yards to Meads S. E. corner;  
Thence South with Meads W. B. line 86 yards to Meads S.W. Corner;  
Thence East with Meads S. B. line 30 yards to his S. E. corner of W. B. Parnell W. B. line;  
Thence South with Parnell W. B. line 297 vrs. to place of beginning  
Containing 25 acres of land, more or less.

Less 1-1/4 acres out of the S. W. corner of the above described 25 acre tract, which 1-1/4 acre tract is described as follows: Beginning at a stake the S. W. corner of a 25 acre tract described in deed from B. F. Sheppard et us to Emma Parnell et vir W. D. Parnell, dated March 12, 1907, of record in Vol. 60, Page 387, Deed Records, Hopkins, Texas. Thence North with the W. B line of said 25 acre tract, 150 varas to a stake for corner;  
Thence East 47.04 varas a stake for corner;  
Thence South and parallel with the W. B. line of said 25 acre tract, 150 ars to a stake in the S. B. line of said 25 acre tract; Thence West with the S. B. line of said tract 47.04 varas to the place of beginning. Containing 1-1/4 acres of land

Fourth Tract:

Beginning at a stake the N. W. corner of W.D. Parnell's 42 acre tract; Thence South with W. B. line of said 42 acre tract 171 yds to a stake; Thence West 30 yards a stake;  
Thence North 86 yards a stake;  
Thence 328 yards to S. S. Sheppard's E. B. line; Thence 85 yards to a rock for corner;  
Thence East 362 yards to the place of beginning. Containing 7 acres of land.

R22170

All that certain tract or parcel of land situated in Hopkins County, Texas, about 12 miles Southeast of Sulphur Springs, being a part of the David Waggoner Survey, Abstract No. 1016, and described by metes and bounds as follows, to-wit;

Beginning at an iron pin in the North R.O.W. line of a Public Road, at a point 305 feet North 73 deg 30 min West from the S.E. corner of a 6 acre, more or less, tract of land

described as sub-tract Two of Second Tract of land described in a deed from Rosa Lee Bain, a widow to Joe E. Bain, of record in Vol. 371, Page 651 of the Deed Records of Hopkins County, Texas;

Thence North 73 deg 30 min West with the North R.O.W. line of said public road 220 feet to an iron pin at corner post, the S.W. corner of this tract;

Thence North 2 deg 0 min West with fence line 206.3 feet to an iron pin at corner post the N.W. corner of this tract;

Thence South 80 deg 56 min East 215 feet to an iron pin for corner, the N.E. corner of this tract;

Thence 2 deg 0 min East 232 feet to the place of beginning.

Containing 1.055 acres of land.

Being part of a 6 acre, more or less, tract of land described as second tract in a deed from Maud Moeller and husband, Fred E. Moeller, to J. C. Bain, dated January 14, 1938 of record in Vol. 139, Page 215, Deed Records of Hopkins County, Texas.

Being also the same land surveyed by T. C. Brashear, County Surveyor of Hopkins County, Texas, of date February 15, 1978.

R22171

All that certain tract or parcel of land situated in Hopkins County, Texas being a part of the David Waggoner Survey A-1016 located about 14 miles East of the City of Sulphur Springs and being a partition of the Robinson 26 acre (called) tract of land described in Volume 26, Page 56, Deed Records of Hopkins County, Texas, more fully described as follows:

BEGINNING at a point in the center of a public road, being S 70 degrees E. 676.1 feet from the Southwest corner Robinson 26 acre tract;

THENCE N 2 degrees 41' W 289.22 feet to a fence corner post for Northwest corner this tract being an ell corner said 26 acre tract;

THENCE with the fenced North boundary line said 26 acre tract S. 89 degrees 3'4" E. 670.42 feet a fence corner post for corner;

THENCE S 5 degrees 20' 24" E. 455.49 feet a point for corner being in the center said public road, being in the South boundary line 26 acre tract;

THENCE with the South boundary line said 26 acre tract and center said road N 77 degrees 48' W. 455.50 feet, continuing N 70 degrees W 177.03 feet to the point of beginning, containing 5.836 acres of land, more or less.

