

LEGAL DESCRIPTION – TRACT 1

Being a lot, tract or parcel of land situated in the Joseph Reed Survey, Abstract No. 461, Titus County, Texas, and being part of that certain tract of land conveyed from Ada Hill to Frank Hill, by Warranty Deed, as recorded in File #200800005819, Real Property Records, Titus County, Texas, and being a part of Lot 20, W. B. Hill Estate, as recorded in Volume 2, Page 91, Plat Cabinet Slide No. 188, Plat Records, Titus County, Texas, and being part of that certain 19.52 acre Flowage Easement, called Tract C-55E (Parcel 3), as recorded in Volume 402, Page 179, Deed Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Northeast corner of said Lot 20, and the Northwest corner of Lot 1, W. B. Hill Estate, said point lying in a North line of said 19.52 acre Flowage Easement, and in a South line of a 102.73 acre tract of land, called C-55, conveyed to Titus County Fresh Water Supply District No. 1;

THENCE, South 11 Degrees 46 Minutes 32 Seconds East, along the East line of said Lot 20, and the West line of said Lot 1, passing a South line of said 19.52 acre Flowage Easement, and continuing the same course in all a total distance of 292.18 feet to a 5/8 inch iron rod found at an angle point in the East line of said Lot 20, an angle point in the West line of said Lot 1, and in a North line of said 19.52 acre Flowage Easement, from said point, a 5/8 inch iron rod found with an aluminum cap in a North line of said 19.52 acre Flowage Easement, bears South 44 Degrees 22 Minutes 23 Seconds West, a distance of 275.85 feet;;

THENCE, South 45 Degrees 37 Minutes 43 Seconds East, continuing along the East line of said Lot 20, and the West line of said Lot 1, a distance of 8.84 feet to a point for corner in the East line of said Lot 20, in the West line of said Lot 1, in Private Road No. 2735, (A.K.A. Memory Lane), (Unspecified Width R.O.W.), and the Northeast corner of a 5.42 acre tract of land, called Tract 2, surveyed out this 2nd day of July, 2020;

THENCE, South 89 Degrees 32 Minutes 17 Seconds West, along the North line of said 5.42 acre tract, and said Private Road No. 2735, a distance of 113.04 feet to a point for corner;

THENCE, North 85 Degrees 36 Minutes 49 Seconds West, continuing along the North line of said 5.42 acre tract, and said Private Road No. 2735, a distance of 69.81 feet to a point for corner;

THENCE, South 89 Degrees 26 Minutes 53 Seconds West, continuing along the North line of said 5.42 acre tract, and said Private Road No. 2735, a distance of 153.89 feet to a point for corner at the beginning of a curve to the left, with a radius of 119.15 feet, a delta angle of 55 Degrees 43 Minutes 14 Seconds, the chord of which bears South 63 Degrees 30 Minutes 58 Seconds West, for a chord distance of 111.36 feet;

THENCE, continuing along the North line of said 5.42 acre tract, said Private Road No. 2735, and along the arc of said curve, for an arc length of 115.87 feet to a point for corner in the West line

of said Lot 20, in the West line of said 5.42 acre tract, in the East line of Lot 19, W. B. Hill Estate, in the East line of a 0.57 acre tract of land conveyed to Cody Whelchel, by deed recorded in File #200900005473, Real Property Records, Titus County, Texas, in said Private Road No. 2735, and at the end of said curve, from said point, a 1/2 inch iron rod found marked (CBG) at the Southwest corner of said Lot 20, the Southwest corner of said 5.42 acre tract, the Southeast corner of said Lot 19, and the Southeast corner of a 1.144 acre tract of land conveyed to David Shumate, by deed recorded in File #20163831, Public Records, Titus County, Texas, bears South 25 Degrees 56 Minutes 18 Seconds West, a distance of 499.25 feet;

THENCE, North 25 Degrees 56 Minutes 18 Seconds East, along the West line of said Lot 20, the East line of said Lot 19, and the East line of said 0.57 acre tract, a distance of 342.79 feet to a 5/8 inch iron rod found at an angle point in the West line of said Lot 20, an angle point in the East line of said Lot 19, an angle point in the East line of said 0.57 acre tract, and in a South line of said 19.52 acre Flowage Easement, from said point, a 5/8 inch iron rod found with an aluminum cap in a South line of said 19.52 acre Flowage Easement, bears South 49 Degrees 06 Minutes 08 Seconds East, a distance of 152.19 feet;

THENCE, North 41 Degrees 32 Minutes 17 Seconds East, continuing along the West line of said Lot 20, the East line of said Lot 19, and the East line of said 0.57 acre tract, passing at a distance of 30.05 feet, a 1/2 inch iron rod found marked (CBG) for witness, and continuing the same course in all a total distance of 100.00 feet to a point for corner at the Northwest corner of said Lot 20, the Northeast corner of said Lot 19, and the Northeast corner of said 0.57 acre tract, said point lying in a North line of said 19.52 acre Flowage Easement, and in a South line of said 102.73 acre tract;

