

TRACT ONE:

All that certain lot, tract or parcel of land situated in Wood County, Texas, being a part of the GRAY B. KING SURVEY A-3, and a part of LOT NO. 10 in BLOCK NO. 9 in the City of Willsboro, more particularly described as follows:

BEGINNING at the NWC of Lot No. 10 in Block No. 9 on the SBL of Locust Street;

THENCE East 40 feet with the SBL of Locust Street;

THENCE South parallel with an alley 75 feet;

THENCE West 40 feet to the WBL of said Lot No. 10;

THENCE North 75 feet with the WBL of said Lot No. 10 to the PLACE OF BEGINNING, and being the same land described in Warranty Deed from James Douglas Pickett, Trustee, to Helen P. Munn and wife, Maurine C. Munn, dated June 2, 1982, recorded in Volume 350, Page 619 Real Property Records of Wood County, Texas. Also being the same land described in Warranty Deed from Helen P. Munn and wife, Maurine C. Munn to Munn Cleaners, Inc., a Texas corporation, dated

Warranty Deed with Vendor's Lien - Page 1

July 25, 1995, recorded in Volume 1448, Page 822 of the Real Property Records of Wood County, Texas.

TRACT TWO:

All that certain tract or parcel of land situated in the City of Wintersboro, Wood County, Texas, being a portion of the **GRAY B. KING SURVEY, ABSTRACT NO. 3** and being a portion of **LOT 10** and a portion of **LOT NO. 11**, of **BLOCK 9** of said City, and further being described as being a portion of that certain 0.1610 acre tract conveyed from Tom King and Solon King, Jr. to Southwestern Electric Power Company by deed recorded in Volume 989, Page 701 of the Real Property Records of said county and bounded as follows:

BEGINNING at a 1/2-inch steel rod set in the south right-of-way line of Locust Street, and in the north line of Lot No. 10, said point of beginning lies North 72 deg. 30 min. West, 62.05 feet from the northeast corner of Block 9 of said City;

THENCE South 17 deg. 30 min. West along a concrete curb, 82.22 feet to a 1/2-inch steel rod set in the south boundary line of the abovementioned 0.1610 acre tract, said corner lies on the north side of an existing brick building wall;

THENCE North 71 deg. 41 min. 28 sec. West along the north side of the said brick building wall, 22.95 feet to an cock in concrete at the southwest corner of the 0.1610 acre tract;

THENCE North 17 deg. 30 min. East, at 6.9 feet passing an iron rod found at the southeast corner of a lot conveyed from Munn Cleaners, Inc. to Nichols and Craddock, Inc. by deed recorded in Volume 1620, page 784 of the Real Property Records of said county, and continuing along same course for a total distance of 81.90 feet to a 1/2-inch steel rod found in the south right-of-way line of Locust Street, same being the northeast corner of the Nichols and Craddock lot;

THENCE South 72 deg. 30 min. East, 22.95 feet to the **PLACE OF BEGINNING** and containing 0.043 of an acre of land, as surveyed by Tom Nable, RPLS No. 2097, dated January 4, 1999.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

0
2
0
5
1

0
0
2
0
5
1