LESS, HOWEVER, THE FOLLOWING:

All that certain tract or parcel of land situated in Hopkins County, Texas located about 14 miles East of Sulphur Springs, being a part of the David Waggoner Survey A-1016 said County and a partition of the Robinson called 26 acre tract of record in Volume 26, Page 56 of the Deed Records said County more fully described as follows:

BEGINNING at a point in the center of a public road in the South bounds said Robinson tract N 77 degrees 48' W 396 feet from the SE corner said Robinson tract an iron stake set in the North fence line said road;

THENCE N 2 degrees 9' E with a chain link fence 149 feet a point for NE corner at the intersection of the North fence line this tract;

THENCE N 82 degrees 51' 40" W with a chain link fence 138 feet a fence iron corner post for NW corner this tract;

THENCE S 16 degrees 5' W with a chain link fence 139.8 feet a point for SW corner this tract in the center said public road an iron stake set in the North road fence;

THENCE with the center said road S 71 degrees 31' 58" E 39.37 a point of intersection continuing S 81 degrees 45' E 134.12 feet to the point of beginning, containing 0.522 acres inside of the chain link fence tract more or less.

LESS, HOWEVER, THE FOLLOWING:

Being a lot, tract, or parcel of land situated in the David Waggoner Survey, Abstrct No. 1016, and being part of the remainder of that certain 5.836 acre tract of land conveyed from Forrest Robinson to Keith Bain et ux, by Warranty Deed, as recorded in Volume 427, Page 239, Deed Records, Hopkins County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 6 inch wood fence post corner at the Northwest corner of the remainder of said 5.836 acre tract, and the Southwest corner of a 24.374 acre tract of land conveyed to Woodson Clarkston et ux, by deed recorded in Volume 43, Page 114, Real Property Records, Hopkins County, Texas, said point lying in the East line of a 20.523 acre tract of land conveyed to Miller Maddox, Jr., by deed recorded in Volume 412, Page 811, Deed Records, Hopkins County, Texas;

Thence, South 89 Degrees 03 Minutes 04 Seconds East, (Reference Bearing), along the North line of the remainder of said 5.836 acre tract, and the South line of said 24.374 acre tract, a distance of 320.86 feet to a 4 inch wood fence post corner;

Thence, South 03 Degrees 50 Minutes 38 Seconds West, a distance of 225.16 feet to a 1/2 inch iron rod set with a yellow plastic cap marked (D C & A INC) for corner at an oil corner of the remainder of said 5.836 acre tract, and the Northeast corner of a 0.522 acre tract of land conveyed to Noble Robinson et al, by deed recorded in Volume 427, Page 242, Deed Records, Hopkins County, Texas;

Thence, North 80 Degrees 21 Minutes 27 Seconds West, along a South line of the remainder of said 5.836 acre tract, and the North line of said 0.522 acre tract, a distance of 137.69 feet to a chain link fence corner at an oil corner of the remainder of said 5.836 acre tract, and the Northwest corner of said 0.522 acre tract;

Thence, South 18 Degrees 41 Minutes 18 Seconds West, along an East line of the remainder of said 5.836 acre tract, and the West line of said 0.522 acre tract, passing at a distance of 115.09 feet, a 10 inch wood fence post corner, and continuing the same course along an East line of the remainder of said 5.836 acre tract, and the West line of said 0.522 acre tract in all a total distance of 137.85 feet to a 1/2 inch iron rod set with a yellow plastic cap marked (D C & A INC) at a Southeast corner of the remainder of said 5.836 acre tract, and the Southwest corner of said 0.522 acre tract, said point lying in the centerline of County Road No. 2310;

Thence, North 68 Degrees 52 Minutes 57 Seconds West, along a South line of the remainder of said 5.836 acre tract, and the centerline of said County Road No. 2310, a distance of 127.35 feet to a 1/2 inch iron rod set with a yellow plastic cap marked (D C & A INC) at a Southwest corner of the remainder of said 5.836 acre tract, and the Southeast corner of said 20.525 acre tract;

Thence, North 01 Degrees 22 Minutes 39 Seconds West, along a West line of the remainder of said 5.836 acre tract, and the East line of said 20.525 acre tract, passing at a distance of 27.22 feet, a 3/8 inch iron rod found, and continuing along a West line of the remainder of said 5.836 acre tract, and the East line of said 20.525 acre tract in all a total distance of 291.69 feet to the POINT OF BEGINNING and CONTAINING 80,989 square feet or 1.86 acres of land.

