

FILED FOR RECORD

AT: 11:40 O'Clock AM

JAN 10 2019

SASHA KELTON
County Clerk, Clay County, Texas

ADDRESS OF TRUSTEE:
Dykema Gossett PLLC
1717 Main Street, Suite 4200
Dallas, Texas 75201
Attn: Brian R. Forbes
Phone: (214) 462-6403

NOTICE OF SALE BY TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF CLAY §

RECITALS:

1. **JIM PARKER FARMS, LLC**, a Texas limited liability company ("*Grantor*") executed and delivered that certain Deed of Trust, Assignment of Rents, Security Agreement with Fixture Filing (as renewed, modified, amended and assigned from time to time, the "*Deed of Trust*") dated as of June 10, 2016, to Brian R. Forbes, as Trustee, for the benefit of **REVERE HIGH YIELD FUND, LP**, a Delaware limited partnership ("*Original Beneficiary*"), the Deed of Trust being recorded as Instrument Number 14409 and in Book OPR, Volume 91, Page 447, Public Records of Clay County, Texas, as re-recorded as Instrument Number 14913 and in Book OPR Volume 94, Page 666, Public Records of Clay County, Texas, as modified by that certain Modification Agreement dated effective as of September 19, 2016 by and among Grantor, Borrower (herein defined) and Original Beneficiary and pertaining to certain land described on **Exhibit A** attached hereto and made part hereof, together with, but not limited to (and as more particularly set forth in the Deed of Trust), the Security (as such term is defined in the Deed of Trust) (collectively, the "*Property*"), said conveyance being for the purpose of securing the payment of the indebtedness described in the Deed of Trust, including but not limited to, the

indebtedness evidenced by that certain Promissory Note dated June 10, 2016 in the original principal amount of TWO MILLION SIX HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$2,625,000.00), as increased to TWO MILLION NINE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$2,980,000.00) by that certain Amended and Restated Promissory Note dated September 19, 2016 (as renewed, modified, amended and assigned from time to time, the “*Note*”), executed by **BARBWIRE OIL & GAS, LLC**, a Texas limited liability company (“*Borrower*”) in the stated principal amount of \$2,980,000.00 (the “*Loan*”) and payable to Original Beneficiary evidencing the Loan (all such indebtedness pertaining to the Loan and the Note being hereinafter referred to as the “*Indebtedness*”) (the Deed of Trust and the Note, together with any amendments, modifications, renewals, extensions and assignments thereof and any other documents or instruments, evidencing, governing or securing the loan therein described, are hereinafter collectively referred to as the “*Loan Documents*”).

2. One or more defaults have occurred in the payment of the Indebtedness and in connection with certain obligations under the Deed of Trust and the Note, and the Indebtedness is now wholly due and payable.

3. By instrument dated as of December 29, 2017 and executed by Original Beneficiary entitled Assignment of Deed of Trust and Other Loan Documents, Original Beneficiary granted, assigned and transferred to **RANCH PARKER XVII, LLC**, a Texas limited liability company (“*Beneficiary*”), all of Assignor’s right, title and interest in and to the Deed of Trust, the Note and the remaining Loan Documents.

4. Beneficiary, the present owner and holder of the Indebtedness secured by the Deed of Trust, is the beneficiary under the Deed of Trust, and has therefore requested that

BRIAN R. FORBES, as Trustee, sell the Property as provided in the Deed of Trust in order to satisfy the Indebtedness to the extent that the proceeds from such sale are sufficient to do so.

NOTICE OF SALE:

NOTICE IS HEREBY GIVEN, that on Tuesday, the **5th day of February, 2019**, beginning no earlier than 10:00 a.m. C.S.T. and commencing within three (3) hours of such time, the sale of the Property located in Clay County, Texas shall take place at the West Door of the Clay County Courthouse, located at 110 North Bridge Street, Henrietta, Texas 76365, said area having been designated for conducting foreclosure sales in Clay County by the Commissioners Court of Clay County, Texas, or as otherwise designated by the Clay County Commissioners, and I, the undersigned, or my successor as may be later appointed, as Trustee under the Deed of Trust, will sell the Property located in Clay County, Texas, by no later than 4:00 p.m. on said day of sale, to the highest bidder for cash; provided that Beneficiary may bid and become the purchaser of the Property, and all or a portion of Beneficiary's bid may consist of a credit to be given against the Indebtedness owing. If Beneficiary is the successful bidder, its bid shall be applied as a credit against the Indebtedness to the extent possible.

