

FILED FOR RECORD

February 14, 2023

23 FEB 16 AM 10:03

Teel Hospitality Services, Inc.
1605 H G Mosley Parkway
Longview, Texas 75604

KIMBERLY WISE
CO. CLERK, MARION CO.

BY _____ DEPUTY

George Edward Teel
P.O. Box 1486
Hughes Springs, Texas 75656

George Andrew Teel
1605 H G Mosley Parkway
Longview, Texas 75604

NOTICE OF TRUSTEE'S SALE

You, Teel Hospitality Services, Inc., are hereby notified that on Tuesday, the 4th day of April 2023, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the Austin Street door of the Courthouse in the City of Jefferson, County of Marion, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described below:

See Attached Exhibit

This sale will be made to satisfy the debt evidenced by Promissory Note and Secure Agreement dated October 16, 2015, executed by Teel Hospitality Services, Inc. to First National Bank of Hughes Springs, recorded in Volume 913, Page 375, Real Property Records, Marion County, Texas, in the amount of \$1,045,125.00 which is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Promissory Note and Secure Agreement by selling the real property because you are in default on payment. This note was renewed and extended on March 1, 2019, in the sum of 1,001,276.95 by document executed by George Andrew Teel, as President of Teel Hospitality Services and in his individual capacity and by George Edward Teel as Vice-President of Teel Hospitality, Inc. and in his individual capacity. Security on the note includes, but is not limited to, a Deed of Trust executed by George and Linda Teel to the First National Bank of Hughes Springs recorded in Volume 913, Page 375, Real Property Records of Marion County, Texas.

Your debt was accelerated as you were notified by notice dated December 28, 2022. As of February 7, 2023, you owe the sum of \$1,007,246.98.

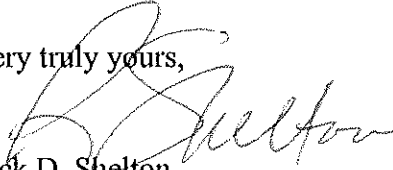
The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated December 15, 2022. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATE. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE

**TEXAS NATIONAL GUARD OR THE NAIONAL GUARD OF ANOTHER STATE OR AS
A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE
UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDITELY**

With kindest regards, I am

Very truly yours,


Rick D. Shelton
Substitute Trustee

CMRRR: 7019 2280 0001 4803 6539 (Teel Hospitality Services, Inc.)

CMRRR: 7019 2280 0001 4803 6522 (George Edward Teel)

CMRRR: 7019 2280 0001 4803 5808 (George Andrew Teel)

