

Tract One:

Being all that certain 57.225 acre tract of land located in the W. J. Simmons Survey, A-540, and the Andrew Reed Survey, A-506, Wood County, Texas. Said 57.225 acre tract of land being more fully described as follows:

BEGINNING at an iron stake set at the Southeast corner of said Simmons survey, in the North line of said Reed Survey and for an angle corner of this tract of land;

THENCE South in all a total distance of 1,094.84 feet to an iron stake set for the Southeast corner of this tract of land;

THENCE West, in all a total distance of 1,479.95 feet to an iron pin set in the center of a road and for the Southwest corner of this tract of land;

THENCE in a Northerly direction, with the center of said road, as follows: North 18 degrees 43 minutes 51 seconds East 183.73 feet; North 29 degrees 22 minutes 43 seconds East 446.41 feet; North 47 degrees 35 minutes 00 seconds East 190.92 feet; North 30 degrees 05 minutes 27 seconds West 155.47 feet; North 17 degrees 42 minutes 37 seconds West 292.57 feet; North 4 degrees 27 minutes 36 seconds West 200.61 feet; and North 4 degrees 51 minutes 32 sec. E 161.97 feet to an iron pin set for an angle corner of this tract of land;

THENCE South 89 deg 42 minutes 36 seconds East, in all a total distance of 217.38 feet to an iron stake set for an angle corner of this tract of land;

THENCE North 0 degrees 04 minutes 56 seconds East, in all a total distance of 104.4 feet to an iron stake set for an angle corner of this tract of land;

THENCE North 89 degrees 47 minutes 58 seconds West, in all a total distance of 208.70 feet to an iron stake set in the center of a county road and for an angle corner of this tract of land;

THENCE North 6 degrees 55 minutes 58 seconds East, with the center of county road, in all a total distance of 450.52 feet to an iron pin set for the Northwest corner of this tract of land;

THENCE North 89 degrees 43 minutes 00 seconds East, in all a total distance of 1,197.27 feet to an iron stake set in the East line of said Simmons Survey and for the Northeast corner of this tract of land;

THENCE S 0 degrees 55 minutes 03 seconds West, with the East line of Simmons Survey, in all a total distance of 407.73 feet to an iron stake set for an angle corner of this tract of land;

THENCE South 2 degrees 38 minutes 57 seconds West, with the East line of said Simmons Survey, in all a total distance of 521.60 feet to the place of beginning, containing 57.225 acres of land, more or less.

BEING the same property conveyed by warranty deed from George S. Lemon to Joe H. Huston, dated September 7, 1973, recorded in Volume 672, Page 134, Deed Records of Wood County, Texas

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

All that certain tract or parcel of land situated in the Andrew Reed Survey, A-506, Wood County, Texas, being out of that certain 57.225 acre tract described in Deed to Joe Huston by George Lemon, Sr., recorded in Volume 672, Page 134, Deed Records of Wood County, Texas, and being more particularly described as follows:

BEGINNING at a nail for corner situated on the centerline of a Public Road, being North 20 degrees 15 minutes East 390.3 feet from the Southwest corner of said 57.225 acre tract and a 5/8 inch iron pipe set for reference South 83 degrees 44 minutes East 25.0 feet;

THENCE in a Northerly direction with said centerline as follows; North 39 degrees 00 minutes East 131.7 feet; North 32 degrees 44 minutes East 100.9 feet; North 43 degrees 38 minutes East 76.9 feet; North 34 degrees 05 minutes East 61.2 feet; and North 3 degrees 03 minutes East 58.5 feet to a nail for corner and a 5/8 inch iron pipe set for reference South 86 degrees 07 minutes East 25.0 feet;

THENCE South 86 degrees 07 minutes East 187.5 feet to a 5/8 inch iron pipe for corner situated on an old fence;

THENCE South 13 degrees 31 minutes East 416.2 feet to a 5/8 inch iron pipe for corner;

THENCE North 83 degrees 44 minutes West 520.8 feet to the place of beginning, containing 3.000 acres, more or less.

BEING the same land described in Warranty Deed dated September 14, 1982, from Joe H. Huston and wife, Kathleen Huston, to Marlene Jo Mooney and husband, Jerry Ray Mooney, recorded in Volume 858, Page 440, Deed Records, Wood County, Texas.

Tract Two:

Being situated in the Andrew Reed Survey, A-506, Wood County, Texas, being a part of a 100.0 acre tract of land as described in deed to E. C. Corbitt dated December 21, 1896, recorded in Volume Z, Page 566, of the Deed Records of Wood County, Texas, and being more particularly described as follows: BEGINNING at an iron stake set at the Northeast corner of the said Reed Survey and said 100.0 acres tract and being set for the Northeast corner of this tract of land; THENCE South 00 degrees 13 minutes 32 seconds West, with the East line of the said Reed Survey and said 100.0 acre tract, in all a total distance of 1,055.98 feet to an iron stake set for the Southeast corner of this tract of land; THENCE West, in all a total distance of 679.53 feet to an iron stake set for the Southwest corner of this tract of land; THENCE North, in all a total distance of 1,053.18 feet to an iron stake set in the North line of the said Reed Survey and said 100.0 acre tract and being set for the Northwest corner of this tract of land; THENCE North 89 degrees 45 minutes 58 seconds East, with the said North line of the Reed Survey and 100.0 acre tract, in all a total distance of 683.70 feet to the place of beginning, containing 16.50 acres of land, more or less.

Tract Three:

Being situated in the W. J. Simmons Survey, A-540, and the Andrew Reed Survey, A-506, Wood County, Texas, and being more particularly described as follows: BEGINNING at an iron stake in the centerline of a county road South 6 degrees 55 minutes 58 seconds West 450.52 feet from the Northwest corner of the 57.225 acre tract described in deed from George S. Lemon to Joe H. Huston, dated September 7, 1973, recorded in Volume 672, Page 134, Deed Records of Wood County, Texas, for the beginning and being the Northwest corner of this tract of land; THENCE South 89 degrees 47 minutes 58 seconds East 208.70 feet to an iron rod for the Northeast corner; THENCE South 0 degrees 04 minutes 56 seconds West 104.4 feet to an iron rod for the Southeast corner; THENCE North 89 degrees 42 minutes 36 seconds West 217.38 feet to an iron rod for the Southwest corner of this tract and the centerline of said county road; THENCE North along the centerline of the county road 104.4 feet to the place of beginning, containing 1.2 acres of land, more or less.

Tract Two and Three being the same property described in deed from Pauline Sanders Lemon, Individually and as Independent Executrix of the Estate of George S. Lemon, Deceased, to John H. Huston and wife, Kathleen Huston, dated November 17, 1983, recorded in Volume 898, Page 189, Deed Records of Wood County, Texas.