THENCE, South 48 Degrees 59 Minutes 27 Seconds East, along the North line of said Lot 20, a North line of said 19.52 acre Flowage Easement, and a South line of said 102.73 acre tract, a distance of 98.30 feet to a point for corner at an angle point in the North line of said Lot 20, an angle point in a North line of said 19.52 acre Flowage Easement, and an angle point in a South line of said 102.73 acre tract;

THENCE, North 75 Degrees 42 Minutes 59 Seconds East, continuing along the North line of said Lot 20, a North line of said 19.52 acre Flowage Easement, and a South line of said 102.73 acre tract, a distance of 82.36 feet to the **POINT OF BEGINNING** and **CONTAINING** 90,427 square feet or 2.08 acres of land.

LEGAL DESCRIPTION – TRACT 2

Being a lot, tract or parcel of land situated in the Joseph Reed Survey, Abstract No. 461, Titus County, Texas, and being part of that certain tract of land conveyed from Ada Hill to Frank Hill, by Warranty Deed, as recorded in File #200800005819, Real Property Records, Titus County, Texas, and being a part of Lot 20, W. B. Hill Estate, and being part of that certain 30 feet Road Easement, as recorded in Volume 2, Page 91, Plat Cabinet Slide No. 188, Plat Records, Titus County, Texas, and being part of that certain 19.52 acre Flowage Easement, called Tract C-55E (Parcel 3), as recorded in Volume 402, Page 179, Deed Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marked (CBG) at the Southwest corner of said Lot 20, the Southeast corner of Lot 19, W. B. Hill Estate, the Southwest corner of a 1.144 acre tract of land conveyed to David Shumate, by deed recorded in File #20163831, Public Records, Titus County, Texas, and the Southwest corner of a 0.313 acre Easement, as described in File #20163829, Public Records, Titus County, Texas, said point lying in the North line of the remainder of a 7.75 acre tract of land, called Tract Three, conveyed to Larry Coffee et ux, by deed recorded in File #201000004732, Real Property Records, Titus County, Texas, on the South side of said Road Easement, and on the South side of Private Road No. 2735, (A.K.A. Memory Lane), (Unspecified Width R.O.W.), from said point, a 1/2 inch iron rod found for witness, bears South 25 Degrees 56 Minutes 18 Seconds West, a distance of 1.69 feet;

THENCE, North 25 Degrees 56 Minutes 18 Seconds East, along the West line of said Lot 20, the East line of said Lot 19, the East line of said 1.144 acre tract, and the East line of said 0.313 acre Easement, crossing said Private Road No. 2735, and continuing the same course, passing at a distance of 140.85 feet, a 1/2 inch iron rod found at the Northeast corner of said 1.144 acre tract, and the Southeast corner of a 1.000 acre tract of land conveyed to John Walker, by deed recorded in File #20163830, Public Records, Titus County, Texas, and continuing the same course, passing at a distance of 293.80 feet, a 1/2 inch iron rod found at the Northeast corner of said 1.000 acre tract, and the Southeast corner of a 1.169 acre tract of land conveyed to Glen Johnson, by deed recorded in File #20163832, Public Records, Titus County, Texas, and continuing the same course, passing the Northeast corner of said 1.169 acre tract, and the Southeast corner of a 0.1299 acre tract of land conveyed to Glen Johnson, by deed recorded in File #20181551, Public Records, Titus County, Texas, and continuing the same course, passing the Northeast corner of said 0.1299 acre tract, the Northeast corner of said 0.313 acre Easement, and the Southeast corner of a 0.57 acre tract of land conveyed to Cody Whelchel, by deed recorded in File #200900005473, Real Property Records, Titus County, Texas, and continuing the same course in all a total distance of 499.25 feet to a point for corner in the West line of said Lot 20, in the East line of said Lot 19, in the East line of said 0.57 acre tract, in said Private Road No. 2735, and the Southwest corner of a 2.08 acre tract of land, called Tract 1, surveyed out this 2nd day of July, 2020, said point lying at the beginning of a curve to the right, with a radius of 119.15 feet, a delta angle of 55 Degrees 43 Minutes 14 Seconds, the chord of which bears North 63 Degrees 30 Minutes 58 Seconds East, for a chord distance of 111.36 feet, from said point, a 5/8 inch iron rod found in the West line of said Lot 20,

in the West line said 2.08 acre tract, in the East line of said Lot 19, and in the East line of said 0.57 acre tract, bears North 25 Degrees 56 Minutes 18 Seconds East, a distance of 342.79 feet;