ADDENDUM

TRACT 1:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A 124.35 ACRE TRACT OR PARCEL OF LAND LOCATED IN THE B.F. LYNN SURVEY, A-243, AND BEING SITUATED APPROXIMATELY EAST A DISTANCE OF 5 MILES FROM THE CITY OF JEFFERSON, MARION COUNTY, TEXAS, AND BEING A PART OF A CALLED 157.64 ACRE TRACT AS DESCRIBED IN A PARTITION DEED DATED JANUARY 14, 1987 AND DULY RECORDED IN VOLUME 498, PAGE 1 OF THE DEED RECORDS OF MARION COUNTY, TEXAS, AND BEING A PART OF A 197.59 ACRE TRACT BEING SHOWN AS TRACT NO. 3 IN THAT CERTAIN PLAT MADE BY RALPH DANIELS, REGISTERED PUBLIC SURVEYOR, DATED DECEMBER 26, 1967 AND REVISED MAY 12, 1970 AS RECORDED IN VOLUME 1, PAGE 365, PLAT RECORDS OF MARION COUNTY, TEXAS, AND BEING ALL OF A CALLED 39.78 ACRE TRACT OR PARCEL OF LAND AS DESCRIBED IN A PARTITION DEED DATED JANUARY 14, 1987 AND DULY RECORDED IN VOLUME 498, PAGE 1 OF THE DEED RECORDS OF MARION COUNTY, TEXAS, SAID 39.78 ACRES BEING THE EAST PORTION OF A 79.87 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED DATED NOVEMBER 17, 1936 AND DULY RECORDED IN VOLUME 95, PAGE 156 OF THE DEED RECORDS OF MARION COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 1 INCH SQUARE PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 157.64 ACRE TRACT LOCATED ON THE NORTH SIDE OF A COUNTY DIRT ROAD;
THENCE NORTH 45° 21' 35" EAST, 2141.44 FEET WITH THE WEST LINE OF SAID 157.64 ACRE TRACT AND A MARKED LINE TO A 3/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 39.78 ACRE TRACT FOR AN ELL CORNER OF THIS TRACT;
THENCE NORTH 43° 27' 21" WEST 518.19 FEET WITH THE SOUTH LINE OF SAID 39.78 ACRE TRACT BEING A MARKER LINE TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 39.78 ACRE TRACT FOR A CORNER;
THENCE NORTH 45° 10' 22" EAST 3309.19 FEET WITH THE WEST LINE OF SAID 39.78 ACRE TRACT AND A MARKED LINE TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 39.78 ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;
THENCE SOUTH 45° 20' 25" EAST 517.14 FEET WITH THE NORTH LINE OF SAID 39.78 ACRE TRACT TO A 3/8 INCH PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 39.78 ACRE TRACT SAID ROD BEING THE NORTHWEST CORNER OF SAID 157.64 ACRE TRACT;
THENCE SOUTH 42° 45' 30" EAST 30.0 FEET TO A 1/2 INCH IRON PIPE SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 45° 06' 28" WEST 1897.74 FEET WITH THE EAST SIDE OF A ROAD EASEMENT AND THE WEST LINE OF A 67.5 ACRE TRACT TO A 3/8 INCH IRON PIPE FOR A CORNER;
THENCE SOUTH 43° 04' 23" EAST 1559.52 FEET WITH A MARKED LINE AND THE SOUTH LINE OF SAID 67.5 ACRE TRACT TO A 3/8 INCH PIPE FOUND IN THE EAST LINE OF SAID 157.64 ACRE TRACT FOR A CORNER;
THENCE SOUTH 45° 22' 27" WEST 542.64 FEET WITH A MARKED LINE AND THE EAST LINE OF SAID 157.64 ACRE TRACT TO A 3/8 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 39.95 ACRE TRACT FOR A CORNER;
THENCE NORTH 42° 30' 42" WEST 775.0 FEET WITH THE NORTH LINE OF SAID 39.95 ACRE TRACT TO A 1/2 INCH IRON PIPE SET FOR THE NORTHWEST CORNER OF SAID 39.95 ACRE TRACT AND A CORNER OF THIS TRACT;
THENCE SOUTH 45° 19' 04" WEST 2279.66 FEET WITH THE WEST LINE OF SAID 39.95 ACRE TRACT TO A 1/2 INCH IRON PIPE SET FOR THE SOUTHWEST CORNER OF SAID 39.95 ACRE TRACT AND A CORNER OF THIS TRACT;

THENCE SOUTH 42° 30' 42" EAST 730.00 FEET WITH THE MOST NORTHERLY SOUTH LINE OF SAID 39.95 ACRE TRACT TO THE ½ INCH IRON PIPE SET FOR A CORNER;
THENCE SOUTH 45° 18' 19" WEST 302.84 FEET TO A ½ INCH IRON PIPE SET IN THE NORTH LINE OF A 4.3368 ACRE TRACT FOR A CORNER;
THENCE NORTH 56° 40' 17" WEST 243.43 FEET WITH THE NORTH LINE OF SAID 4.3368 ACRE TRACT TO A ½ INCH IRON PIPE SET FOR A CORNER;
THENCE NORTH 30° 04' 00" EAST 82.80 FEET TO A ¼ INCH IRON PIPE FOUND FOR A CORNER;
THENCE NORTH 59° 56' 00" WEST 110.0 FEET TO A ¼ INCH IRON PIPE FOUND FOR A CORNER;
THENCE SOUTH 30° 04' 00" WEST 76.53 FEET TO A ½ INCH IRON PIPE SET FOR A CORNER;
THENCE NORTH 56° 40' 17" WEST 223.66 FEET TO A 3/8 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 4.3368 ACRE TRACT FOR A CORNER;
THENCE 44° 59' 09" WEST 300.27 FEET TO A ½ INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 4.3368 ACRE TRACT FOR A CORNER;
THENCE NORTH 43° 36' 05" WEST 979.89 FEET WITH A MARKED LINE AND THE SOUTH LINE OF SAID 157.64 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 124.35 ACRES OF LAND, MORE OR LESS.