Anthony Smith and Brittney L. Smith

TRACT ONE: R22186

All that certain tract or parcel of land situated in Hopkins County, Texas being a part of the David Waggoner Survey A-1016, located about 12 miles East from Sulphur Springs, Texas, and being a part of the First Tract (90.6 Acres) and Second Tract (15 Acre) described in Volume 152, Page 398 of the Deed Records of Hopkins County, more fully described as follows: BEGINNING at a fence corner post, being the Northeast corner of the original First Tract described in Volume 152, Page 398, Deed Records, Hopkins County, Texas; THENCE South 02 deg. 36 min. West 1823.21 feet with the fenced East boundary line to a fence corner post for corner, being the Northeast corner of a 6-1/2 acre subdivision of original Second Tract;



	<p>THENCE North 89 deg. 07 min. West 957.54 feet with the fenced South boundary line original First Tract and North boundary line original Second Tract to a fence corner post for corner, being the Northwest corner of a 6-1/2 acre subdivision of original Second Tract;          THENCE S 06 deg. 05 min. West 298.16 feet with the fenced East boundary line this tract to a fence corner post for corner, being the Southwest corner of a 6-1/2 acre subdivision of original Second Tract;          THENCE North 88 deg. 45 min. West 700.19 feet with the fenced South boundary line original Second Tract to a stake for corner, being the most South Southwest corner this tract;          THENCE North 02 deg. 36 min. East 2120.17 feet to a point in the center of a public roadway, same being in the North boundary line original First Tract;          THENCE South 88 deg. 58 min. East 1675.85 feet with said roadway and fenced North boundary line said First Tract to the point of beginning, containing 75.000 acres of land, more or less.</p>
Opal Potts	<p>R12164</p> <p>BEING an 85.619 acre tract and being all that certain lot, tract or parcel of land situated in the Lucy Ann Collum Survey, Abstract No. 164, Hopkins County, Texas, and being all of a called 85.619 acre tract described in a deed from Jonathan G. Kennedy and Joe D. Kennedy to Pierce Family Trust as recorded in Volume 509, Page 400, Hopkins County Official Public Records, and being more particularly described as follows:</p> <p>BEGINNING at a 1/2 inch iron rod found at the northwest corner of said 85.619 acre tract and an inside corner of a called 171.129 acre tract described in a deed to Mobley as recorded in Volume 276, Page 575, H.C.R.P.R., for a corner;</p> <p>THENCE North 88 deg. 21 min. 47 sec. East along the northerly most north line of said 85.619 acre tract and the northerly most south line of said 171.129 acre tract a distance of 538.98 feet to a 1/2 inch iron rod found at the northerly most southeast corner of said 171.129 acre tract and the middle southwest corner of a called 185.80 acre tract described in a deed to Morningstar Foods as recorded in Volume 715, Page 315, H.C.O.P.R., for a corner;</p> <p>THENCE North 88 deg. 08 min. 19 sec. East along the northerly most north line of said 85.619 acre tract and the middle south line of said 185.80 acre tract a distance of 487.59 feet to a 1/2 inch iron rod found at the northerly most northeast corner of said 85.619 acre tract and an inside corner of said 185.80 acre tract, for a corner;</p> <p>THENCE South 01 deg. 35 min. 29 sec. East along the westerly most east line of said 85.619 acre tract and the easterly most west line of said 185.80 acre tract a distance of 178.61 feet to a fence corner post found at the southerly most southwest corner of said 185.80 acre tract and the northwest corner of a called 11 acre tract described as Tract 2 in a deed to Van Rijn as recorded in Volume 172, Page 682, H.C.R.P.R., for a corner;</p> <p>THENCE South 00 deg. 03 min. 20 sec. West along the westerly most east line of said 85.619 acre tract and the west line of said 11 acre tract and the west line of a called 30 acre tract described as</p>

Tract 1 in said deed to Van Rijn (172/682 H.C.R.P.R.) a distance of 1202.35 feet to a 1/2 inch iron rod found at an inside corner of said 85.619 acre tract and the southwest corner of said 30 acre tract, for a corner;