After commencing the sale, the Trustee conducting the sale may (a) from time to time adjourn the sale to be recommenced and completed at any time prior to 4:00 p.m. on the same day, and/or (b) withdraw the Property or cancel the foreclosure sale at any time prior to the completion of the sale.

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[SIGNATURE PAGE FOLLOWS]

EXECUTED AS OF the 10th day of January, 2019.

TRUSTEE:

Brian R Forbes

BRIAN R. FORBES

STATE OF TEXAS

§

COUNTY OF DALLAS

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This instrument was acknowledged before me on January 10 2019, by Brian R. Forbes, an individual, as Trustee.

Debra Williams

Notary Public in and for
the State of Texas

My Commission Expires:

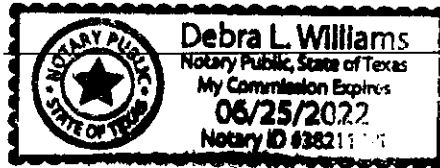


EXHIBIT A

LEGAL DESCRIPTION

All real property owned by Grantor in Clay County, Texas including without limitation the following property:

Dunn

That certain real property located in Clay County, Texas, to-wit:

83.88 acres of the South part of Block No.112, Byers Bros. Subdivision; 156.5 acres of the North part of the N. E. 1/4 of Section 28, B.B.B. & C. R.R. Co., Abst. No. 948; 33 acres of North part of Block No. 96, Byers Bros. Subdivision, and 204.62 acres, more or less of North part of the West 1/2 Section No. 24, M.E.P. & P. R.R. Co., Abst. No. 349 and described by metes and bounds as follows:

BEGINNING at N. W. corner of N. E. 1/4 Section 28, B.B.B. & C. R.R. Co., Abst. 948, in center of F-M Highway No. 171;

THENCE South 89° 46' East 3431 feet (1235.16 vrs.) with center of said F-M Highway to curve thereon;

THENCE North 85° 5' East 1184 feet (426.24 vrs.) along center said Highway;

THENCE South 89° 46' East 116 feet (41.76 vrs.) with center said Highway to N. E. corner West 1/2 Section 24, M.E.P. & P. R.R. Co., Abst 349;

THENCE South 3402.5 feet (1224.9 vrs.) with fence on E. B. Line said West 1/2 of Section 24, to N. E. corner J. A. Dunn 402.55 acre tract;

THENCE South 89° 48' West 6775 feet (2439 vrs.) with N. B. line said J. A. Dunn tract to its N. W. corner in center of public road;

THENCE North 4° 53' East 719.5 feet (259 vrs.) with center of public road;

THENCE North 2° 53' East 1042 feet (375.12 vrs.) with center of public road to point in its N. B. line and N. W. corner 50.83 acre tract deeded by Mrs. A. W. Byers et al to J. B. Dunn by deed recorded Vol. 77, Page 138, Clay County Deed Records;

THENCE with fence on N. B. line said 50.83 acre tract as follows:

South 81° 47' East 444 feet (159.84 vrs.); North 8° 33' East 244 feet (87.84 vrs.); South 81° 57' East 138 feet (49.68 vrs.);

South 73° 12' East 290 feet (104.4 vrs.);

North 39° 28' East 63 feet (22.68 vrs.) to East end of "Y" formerly W. F. & O. Ry. Co. tract;

THENCE North 21° 25' West 49 feet (17.64 vrs.) with fence on said "Y" to corner of same;

THENCE with fence along curve on E. B. line of former W.F. & O. Ry. Co. tract in a Northerly direction to S. W. corner 2 acre tract of Farmers Co-Operative Gin Association;