TRACT 2:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING SIX HUNDRED EIGHTY (680) ACRES OUT OF THE NORTHEAST CORNER OF THE MILES REED SURVEY, BEING THAT PORTION OF THE OLD FISHER 1032 ACRE PLANTATION, LYING N OF THE M.K. & T. RAILWAY MORE PARTICULARLY DESCRIBED THUS:
BEGINNING IN THE NEC OF THE MILES REED SURVEY IN THE SBL OF THE HUMPHREY SURVEY, POST FOR CORNER;
THENCE W. ALONG THE NWB OF SAID REED SURVEY 860 VRS. STAKE IN EDGE OF JEFFERSON AND LIBERTY ROAD, R.O. JOHNSON'S NEC OF HIS 7,95/100 ACRE TRACT;
THENCE S. 25 E WITH HIS EBL AND THE ROAD 173-2/10 VRS THE SEC THEREOF;
THENCE W. WITH HIS SBL OF SAME 322 VRS. A STAKE FOR SWC OF SAME;
THENCE N. WITH HIS WBL 157-3/4 VRS. A STAKE IN THE NBL OF THE MILES ROAD SURVEY, JOHNSON NWC;
THENCE W. WITH NBL OF SAID REED SURVEY 1364-1/2 VRS. TO A STAKE FOR CORNER IN THE NEC OF THE 10 ACRE TRACT SOLD TO THOMAS COOPER;
THENCE S. ALONG COOPER'S EBL 237-1/2 VRS. A STAKE, THE SEC THEREOF;
THENCE W. ALONG THE SBL OF SAME 237-1/2 VRS. A STAKE IN HIS SWC;
THENCE N. ALONG COOPER'S WEST BOUNDARY LINE 237-1/2 VRS. A STAKE IN THIS SWC;
THENCE N. ALONG COOPER'S SBL 237-1/2 VRS. A STAKE IN HIS NWC IN NORTH BOUNDARY LINE OF SAID REED SURVEY;
THENCE W. WITH NBL OF SAME 393-1/2 VRS. STAKE FOR CORNER IN THE NORTHEAST CORNER OF THE 40 ACRE TRACT;
THENCE S. ALONG HIS EBL 475 VRS. THE SEC THEREOF, STAKE ON BRANCH; TO THE SWC THEREOF ON THE EBL OF THE KELLY 100 ACRE TRACT;
THENCE SOUTH ALONG KELLY'S EBL 855 VRS. STAKE IN THE N RIGHT OF WAY AS FOLLOWS: N. 56 E. 190 VRS N 57 E 335 VRS. N. 72-1/2 E 100 VRS. N. 79 E 111 VRS. S 88 E. 656 VRS. S. 70-3/4 VRS. N. 1589 VRS. TO A STAKE AT INTERSECTION OF SAID RIGHT OF WAY WITH SOUTH BOUNDARY LINE OF THE FISHER TRACT AND THE NORTH BOUNDARY LINE OF THE GREEN JOHN TRACT;
THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF THE FISHER TRACT 250 VRS. STAKE IN THE ORIGINAL SEC OF THE OLD FISHER RED BRANCH PLANTATION;
THENCE NORTH ALONG THE EAST BOUNDARY LINE OF SAID SURVEY 1710 VRS. TO THE PLACE OF BEGINNING, CONTAINING 680 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT:

TWELVE (12) ACRES DESCRIBED AS FOLLOWS, TO-WIT;
SITUATED IN MARION COUNTY, TEXAS, IN THE SOUTHWEST CORNER OF THE WM. FISHER RED BRANCH PLANTATION ABOUT 4 1/2 MILES WEST OF JEFFERSON, TEXAS, ON OR NEAR KELLY'S FOUNDRY;
COMMENCING AT THE MK & T RAILWAY TRACK WHERE IT CROSSES KELLY'S EAST BOUNDARY LINE RUNNING NORTH WITH KELLY'S EAST BOUNDARY CORNER ON THE SOUTH BOUNDARY LINE OF THE WM. FISHER PLANTATION TO CORNER OF WIRE FENCE;
THENCE EAST 220 YDS WITH WM. FISHER'S LINE TO JOHN JONES LAND;
THENCE SOUTH WITH JONES LINE TO M.K. & T. RAILWAY TRACT;
THENCE WEST WITH M.K. & T. RAILWAY TRACT TO BEGINNING, CONTAINING TWELVE (12) ACRES OF LAND, MORE OR LESS, AND RECORDED IN VOLUME H-1, PAGE 217 OF THE DEED RECORDS OF MARION COUNTY, TEXAS.