THENCE, along the South line of said 2.08 acre tract, along said Private Road No. 2735, and along the arc of said curve, for an arc length of 115.87 feet to a point for corner in the South line of said 2.08 acre tract, in said Private Road No. 2735, and at the end of said curve;

THENCE, North 89 Degrees 26 Minutes 53 Seconds East, continuing along the South line of said 2.08 acre tract, and said Private Road No. 2735, a distance of 153.89 feet to a point for corner in the South line of said 2.08 acre tract, and in said Private Road No. 2735;

THENCE, South 85 Degrees 36 Minutes 49 Seconds East, continuing along the South line of said 2.08 acre tract, and said Private Road No. 2735, a distance of 69.81 feet to a point for corner in the South line of said 2.08 acre tract, and in said Private Road No. 2735;

THENCE, North 89 Degrees 32 Minutes 17 Seconds East, continuing along the South line of said 2.08 acre tract, and said Private Road No. 2735, a distance of 113.04 feet to a point for corner in the East line of said Lot 20, in the West line of Lot 1, W. B. Hill Estate, in said Private Road No. 2735, and the Southeast corner of said 2.08 acre tract, from said point, 5/8 inch iron rod found in the East line of said Lot 20, in the East line of said 2.08 acre tract, in the West line of said Lot 1, and in a North line of said 19.52 acre Flowage Easement, bears North 45 Degrees 37 Minutes 43 Seconds West, a distance of 8.84 feet;

THENCE, South 45 Degrees 37 Minutes 43 Seconds East, along the East line of said Lot 20, and the West line of said Lot 1, a distance of 90.69 feet to a point for corner in the East line of said Lot 20, in an East line of said 19.52 acre Flowage Easement, in a West line of a 102.73 acre tract of land, called Tract C-55, conveyed to Titus County Fresh Water Supply District No. 1, and the Southwest corner of said Lot 1, from said point, a 1/2 inch iron rod found (bent) in water, bears South 04 Degrees 23 Minutes 24 Seconds West, a distance of 0.62 feet;

THENCE, South 44 Degrees 22 Minutes 23 Seconds West, along the East line of said Lot 20, and East line of said 19.52 acre Flowage Easement, and a West line of said 102.73 acre tract, a distance of 224.40 feet to a point for corner;

THENCE, South 09 Degrees 51 Minutes 37 Seconds East, along the East line of said Lot 20, and East line of said 19.52 acre Flowage Easement, and a West line of said 102.73 acre tract, a distance of 103.19 feet to a point for corner in the East line of said Lot 20, in an East line of said 19.52 acre Flowage Easement, in the West line of Lot 21, W. B. Hill Estate, in the West line of a 2.11 acre tract of land conveyed to Christal Suson et al, by deed recorded in File #20172261, Public Records, Titus County, Texas, and a Southwest corner of said 102.73 acre tract;

THENCE, South 12 Degrees 37 Minutes 24 Seconds West, continuing along the East line of said Lot 20, an East line of said 19.52 acre Flowage Easement, the West line of said Lot 21, and the

West line of said 2.11 acre tract, crossing a gravel road, and continuing the same course in all a total distance of 156.70 feet to a point for corner at the Southeast corner of said Lot 20, a Southeast corner of said 19.52 acre Flowage Easement, the Southwest corner of said Lot 21, and the Southwest corner of said 2.11 acre tract, said point lying in the North line of an 11 acre tract of land, called Tract Four, conveyed to Larry Coffee et ux, by deed recorded in File #201000004732, Real Property Records, Titus County, Texas, from said point, 1/2 inch iron rod found (leaning) 1.5 feet tall for witness, bears North 12 Degrees 37 Minutes 24 Seconds East, a distance of 1.58 feet;

THENCE, South 87 Degrees 07 Minutes 59 Seconds West, along the South line of said Lot 20, a South line of said 19.52 acre Flowage Easement, the South side of said gravel road, and the North line of said 11 acre tract, a distance of 115.66 feet to a 5/8 inch iron rod found at a Southwest corner of said 19.52 acre Flowage Easement;

THENCE, South 88 Degrees 28 Minutes 14 Seconds West, continuing along the South line of said Lot 20, the North line of said 11 acre tract, and the South side of said gravel road, passing the Northwest corner of said 11 acre tract, and the Northeast corner of a 3 acre tract of land, called Tract Two, conveyed to Larry Coffee et ux, by deed recorded in File #201000004732, Real Property Records, Titus County, Texas, and continuing the same course, passing the Northwest corner of said 3 acre tract, and the Northeast corner of the remainder of said 7.75 acre tract, and continuing the same course in all a total distance of 430.53 feet to the **POINT OF BEGINNING** and **CONTAINING** 236,117 square feet or 5.42 acres of land.