THENCE East with fence 491 feet (176.76 vrs.);

THENCE South with fence 409 feet (147.24 vrs.);

THENCE East with fence 989 feet (356 vrs.) to N. E. corner 6-1/2 acre tract conveyed by W. T. Hunter et al to J. B. Dunn by deed recorded Vol. 125 Page 292, Clay County Deed Records, and being E. B. line Block 112, Byers Bros. Subdivision;

THENCE North 660 feet (237.6 vrs.) to PLACE OF BEGINNING, containing in all 478 acres of land, more or less.

Dunn

That certain real property located in Clay County, Texas, to-wit:

83.88 acres of the South part of Block No. 112, Byers Bros. Subdivision; 156.5 acres of the North part of the N. E. 1/4 of Section 28, B.B.B. & C. R.R. Co., Abst. No. 948; 33 acres of North part of Block No. 96, Byers Bros. Subdivision, and 204.62 acres, more or less of North part of the West 1/2 Section No. 24, M.E.P. & P. R.R. Co., Abst. No. 349 and described by metes and bounds as follows:

BEGINNING at N. W. corner of N. E. 1/4 Section 28, B.B.B. & C. R.R. Co., Abst. 948, in center of F-M Highway No. 171;

THENCE South 89° 46' East 3431 feet (1235.16 vrs.) with center of said F-M Highway to curve thereon;

THENCE North 85° 5' East 1184 feet (426.24 vrs.) along center said Highway;

THENCE South 89° 46' East 116 feet (41.76 vrs.) with center said Highway to N. E. corner West 1/2 Section 24, M.E.P. & P. R.R. Co., Abst 349;

THENCE South 3402.5 feet (1224.9 vrs.) with fence on E. B. Line said West 1/2 of Section 24, to N. E. corner J. A. Dunn 402.55 acre tract;

THENCE South 89° 48' West 6775 feet (2439 vrs.) with N. B. line said J. A. Dunn tract to its N. W. corner in center of public road;

THENCE North 4° 53' East 719.5 feet (259 vrs.) with center of public road;

THENCE North 2° 53' East 1042 feet (375.12 vrs.) with center of public road to point in its N. B. line and N. W. corner 50.83 acre tract deeded by Mrs. A. W. Byers et al to J. B. Dunn by deed recorded Vol. 77, Page 138, Clay County Deed Records;

THENCE with fence on N. B. line said 50.83 acre tract as follows:

South 81° 47' East 444 feet (159.84 vrs.); North 8° 33' East 244 feet (87.84 vrs.); South 81° 57' East 138 feet (49.68 vrs.);

South 73° 12' East 290 feet (104.4 vrs.);

North 39° 28' East 63 feet (22.68 vrs.) to East end of "Y" formerly W. F. & O. Ry. Co. tract;

THENCE North 21° 25' West 49 feet (17.64 vrs.) with fence on said "Y" to corner of same;

THENCE with fence along curve on E. B. line of former W.F. & O. Ry. Co. tract in a Northerly direction to S. W. corner 2 acre tract of Farmers Co-Operative Gin Association;

THENCE East with fence 491 feet (176.76 vrs.);

THENCE South with fence 409 feet (147.24 vrs.);

THENCE East with fence 989 feet (356 vrs.) to N. E. corner 6-1/2 acre tract conveyed by W. T. Hunter et al to J. B. Dunn by deed recorded Vol. 125 Page 292, Clay County Deed Records, and being E. B. line Block 112, Byers Bros. Subdivision;

THENCE North 660 feet (237.6 vrs.) to PLACE OF BEGINNING, containing in all 478 acres of land, more or less.