SAVE AND EXCEPT:

FIVE (5) ACRES, DESCRIBED AS FOLLOWS:
BEGINNING AT A STAKE ON NORTH EDGE OF RIGHT OF WAY E.L. RR. ON JOHN HUGHES EAST LINE OF 10 ACRE LOT IN SAME SURVEY;
THENCE NORTH ON JOHN HUGHES EAST LINE 573 FEET TO STAKE;
THENCE NORTH 55 DEG. EAST 467 FEET TO STAKE;
THENCE SOUTH 573 FEET TO STAKE ON NORTH EAST OF RIGHT OF WAY OF SAID RR;
THENCE SOUTH 55 DEG. WEST WITH NORTH LINE OF RIGHT OF WAY 467 FEET TO THE PLACE OF BEGINNING, AND BEING SAME LAND CONVEYED BY JOHN JONES AND WIFE TO WINNIE JONES BY DEED DATED OCTOBER, 1921, RECORDED IN VOLUME T-1, PAGE 203, OF THE DEED RECORDS OF MARION COUNTY, TEXAS, AND BY DEED FROM WINNIE JONES TO MARY WILSON, DATED APRIL 30, 1935, AND RECORDED IN VOLUME S-2, PAGE 624 OF THE DEED RECORDS OF MARION COUNTY, TEXAS.

SAVE AND EXCEPT:

THIRTY-THREE (33) ACRES, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SURVEY STAKE FOR CORNER A PIN OAK 8 INCHES IN DIA. BRS E 5 FEET MKD X, ANOTHER PIN OAK 8 INCHES IN DIA W 5 FEET MARKED X;
THENCE WEST WITH N LINE OF SAID SURVEY A STAKE 369 VRS WEST OF THE NORTHEAST CORNER OF SAID SURVEY IN THE EAST BOUNDARY LINE OF THE ADVENT COLONY ROAD;
THENCE SOUTH WITH SAID ROAD 25' EAST 445 VRS AND SOUTH 12' EAST 1269 VRS TO THE NORTH LINE OF SAID PUMP STATION WHICH POINT IS 167 FEET WEST OF THE NORTHEAST CORNER OF SAID PUMP STATION, A STAKE FOR CORNER IN THE EAST BOUNDARY LINE OF THE ADVENT COLONY ROAD, AND THE EAST BOUNDARY LINE OF SAID SURVEY;
THENCE NORTH WITH EAST BOUNDARY LINE OF SAID SURVEY 1650 VRS TO THE PLACE OF BEGINNING, CONTAINING 33 ACRES OF LAND.

TRACT 3:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 20 ACRES, MORE OR LESS, SITUATED IN THE MILES REED SURVEY, A-328, MARION COUNTY, TEXAS AND BEING THE SOUTH HALF (S/2) OF THAT CERTAIN 40 ACRE TRACT DESCRIBED AS FOLLOWS:
BEGINNING AT A STAKE ON THE NORTH LINE OF THE MILES REED HEADRIGHT SURVEY SAME BEING THE NORTHEAST CORNER OF THE KELLEY 100 ACRE TRACT IN SAID MILES REED SURVEY AND THE NORTHWEST CORNER OF THE 1000 ACRE TRACT KNOWN AS THE FISHER TRACT OF LAND OF WHICH THE TRACT HEREIN CONVEYED IS A PART.
THENCE SOUTH WITH WEST LINE OF FISHER TRACT OF LAND 1320 FEET TO STAKE;
THENCE EAST 1320 FEET;
THENCE NORTH 1320 FEET TO STAKE FOR CORNER IN NORTH LINE OF MILES REED SURVEY;
THENCE WEST 1320 FEET TO BEGINNING, CONTAINING 40 ACRES BEING SAME LAND CONVEYED BY L.G. BRADEN TO ROY E. FRANKLIN DATED MARCH 1, 1934, RECORDED IN VOLUME O-2, PAGE 159, DEED RECORDS, MARION COUNTY, TEXAS.

