

ATTACHED TO AND MADE A PART OF CONVEYANCE DATED 1st DAY OF DECEMBER 1976, FROM JAMES W. FAIR AND WIFE, NANCY W. FAIR, TO TRUSTEES FOR ROBERT WOOD FAIR TRUST NUMBER TWO, ALLEN WHALEY FAIR TRUST NUMBER TWO AND VIRGINIA RICE FAIR TRUST NUMBER TWO

All that certain tract or parcel of land, a part of the K. H. Muse Survey, Abstract No. 650, and the J. S. Linn Survey, Abstract No. 560, Smith County, Texas, and being a part of that certain 353.5 acre tract conveyed to Atlantic Refining Company by Houston Oil Company of Texas on June 6, 1956, and recorded in Volume 843, Page 48 of the Deed Records of Smith County, Texas, and being more completely described in two (2) tracts as follows, to-wit:

TRACT 1:

BEGINNING at a 4" x 4" concrete monument marked SM-5 at the Southeast corner of the K. H. Muse Survey and the Southeast corner of the above mentioned tract conveyed to Atlantic Richfield Company;

THENCE North 88 degrees 19 minutes 04 seconds West, with the South line of the K. H. Muse Survey, a distance of 1653.99 feet to a 4" concrete monument marked SM-6 at the Northeast corner of the J. S. Linn Survey;

THENCE South 1 degree 04 minutes 19 seconds West, with the East line of the J. S. Linn Survey, a distance of 113.83 feet to a 4" concrete monument marked SM-7;

THENCE North 79 degrees 41 minutes 43 seconds West, a distance of 67.93 feet to a point for corner in the center line of an old road;

THENCE with the center line of said road, South 84 degrees 35 minutes 14 seconds West 1453.87 feet, South 81 degrees 52 minutes 15 seconds West 428.00 feet, and South 81 degrees 13 minutes 45 seconds West 444.94 feet to a railroad spike for corner;

THENCE South 15 degrees 15 minutes West, a distance of 13.84 feet to a 1/2" Iron Rod for corner at the Northeast corner of a certain tract conveyed to St. Louis Southwestern Railway Company by Lone Star Producing Company and recorded in Volume 1111, Page 664 of the Deed Records of Smith County, Texas;

THENCE South 80 degrees 14 minutes 30 seconds West, with the North line of the said tract, a distance of 657.96 feet to a railroad spike for corner in the East right of way line of the St. Louis Southwestern Railroad;

THENCE with the East right of way line of the said railroad, North 17 degrees 11 minutes 40 seconds East 236.39 feet, North 89 degrees 15 minutes West 15.57 feet, North 17 degrees 17 minutes East 944.3 feet, South 72 degrees 43 minutes East 75.00 feet, North 17 degrees 17 minutes East 300.00 feet, North 72 degrees 43 minutes West 75.00 feet, North 17 degrees 17 minutes East 899.65 feet, South 72 degrees 43 minutes East 49.89 feet, North 10 degrees 14 minutes East 402.92 feet, and North 17 degrees 17 minutes East 1032.83 feet to a 1/2" Iron Rod for corner at the most Westerly Northwest corner of the above mentioned tract conveyed to Atlantic Richfield Company;

THENCE South 89 degrees 00 minutes 48 seconds East, a distance of 468.80 feet to a concrete monument marked SM-2 at the South-east corner of the Mittie J. Cooley tract;

THENCE North 1 degree 04 minutes 30 seconds East, with the East line of the said tract, a distance of 37.55 feet to a point for corner in the South right of way line of Interstate Highway No. 20;

THENCE with the South right of way line of the said Highway, in an Easterly direction, with a curve to the left whose Angle is 21 degrees 52 minutes, T. is 1399.97 feet, R. is 7247.24 feet, L. is 2765.88 feet, and D. is 0.79050 degrees, a distance of 2578.40 feet to the P. T. of the said curve;

THENCE North 85 degrees 17 minutes 54 seconds East, continuing with the South right of way line of Interstate Highway No. 20, a distance of 627.11 feet to a 1/2" Iron Rod for corner in the East line of the K. H. Muse Survey;

THENCE South 1 degree 31 minutes 11 seconds West, with the East line of the said Survey, a distance of 3035.16 feet to the place of beginning, containing 301.548 acres of land.

TRACT 2:

BEGINNING at a 4" concrete monument marked SM-4, in the East line of the K. H. Muse Survey, at the Northeast corner of the above mentioned tract conveyed to Atlantic Richfield Company;

THENCE South 1 degree 31 minutes 11 seconds West, with the East line of the said Survey, a distance of 211.19 feet to a 1/2" Iron Rod for corner in the North right of way line of Interstate Highway No. 20;

THENCE South 85 degrees 03 minutes 22 seconds West, with the North right of way line of the said Highway, a distance of 703.83 feet to the P. C. of a curve to the right;

THENCE with the said curve to the right, whose Angle is 22 degrees 06 minutes 32 seconds, T. is 1332.10 feet, R. is 6818.47 feet, L. is 2631.00 feet, and D. is 0.84030 degrees, a distance of 2507.57 feet to a 1/2" Iron Rod for corner in the East line of the Mittie J. Cooley tract;

THENCE North 1 degree 04 minutes 30 seconds East, with the East line of the said tract, a distance of 104.16 feet to a concrete monument marked SM-3 at the Northerly Northwest corner of the above mentioned tract conveyed to Atlantic Richfield Company;

THENCE South 88 degrees 39 minutes 48 seconds East, with the North line of the said tract, a distance of 3187.67 feet to the place of beginning, containing 19.578 acres of land.

THE STATE OF TEXAS

COUNTY OF SMITH I HEREBY CERTIFY THAT THE FOREGOING
DEED OR INSTRUMENT OF WRITING WAS FILED IN MY OFFICE
FOR RECORD AT 1:14 O'CLOCK P M, ON THE 21 DAY OF
Dec. 1976 AND THAT THE SAME TOGETHER
WITH THE CERTIFICATE OF AUTHENTICATION WAS ON THIS DAY
CORRECTLY RECORDED ON PAGES 259-263 IN VOLUME
1602 RECORD OF DEEDS OF SMITH
COUNTY, TEXAS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE IN TYLER, TEXAS
THIS 7 DAY OF Jan., 19 77

ERNEST CHRISTIAN, County Clerk, Smith County, Texas

BY Gray A. Duncan Deputy

James H. Hair
P.O. Box 689
Tyler 75710