SAVE AND EXCEPT

A 2.00 acre tract of land out of Section 24, M.E.P. & P. R.R. CO. Survey, A-349, Clay County, Texas, and being more specifically described by metes and bounds as follows:

BEGINNING at a ½ inch rod within said Section 24, said iron rod bears North 89° 46' 00" West 116.00 feet, South 85° 05' 00" West 1184.00 feet, North 89° 46' 00" West 568.32 feet, South 00° 14' 00" West 116.00 feet and South 07° 44' 27" West 3010.32 feet from the Northeast corner of the West ¼ (one-half) of said Section 24, for the Northwest corner and place of beginning of this tract;

THENCE North 89° 48' 00" East 295.16 feet to a ½ inch iron rod for the Northeast corner of this tract;

THENCE South 00° 12' 00" East 295.16 feet to a ½ inch iron rod in a fence line for the Southeast corner of this tract;

THENCE South 89° 48' 00" West 295.16 feet generally along a fence line to a ½ inch iron rod for the Southwest corner of this tract;

THENCE North 00° 12' 00" West 295.16 feet and leaving said fence line, to the PLACE OF BEGINNING, and containing 2.00 acres, more or less.

FUHRMAN

OUTER

That certain real property located in Clay County, Texas, to-wit:

FIRST TRACT: 113-1/2 acres of the Z. & H. Whiteside Survey, Abstract Number 712 and described by metes and bounds as follows:
BEGINNING 1539-1/2 varas South of the Northwest corner of M.E.P. & P.R.R. Co. Survey No. 21;
THENCE West 553.45 varas;
THENCE North 1159-1/2 varas;
THENCE East 553.45 varas;
THENCE South 1159-1/2 varas to the place of beginning.

SECOND TRACT: 113-1/2 acres of the Z. & H. Whiteside Survey, Abstract Number 712, described by metes and bounds as follows, to-wit:
BEGINNING at the Southwest corner of the above described 113-1/2 acre tract in said survey;
THENCE West 197.05 varas;
THENCE North 79 varas;
THENCE West 382-1/2 varas;
THENCE North 108-1/2 varas;
THENCE East 579.55 varas;
THENCE South 1159-1/2 varas to the place of beginning.

THIRD TRACT: One Hundred (100) acres of M.E.P. & P.R.R. Co. Survey Number Twenty-One (21), Abstract Number 346; and described as follows, to-wit:
BEGINNING at the Southwest corner of said Survey;
THENCE East on the South boundary line 950 varas;
THENCE North 594.3 varas;
THENCE West 950 varas;
THENCE South 594.3 varas to the place of beginning, and containing 100 acres of land, more or less. SAVE AND EXCEPT FROM THIS CONVEYANCE HEREIN the following: all that certain undivided 40/100 acres interest in and to the last above mentioned THIRD TRACT, as more fully set out in deed from Elizabeth Fuhrman to Arlena Fuhrman, dated December 27th, 1956, recorded in Volume 205, Page 191, Clay County Deed Records, reference to which is here made, leaving herein conveyed in THIRD TRACT and undivided 60/100 of the 100 acre tract.
FOURTH TRACT: 56 acres of M.E.P. & P.R.R. Co. Survey Number 21, Abstract Number 346 and described as follows: to-wit:
BEGINNING 380.29 varas South of its Northwest corner;
THENCE East 950 varas;
THENCE South 332-3/4 varas;
THENCE West 950 varas;
THENCE North 332-3/4 varas to the place of beginning.
FIFTH TRACT: One Hundred (100) acres of Section Number 21, M.E.P. & P.R.R. Co. Survey, Abstract Number 346, and described as follows, to-wit:
BEGINNING in the West line of said Section, 594.3 varas North of its Southwest corner;
THENCE East 950 varas;
THENCE North 594.3 varas;
THENCE West 950 varas, West boundary line of Section;
THENCE South 594.3 varas to the place of beginning.

U:\cc\p\parker ranches\2014 Deeds to LLCs\Legal\Fuhrman - Outer - 256 & 227 acres.wpd

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DOUTHITT

That certain real property located in Clay County, Texas, to-wit:

FIRST TRACT: 100 ACRES of the Z. and H. WHITESIDES SURVEY, ABSTRACT Number 712, described as follows:
 BEGINNING in the South boundary line of Section Number 21, M.E.P. & P.R.R. Co. Survey, Abstract No. 346, at a point 460-5/6 varas East of its Southwest corner;
 THENCE East 489-1/6 varas;
 THENCE South 1154 varas;
 THENCE West 489-1/6 varas;
 THENCE North 1154 varas to the place of BEGINNING, and CONTAINING 100 ACRES of land, more or less.