THENCE South 88 deg. 52 min. 18 sec. East along the southerly most north line of said 85.619 acre tract and the south line of said 30 acre tract passing a 1/2 inch iron rod found for a reference at a distance of 1412.99 feet and continuing a total distance of 1485.96 feet to a point at the southerly most northeast corner of said 85.619 acre tract and the southeast corner of said 30 acre tract on the west line of a called 27 acre tract described as Tract Three in a deed to Heukels as recorded in Volume 674, Page 264, H.C.O.P.R., and on the east side of County Road No. 3349, for a corner;

THENCE South 00 deg. 08 min. 39 sec. West along the easterly most east line of said 85.619 acre tract and the west line of said 27 acre tract and along the centerline of said County Road No. 3349 a distance of 890.84 feet to a point at the southeast corner of said 85.619 acre tract and the southwest corner of said 27 acre tract on the north line of a called 40 acre tract described as Tract One in a deed to Heukels as recorded in Volume 674, Page 264, H.C.O.P.R., and at the centerline intersection of said County Road No. 3349 and County Road No. 3340, for a corner;

THENCE South 89 deg. 25 min. 34 sec. West along the south line of said 85.619 acre tract and the north line of said 40 acre tract and the north line of a called 17.020 acre tract described in a deed to Johnson as recorded in Volume 525, Page 732, H.C.O.P.R., and the north line of a called 19.866 acre tract described in a deed to Mansell as recorded in Volume 512, Page 73, H.C.O.P.R., and the north line of a called 35 acre tract and a called 22 acre tract described as Tract Three and Tract Five, respectively, in a deed to Heukels as recorded in Volume 319, Page 709, H.C.R.P.R., and generally along the centerline of said County Road No. 3340 a distance of 2513.45 feet to a 1/2 inch iron rod found at the southwest corner of said 85.619 acre tract and the southerly most southeast corner of said 171.129 acre tract, for a corner;

THENCE North 00 deg. 00 min. 00 sec. East (Directional Control Line) along the west line of said 85.619 acre tract and the southerly most east line of said 171.129 acre tract a distance of 2294.93 feet to the POINT OF BEGINNING and containing 85.619 acres of land, more or less.

<p>Travis Glen Patridge and Patsy Jane Patridge</p>	<p>TRACT ONE - R22150:</p> <p>BEING a 19.279 acre lot, tract or parcel of land situated in the David Waggoner Survey, A-1016, Hopkins County, Texas, and being all of a called 20 acre tract described in a Quitclaim Deed from Christine Tachell to The Richard Tachell and Mary C. Tachell Revocable Living Trust as recorded in Vol. 178, Page 379, Hopkins County Real Property Records, and being more particularly described as follows:</p> <p>BEGINNING at a 1/2 inch iron rod set at the southwest corner of said 20 acre tract for a corner, said point being at the northwest corner of a called 22.000 acre tract described in a deed to Bain as recorded in Vol. 251, Page 675, H.C.R.P.R., and being on the east line of a called 40 acre tract described in a deed to Rhodes as recorded in Vol. 156, Page 791, H.C.R.P.R.; THENCE N 05 deg. 36 min. 53 sec. E along the east line of said 40 acre tract a distance of 630.50 feet to a 1/2 inch iron rod set at the northwest corner of said 20 acre tract and the southwest corner of a called</p>
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6.90 acre tract described in a deed to Rhodes as recorded in Vo. 453, Page 467, H.C.R.P.R., for a corner

THENCE S 87 deg. 38 min. 07 sec. E passing a ½ inch iron rod set for a reference at a distance of 1296.48 feet and continuing a total distance of 1312.48 feet to a ½ inch iron rod set in the centerline of County Road No. 3351 at the southeast corner of said

6.90 acre tract and the northeast corner of said 20 acre tract for a corner, said point being on the west line of a called 45- 1/8 acre tract described in a deed to McGlathery as recorded in Vol. 89, Page 840, H.C.R.P.R.;

THENCE S 01 deg. 45 min. 52 sec. W along the centerline of County Road No. 3351 and the west line of said 45-1/8 acre tract a distance of 629.93 feet to a ½ inch iron rod found at the southeast corner of said 20 acre tract and the northeast corner of said 22.000 acre tract for a corner;

THENCE N 87 deg. 37 min. 05 sec. W passing a ½ inch iron pipe found for a reference at a distance of 20.97 feet and continuing a total distance of 1354.82 feet to the Point of Beginning and containing 19.279 acres of land, more or less.