All that certain 630.3 acre tract of land situated in the Miles Reed Survey, A-328, Marion County Texas, being all the remainder of Vol. 682, Pg. 733, Tract No. 1 and all of Vol. 682, Pg. 733, Tract No. 2 of the Deed Records of Marion County, Texas said 630.3 acres of land being more particularly described by metes and bounds as follows: (Bearing Basis: UTM-Z15M-GPS)

Commencing at: A 1/2" iron rod found on the North side of Kellyville Road in the North line of the Miles Reed Survey, A-328, and the South line of the A.S. Beard Survey, A-20 for the Northwest corner of a called 20.0 acre tract described in Vol. 299, Pg. 83;

Thence: S 00° 54' W, 667.98 feet with Kellyville Road to a 1/2" iron rod set for the Northwest corner of this tract and Vol. 692, Pg. 733, Tract No. 2 and the POINT OF BEGINNING of this tract, also the Southwest corner of a called 2.033 acre tract in Vol. 633, Pg. 709;

Thence: S 89° 08' E, 293.53 feet (passing at 22.0 feet a 1/2" iron rod found at a fence corner post for reference) with common boundary of Vol. 633, Pg. 709 to a 1/2" iron rod found for the Southeast corner of Vol. 633, Pg. 709, also the Southwest corner of Vol. 799, Pg. 69;

Thence: S 89° 15' E, 1004.36 feet with common boundary of Vol. 799, Pg. 69 to a 1/2" iron rod found for the Southeast corner of Vol. 799, Pg. 69, the Northeast corner of Vol. 682, Pg. 733, Tract No. 2, also an angle corner of this tract;

Thence: N 00° 53' E, 669.00 feet with common boundary of Vol. 799, Pg. 69 to a 1/2" iron rod found at a fence corner post in the North line of the Miles Reed Survey, South line of the Thurza Bruton Survey, A-23 for the Northeast corner of Vol. 799, Pg. 69, also the most Northerly Northwest corner of this tract;

Thence: S 89° 08' E, 936.10 feet (passing at 34.3 feet a 1/2" iron rod found) with the Reed-Bruton Survey line to a 1/2" iron rod set in a fence line for an angle corner of this tract, also the Northwest corner of a called 10 acre tract (no deed reference found), a fence corner post bears N 06° E, 2.0 feet;

Thence: S 06° 12' W, 688.05 feet with fenced common boundary of the called 10 acre tract to a 1/2" iron rod set at a fence corner post for the Southwest corner of the called 10 acre tract, also an angle corner of this tract;

Thence: N 89° 29' E, 698.95 feet with common boundary of the called 10 acre tract to a 1/2" iron rod set at a fence corner post for the Southeast corner of the called 10 acre tract, also an angle corner of this tract;

Thence: N 05° 06' E, 670.19 feet with fenced common boundary of the called 10 acre tract to a 1/2" iron rod set in the North line of the Miles Reed Survey, South line of the Thurza Bruton Survey, A-23 for the Northeast corner of the called 10 acre tract, also an angle corner of this tract, a fence corner post bears N 06° E, 3.2 feet;

Thence: S 89° 08' E, 1863.41 feet with a fence for the Reed-Bruton Survey line to a 1/2" iron rod set at a fence corner post the Southeast corner of Vol. 630, Pg. 36, also the Southwest corner of Vol. 598, Pg. 60, a planted rock found in a fence line for the South line of a lane bears South 18.6 feet;

Thence: S 80° 08' E, 1126.46 feet with the Reed-Bruton Survey line to a boggy axle found for the Southeast corner of Vol. 598, Pg. 60 and the Thurza Bruton Survey, A-23, also the Southwest corner of the Humphrey Rowell Survey, A-366 and a 6.59 acre tract surveyed for Robert Tullock, (part of Vol. 504, Pg. 235, Third Tract);

Thence: S 89° 13' E, 773.34 feet with the Reed-Rowell Survey line to a 3/8" iron rod found for the most Northerly Northeast corner of this tract, also the Northwest corner of a tract for Mike Tullock in Vol. 748, Pg. 441;