SECOND TRACT: 200 acres of the Z. and H. WHITESIDES SURVEY, ABSTRACT Number 712, described as follows:
 BEGINNING at the Southwest corner of M.E.P. & P.R.R. Co. Section No. 21;
 THENCE North 394 1/2 varas with the West boundary line of said R.R. Survey to a point on said line;
 THENCE West 750 1/2 varas;
 THENCE South 1548 1/2 varas to the North boundary line of the Parker County School Land Survey;
 THENCE East with the North boundary line 722 varas;
 THENCE North 1154 varas;
 THENCE East 28 1/2 varas to the place of beginning, and CONTAINING 200 ACRES of land, more or less.

JESSE DUNN

That certain real property located in Clay County, Texas, to-wit:

The surface only that certain tract of land located in Clay County, Texas, containing 269.41 acres of land, more or less, being 28.85 acres of the North side of Block 20, 15.56 acres off the North side of Block 21, all of Block 22, consisting of 65 acres, and all of Block 23, consisting of 160 acres, the said Blocks 20, 21, 22 and 23 being a part of the Byers Brothers Subdivision reflected by Plat thereof recorded in Volume 49, Pages 326 et seq. of the Deed Records of Clay County, Texas, the said 269.41 acres being described by metes and bounds as follows:

BEGINNING at the Northwest corner of Block 23, Byers Brothers Subdivision, in the center of a public road;

THENCE East 3,043 feet with fence to an ell corner;

THENCE South 0 degrees 30 minutes East 1,003 feet with fence to an ell corner;

THENCE South 89 degrees East 1,060 feet with fence to an ell corner;

THENCE South 0 degrees 45 minutes West 2,098 feet with fence to a point in the East boundary line of Block 21, Byers Brothers Subdivision, and the Northeast corner of the Milton Dunn 201.83 acre tract;

THENCE West 4,070 feet on the North boundary line of the said 201.83 acre Milton Dunn tract to a point in a center line of a public road and the Northwest corner of the Milton Dunn 201.83 acre tract;

THENCE North 3,119 feet with the corner of a public road to the PLACE OF BEGINNING.

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U:\ccs\PARKER RANCHES\2014 Deeds to LLCs\Legal\Jesse Dunn - Inner - 269.41 acres.wpd

JIM PARKER FARMS

TRACT 1:

THAT CERTAIN REAL PROPERTY LOCATED IN CLAY COUNTY, TEXAS, TO-WIT:

BEGINNING IN RED RIVER, AT THE NORTHEAST CORNER OF THE RAMON TRAVINO SURVEY, ABSTRACT NO. 447;

THENCE WEST WITH THE NORTH BOUNDARY LINE OF SAID TRAVINO SURVEY 1077.84 VARAS TO THE NORTHEAST CORNER OF A 360 ACRE TRACT CONVEYED TO JAMES R. ROBERTS AND WIFE TO D.B. HARRIS BY DEED DATED NOVEMBER 17, 1894, RECORDED IN VOLUME 34, PAGE 349, CLAY COUNTY DEED RECORDS;

THENCE SOUTH WITH THE EAST LINE OF SAID 360 ACRE TRACT 1477.44 VARAS TO THE SOUTHWEST CORNER OF SAID TRACT IN THE SOUTH BOUNDARY LIEN OF THE JOHN TRUSSELL SURVEY, ABSTRACT NO. 1003, BEING THE NORTH LINE OF THE MONTAUGE COUNTY SCHOOL LAND SURVEY;

THENCE EAST WITH THE SOUTH BOUNDARY LINE OF THE TRUSSELL SURVEY 1858.88 VARAS TO ITS SOUTHEAST CORNER, IN RED RIVER;