#### TRACT TWO - R22154:

All that certain tract or parcel of land, situated in Hopkins County, Texas, about 12 miles East of Sulphur Springs, being a part of the D. Waggoner Survey, Abstract No. 1016, and described by metes and bounds as follows, to-wit:

BEGINNING at a stake, the SW corner of 160 acres, being Lot No. 1 set apart to Elvira Payne; THENCE North 860 varas to a stake on the N. B. line of said David Waggoner Survey, a R. O. mkd X. N 3 varas;

THENCE East with the N. B. line of said survey to the NW corner of a 56 acre tract of land described in a deed from Emilie Payne to Charles W. Bryant and Virginia C. Bryant, dated November 6, 1891, of record in Vol. 138, Page 419, Deed Records of Hopkins County, Texas; THENCE South 860 varas to a stake in the S. B. line of said 160 acre tract, the SW corner of a 20 acre tract of land described in a deed from Eveline Payne to L. E. Thornton, dated September 3, 1891, of record in Vol. 20, Page 365, Deed Records of Hopkins County, Texas;

THENCE West with the S. B. line of said 160 acre tract to the place of beginning, containing 40 acres of land, more or less. Less 1 acre out of the SW corner of the above described 40 acre tract, described in a deed from Pat Wayne Rhodes, a single man, to C. M. Smith, dated January 7th, 1960, of record in Vol. 260, Page 56, Deed Records, Hopkins County, Texas.

BEING the same land described in the deed from Pat Wayne Rhodes et ux, Patsy Rhodes to John R. Rhodes of date November 8, 1966, of record in Vol. 303, Page 269, of the Deed Records of Hopkins County, Texas.

#### TRACT THREE - R22149:

All that certain tract or parcel of land situated in Hopkins County, Texas, about 13 miles East from Sulphur Springs, being a part of the D. Waggoner Survey, Abstract No. 1016, and described by metes and bounds as follows, to-wit:

BEGINNING at the SW corner of a 43-1/2 acre tract of land described in deed from E. A. Ussery et ux, to D. G. Ransom, dated Jan. 21, 1948, recorded in Vol. 171, Page 436, Deed Records,

	<p>Hopkins County, Texas, and being the NW corner of Block No. 6, set apart to Anna Mae Glasscock in the division of the Estates of C. W. Bryant and Alice Bryant;          THENCE East with the NBL of said Block No. 6 and the SBL of said 43-1/2 acre tract 1321.67 feet to a stake for corner in the center of a public road;          THENCE North with the center line of said road 220.47 feet to a stake for corner;          THENCE West and parallel to the NBL of said Black No. 6 and SBL of said 43-1/2 acre tract, 1321.67 feet to a stake, the WBL of said 43-1/2 acre tract;          THENCE South 220.47 feet to the place of beginning, containing 6.90 acres of land, more or less, and being the same land described in deed from Leasure Minter, joined by her husband, Milton S. Minter to Newman R. Bradford, dated Oct. 26, 1972, recorded in Vol. 345, Page 303, Deed Records, Hopkins County, Texas.          ALSO BEING the same land described in deed from Newman R. Bradford and wife, Katherine Bradford to Mark A. Altermann and wife, Linda Altermann, dated 2-2-1973, recorded in Vol. 346, Page 225, Deed Records, Hopkins County, Texas.</p>
<p>Woodson          R.          Clarkston</p>	<p>R22184</p> <p>All that certain tract or parcel of land situated in the County of Hopkins, State of Texas, being a portion of the DAVID WAGGONER SURVEY, A-1016, and being a portion of that called 49.345 acre tract conveyed by Royce Alvin McDonald to Clifton Parker by deed recorded in Volume 31, Page 785 of the Real Property Records of Hopkins County, Texas, and bounded as follows:          BEGINNING at a 3/8-inch iron rod found at a fence corner at the most northerly northeast corner of the 26 acre C. A. Massey tract, same being in the south boundary line of the 40 acre J. T. Rhodes tract, also being the northwest corner of the above-mentioned Parker tract; THENCE South 87 deg. 04 min. 33 sec. East along a fence line, passing the southeast corner of the J. T. Rhodes tract, same being the southwest corner of the 42 acre Emmitt Rhodes tract, and and continuing along same course for a total distance of 1391.64 feet to a 1/2-inch iron rod set at a fence corner in the south boundary line of the 42 acre Rhodes tract, same being the northwest corner of the 40 acre C. H. McClure tract; THENCE South 1 deg. 21 min. 08 sec. West along the west right of way fence line of a County Road, same being the west boundary line of the 40 acre McClure tract, 788.14 feet to a 1/2-inch iron rod set for corner; THENCE North 87 deg. 04 min. 33 sec. West, 1372.86 feet to a 1/2-inch iron rod set for corner in the most northerly east boundary line of the 26 acre Massey tract; THENCE North 0 deg. 00 min. 40 sec. West along the said east boundary line of the Massey tract, 788.88 feet to the place of beginning, and containig 25.00 acres of land.</p>

