



TRACT I:

All that certain 69.95 acre tract of land located in the James Earp Survey, A-447, in Marion County, Texas, being all of a called 71.85 acre tract of land conveyed from Herschel Crowe to Herschel Crowe III by deed dated December 6, 1995, and being TRACT ONE as recorded in Volume 579, Page 309, Deed Records of Marion County, Texas, also being Part No. 4 and Part No. 5 as described in a partition deed under the will of Levi A. Matthis admitted to probate on the 29th day of November, 1965, in Cause Number 2771, County Court of Marion County, Texas, and recorded in Volume 325, Page 392, Deed Records of Marion County, Texas, and also being part of the called 184 acre FIRST TRACT as conveyed from Paul Matthis to Levi A. Matthis by deed dated September 7, 1932, as recorded in Volume M2, Page 108, Deed Records of Marion County, Texas, said 69.95 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/4" iron pipe for the Northeast corner of said Part No. 5, said 184 acre tract, and this tract, the Southeast corner of the Levi Morrow, et ux, called 32 1/2 acre tract recorded in Volume 257, Page 657, and the Northwest corner of the residue of the Wardell Masingale called 25 acre tract recorded in Volume O-1, Page 17, of the Probate Records of Marion County, Texas, in the East line of the James Earp Survey, A-447, a found Type I highway right-of-way marker next to a fence corner post bears S 89° 32' 12" E a distance of 123.09 feet; a 15" Hickory marked "X" bears S 44° 42' 54" W a distance of 11.62 feet. a 22" Sweetgum marked "X" bears S 72° 49' 11" E a distance of 28.96 feet, (Bearing Basis: East line of said partition deed and the James Earp Survey);

THENCE: S 00° 00' 00" E, with the East line of said Part No. 5, said 184 acre tract, and said Earp Survey, and the West line of said 25 acre tract, pass the Southwest corner of said residue and the Northwest corner of the H.J. Crowe et al, 1 acre tract recorded in Volume 419, Page 626, at a distance of 14 feet, corner not found, pass the Southwest corner of said 1 acre tract and the Northwest corner of the Buster S. Field, Sr. called 9.4 acre tract recorded in Volume 376, Page 356, at a distance of 310.2 feet, corner not found, pass the Southeast corner of said Part No. 5 and the Northeast corner of said Part No. 4, corner not found, continuing with the East line of said Part No. 4, a total distance of 1007.66 feet to a 5/8" iron rod set for the Southeast corner of said Part No. 4 and this tract, also being the Northeast corner of Part No. 3 of said partition (K.C. Hathaway, et al, TRACT 2, Volume 340, Page 243), a found 3/4" iron pipe bears S 03° 10' 17" E a distance of 33.24 feet, a 6" Red Maple marked "X" bears S 16° 40' 16" W a distance of 0.78 feet, a 10" Pine marked "X" bears S 56° 01' 16" E a distance of 7.83 feet, and a found 3/8" iron rod for the Southeast corner of said 184 acre tract at the intersection of the South line of the partition tract and the East line of said Earp Survey bears S 00° 00' 00" E a distance of 1706.94 feet;

THENCE: S 90° 00' 00" W, severing said 184 acre tract with the South line of said Part No. 4 and the North line of said Part No. 3, a distance of 3011.72 feet to a 5/8" iron rod set for the Southwest corner of said Part No. 4 and this tract, and the Northwest corner of said Part No. 3 in an old country road, also being the East line of the James K. Oney et ux, called 65 1/8 acre TRACT V recorded in Volume 689, Page 762, a 12" Red Oak marked "X" bears N 57° 27' 23" E a distance of 18.65 feet and a 21" double trunk Water Oak bears S 62° 43' 46" W a distance of 12.99 feet;

THENCE: N 01° 22' 49" W, generally on the East side of said road with the said East line and the West line of said Part No. 4 and this tract, pass the Northwest corner of Part No. 4 and the Southwest corner of said Part No. 5, corner not found, continuing with the West line of said Part No. 5, cross said road at a distance of 886 feet, a total distance of 1007.95 feet to a 5/8" iron rod set for the Northwest corner of said Part No. 5 and this tract, also being the Northeast corner of said 65 1/8 acre tract in the South line of the Irene Wilson 19 1/2 acre SIXTH TRACT recorded in Volume 103, Page 550;

THENCE: N 90° 00' 00" E, with the North line of said Part No. 5, said 184 acre tract, and this tract, and the South line of said 19 1/2 acre tract, cross said road at a distance of 91 feet, pass the Southeast corner of said 19 1/2 acre tract and the Southwest corner of the Rhonda Sue Patterson Coleman called 65 acre tract recorded in Volume 624, Page 566, corner not found, pass the Southeast corner of said 65 acre tract and the Southwest corner of the Levi Morrow et ux, called 32 1/2 acre tract recorded in Volume 257, Page 657, corner not found, a total distance of 3036.00 feet to the POINT OF BEGINNING, containing 69.95 acres of land, more or less.

TRACT II:

All that certain tract or parcel of land situated in Marion County, Texas and being a part of the Arthur Hix Survey and more particularly described as follows:

BEGINNING at the Northwest corner of a 9.4 acre tract conveyed to Buster S. Fields by deed dated March 1, 1977 and recorded in Volume 376 at Page 356 of the Deed Records of Marion County, Texas;

THENCE North 296 feet to a point 14 feet South of William Washington tract;

THENCE East 14 feet South of the fence 112 feet to the West margin of F.M. Road 3001;

THENCE Southerly with the Western margin of said road about 298 feet, the Northeast corner of the 9.4 acre tract above mentioned;

THENCE West along the North line of said 9.4 acre tract 152 feet to the beginning, containing one (1) acre of land, more or less.