Thence: S 01° 01' W, 436.40 feet with common boundary of Vol. 748, Pg. 441 to a 1/2" iron rod set for an angle corner of this tract, also the Southwest corner of Vol. 748, Pg. 441;

Thence: S 88° 54' E, 890.94 feet with common boundary Vol. 748, Pg. 441 to a 3/8" iron rod found in the West right-of-way line of Texas Farm Road No. 728 for the most Easterly Northeast corner of this tract, also the Southeast corner of Vol. 748, Pg. 441;

Thence: S 23° 31' E, 664.38 feet with the West right-of-way line of Texas Farm Road No. 728 to a 1/2" iron rod set for the beginning of a curve;

Thence: Along and with said West right-of-way line it follows a curve having a Radius of 2251.80 feet, a Central Angle of $13^{\circ} 13'$, an Arc Length of 520.53 feet, and a Long Chord bearing $S 15^{\circ} 43' E$, 519.37 feet;

Thence: $S 10^{\circ} 39' E$, 3097.95 feet with the West right-of-way line of Texas Farm Road No. 728 to a $1/2"$ iron rod set for the most Easterly Southeast corner of this tract, also the Northeast corner of Vol. 392, Pg. 477;

Thence: $N 88^{\circ} 45' W$, 581.66 feet with a fence and common boundary of Vol. 392, Pg. 477 to a $1/2"$ iron rod set at a fence corner post for an angle corner of this tract, also the Southwest corner of Vol. 392, Pg. 477;

Thence: $S 12^{\circ} 50' W$, 144.66 feet with a fence and common boundary of Vol. 392, Pg. 477 to a $1/2"$ iron rod set at a fence corner post in the North right-of-way of the Kansas City Southern Railroad (formerly the Missouri, Kansas, and Texas Railway) for the Southwest corner of Vol. 392, Pg. 477, also an angle corner of this tract;

Thence: Along and with said North right-of-way of the Kansas City Southern Railroad as follows:

$N 73^{\circ} 10' W$, 884.28 feet to a $1/2"$ iron rod set;

Along and with a curve having a Radius of 2795.00 feet, a Central Angle of $22^{\circ} 25'$, an Arc Length of 1093.18 feet, and a Long Chord bearing $N 65^{\circ} 50' W$, 1086.22 feet;

$N 52^{\circ} 31' W$, 692.52 feet to a $1/2"$ iron rod set;

Along and with a curve having a Radius of 1839.00 feet, a Central Angle of $32^{\circ} 28'$, an Arc Length of 1042.06 feet, and a Long Chord bearing $N 67^{\circ} 55' W$, 1028.18 feet;

Along and with right-of-way of the Kansas City Southern Railroad as follows:

$N 84^{\circ} 28' W$, 2051.13 feet to a $1/2"$ iron rod set;

Along and with a curve having a Radius of 2101.70 feet, a Central Angle of $39^{\circ} 18'$, an Arc Length of 1441.32 feet, and a Long Chord bearing $S 77^{\circ} 59' W$, 1413.24 feet;

Thence: $S 37^{\circ} 47' W$, 155.19 feet to a $1/2"$ iron rod set for the most Southerly Southwest corner of this tract, also the Southeast corner of Vol. S-2, Pg. 264;

Thence: $N 00^{\circ} 31' E$, 632.00 feet with common boundary of Vol. S-2, Pg. 264 to a $1/2"$ iron rod set at a fence corner for an angle corner of this tract, Northeast corner of Vol. S-2, Pg. 264

Thence: $S 62^{\circ} 16' W$, 470.81 feet with a fence and common boundary of Vol. S-2, Pg. 264 to a $1/2"$ iron rod set for the an angle corner of this tract, also the Northwest corner of Vol. S-2, Pg. 264, Northwest corner of Vol. H-1, Pg. 127;

Thence: $S 89^{\circ} 32' W$, 145.06 feet with a fence and common boundary of Vol. H-1, Pg. 127 to a $1/2"$ iron rod set at a fence corner post for the most Westerly Southwest corner of this tract, also the Northwest corner of Vol. H-1, Pg. 127;

Thence: $N 00^{\circ} 54' E$, 2459.95 feet with Kellyville Road to the Point of Beginning, containing 630.3 acres of land, more or less.