Woodson  
R.  
Clarkston  
and Ann  
Clarkston

R22185

All that certain tract or parcel of land situated in the County of Hopkins, State of Texas, being a portion of the David Waggoner Survey, A-1016, and being a portion of that called 49.345 acre tract conveyed by Royce Alvin McDonald to Clifton Parker by deed recorded in Volume 31, page 785 of the Real Property Records of Hopkins County, Texas, and bounded as follows:

BEGINNING at a 1/2-inch iron rod set for corner in the most northerly east boundary line of the 26 acre C. A. Massey tract, same being in the west boundary line of the above-mentioned Parker tract, said beginning stake lies South 0 deg. 00 min. 40 sec. East, 788.88 feet from the northwest corner of the Parker tract; THENCE South 87 deg. 04 min. 33 sec. East, 1372.86 feet to a 1/2-inch iron rod set for corner in the west right of way fence line of a County Road, same being in the west boundary line of the 40 acre C. H. McClure tract; THENCE South 1 deg. 21 min. 08 sec. West along said right of way fence line, same being the west boundary line of the said 40 acre McClure tract, 767.39 feet to a 1/2-inch iron rod set for corner at the southwest corner of the said McClure tract; THENCE South 87 deg. 23 min. 00 sec. East along the south right of way fence line of the said County Road and with the south boundary line of the McClure tract, 389.0 feet to a 1/2-inch iron rod set for corner, same being the northwest corner of the 8 acre A. Williams tract; THENCE South 0 deg. 34 min. 54 sec. West with the west right of way fence line of the County Road, same being the west boundary line of the 8 acre Williams tract, 408.16 feet to a cyclone fence corner, same being in

the northeast corner of the Brinker Water Supply tract; THENCE North 75 deg. 25 min. 47 sec. West, 60.3 feet to a cyclone fence corner at the northwest corner of the said Brinker Water Supply tract; THENCE South 9 deg. 12 min. 47 sec. West, 85.60 feet to a railroad spike set for corner in the centerline of an oiled County Road, same being the southwest corner of the said Brinker Water Supply tract, said stake lies in the north boundary line of the 16 acre J. C. Bain tract; THENCE north 74 deg. 55 min. 23 sec. West along the centerline of said oiled County Road, same being the north boundary line of the 16 acre J. C. Bain tract, 498.99 feet to a railroad spike set for corner, same being the southeast corner of the 6 acre J. C. Bain tract; THENCE North 0 deg. 06 min. 05 sec. West, 499.40 feet to a 1/2-inch iron rod set for corner at the northeast corner of the 6 acre Bain tract; THENCE North 65 deg. 53 min. 25 sec. West along a fence line and with the north boundary line of the said 6 acre Bain tract, 184.50 feet to an angle point; THENCE North 84 deg. 36 min. 15 sec. West continuing along said fence line and with the north boundary line of the said 6 acre Bain

tract, 221.90 feet to an angle point; THENCE North 88 deg. 47 min. 59 sec. West passing the most northerly northwest corner of the said 6 acre Bain tract, same being the most easterly northeast corner of the 26 acre C. A. Massey tract, and continuing along same course for a total distance of 793.39 feet to a 1/2-inch iron rod set at a fence corner, at an ell corner of the said 26 acre Massey tract; THENCE North 0 deg. 00 min. 40 sec. West along the most northerly east boundary line of the said 26 acre Massey tract, 590.39 feet to the place of beginning, and containing 24.374 acres of land, of which 0.46 of an acre lies within said oiled County Road as surveyed by Tom Noble, Registered Public Surveyor on May 12, 1987.