LESS AND EXCEPT THE FOLLOWING:

A 0.166 acre lot, tract or parcel of land situated in the Benjamin Lynn Survey, Abstract No. 243, Marion County, Texas, and being part of that called 124.35 acre tract of land conveyed to George E. Teel, and wife, and recorded in Volume 582, Page 479, of the Deed Records, Marion County, Texas, same part that called 0.739 acre tract of land conveyed to Harold Keller and Patsy Keller, and recorded in Volume 819, page 368 of Official Public Records, Marion County, Texas, said 0.166 acres being more fully described as follows:

BEGINNING at 1/2 inch iron rod found in the South line of said 0.739 acre tract, the Northeast corner of a 0.479 acre tract of land conveyed to Linda Thorson in Volume 726, Page 24 of said Official Public Records, same being the Northeast corner of a 0.426 acre tract of land conveyed to Harold Keller and wife in Volume 683, page 247 of said Official Public Records and from which a 3/8 inch iron rod found for the Southwest corner of said 124.35 acre tract, same being the Northwest corner of said 0.579 acre tract bears North 43 deg. 15 min. 00 sec. West (bearing basis) a distance of 190.48 feet;

NORTH 46 deg. 36 min. 06 sec. East a distance of 46.22 feet to a 60d nail found in CR 3215 and the North line of said 0.739 acre tract;

THENCE over and across said 124.35 acre tract along the common line of said 0.739 acre tract and the centerline of said CR 3215 the following (2) two courses and distances:

South 71 deg. 11 min. 13 sec. East a distance of 25.68 feet to a 60d nail found;
South 80 deg. 21 min. 26 sec. East a distance of 85.07 feet to a 60d nail found;

THENCE South 45 deg. 43 min. 17 sec. West a distance of 111.55 feet to a point under a shed and the Northwest corner of a 0.374 acre tract of land conveyed to Kenneth Breland in Volume 718, Page 762 of said Records;

THENCE North 43 deg. 15 min. 00 sec. West (bearing basis) with the South line of said 0.739 acre tract, the north line of said 0.426 acre tract a distance of 92.40 feet to the Point of Beginning, having an area of 7165.68 square feet, 0.166 acres, more or less.

SECOND TRACT:

A 0.438 acre lot, tract or parcel of land situated in the Benjamin F. Lynn Survey, Abstract No. 243, Marion County, Texas, and being part of that certain 5.0 acre tract of land conveyed to Callie Kern, and recorded in Volume 644, Page 640, of the Deed Records, Marion County, Texas, same being all that certain 0.426 acre tract of land conveyed to Harold Keller, and recorded in Volume 683, Page 247, of said Deed Records, and being all of a 0.011 acre tract of land (a/k/a part Lot 4) said 0.438 acres being more fully described as follows:

COMMENCING at a point in the East side of County Road No. 3215 the most

Northeasterly corner of said 5.0 acre tract, the South line of the Lizzie Lewis 237.44 acre tract of land set out in Volume E-1, Page 490 of said Records and being a corner in the West Line of the Earl Rice 197.59 acre tract of land set out in Volume F-1, Page 513 of said Records;

THENCE South 43 deg. 20 min. 05 sec. East a distance of 190.6 feet to the Point of Beginning of the herein described tract of land;

THENCE South 43 deg. 20 min. 05 sec. East along the East line of said 5.0 acre tract at a distance of 90.6 feet passing the Northwest corner of said 0.428 acre tract continuing in all a total distance of 95.75 feet to a 5/8 Inch Iron rod found for the Northeast corner hereof;

THENCE South 48 deg. 09 min. 22 sec. West a distance of 192.63 feet to a 5/8 Inch iron rod found on the North bank of Big Cypress Bayou and the Southwesterly corner of said 0.426 acre tract;

THENCE North 68 deg. 57 min. 00 sec. West (bearing basis) along the North bank of Big Cypress Bayou a distance of 93.94 feet to a 5/8 Inch Iron rod found for the Northwesterly corner of said 0.426 acre tract;

THENCE North 46 deg. 36 min. 06 sec. East a distance of 217.85 feet to the Point of Beginning, having an area of 19078.25 square feet, 0.438 acres, more or less.