THENCE UP RED RIVER WITH ITS MEANDERINGS TO THE PLACE OF BEGINNING, AND CONTAINING 355.5 ACRES OF LAND, MORE OR LESS AND BEING A PART OF THE RAMON TRAVINO SURVEY, ABSTRACT NO. 447, AND A PART OF THE JOHN TRUSSELL SURVEY, ABSTRACT NO. 1003, DEEDED BY SAM J. SMITH TO MRS. NANCY CAROLINE CAMP BY DEED DATED DECEMBER 19, 1913, WICHITA DEED IS RECORDED IN VOLUME 68, PAGE 23, OF THE DEED RECORDS OF CLAY COUNTY, TEXAS.

SAVE AND EXCEPT:

A 2 ACRE TRACT OF LAND OUT OF A 355.5 ACRE TRACT IN THE RAMON TRAVINO SURVEY, ABSTRACT 447, AND THE JOHN TRUSSELL SURVEY, ABSTRACT 1003, CLAY COUNTY, TEXAS, AS DESCRIBED IN VOLUME 290, PAGE 329 OF THE CLAY COUNTY DEED RECORDS, SAID TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED 355.5 ACRE TRACT, SAID CORNER BEING IN THE SOUTH LINE OF THE SAID JOHN TRUSSELL SURVEY AND ON THE CENTER LINE OF F.M. HIGHWAY 171; THENCE EAST 1990.12 FEET ALONG THE SOUTH LINE OF THE SAID JOHN TRUSSELL SURVEY TO A POINT;

THENCE NORTH 59°08 MINUTES EAST 2392.69 FEET TO THE SOUTHWEST

CORNER AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED 2 ACRE TRACT; SAID 2 ACRE TRACT BEING OUT OF THE SAID RAMON TRAVINO SURVEY;

THENCE NORTH 348.48 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST 250.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 348.48 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WEST 250.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.00 ACRES, MORE OR LESS.

TRACT 2:

THAT CERTAIN REAL PROPERTY LOCATED IN CLAY COUNTY, TEXAS, TO-WIT:

A TRACT OF LAND OUT THE R. TRAVINO SURVEY, A-447, THE J. TRUSSELL SURVEY, A-1003 AND THE RED RIVER BOTTOM LAND, CLAY COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING THAT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID J. TRUSSELL SURVEY AND THE SOUTHWEST HIGH BANK OF THE RED RIVER, SAID POINT BEING IN THE NORTH LINE OF SECTION 70, MONTAGUE COUNTY SCHOOL LAND SURVEY, A-307 AND BEARS SOUTH 89°43'24" EAST 2360.56 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 70 FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

THENCE NORTHWESTERLY ALONG SAID SOUTHWEST HIGH BANK OF THE RED RIVER WITH ITS MEANDERS AS FOLLOWS:

NORTH 06°24'59" EAST 80.04 FEET; NORTH 15°23'34" WEST 150.98 FEET;
NORTH 40°16'11" WEST 150.8. FEET;

NORTH 09°10'32" WEST 197.79 FEET; NORTH 36°32'05" WEST 199.33 FEET; NORTH 12°00'41" WEST 118.60 FEET;

NORTH 30°37'02" WEST 277.54 FEET; NORTH 29°04'37" WEST 378.85 FEET; NORTH 43°33'37" WEST 169.24 FEET;

NORTH 15°38'23" WEST 135.85 FEET; NORTH 29°37'43" WEST 174.03 FEET; NORTH 42°23'16" WEST 105.97 FEET;

NORTH 11°10'25" WEST 328.02 FEET; NORTH 04°34'36" WEST 506.89 FEET; NORTH 63°57'04" WEST 224.21 FEET;

NORTH 37°49'50" EAST 184.35 FEET; NORTH 20°30'02" WEST 311.14 FEET; NORTH 09°06'55" WEST 105.94 FEET;

NORTH 30°41'39" WEST 377.30 FEET; NORTH 65°07'19" WEST 84.39 FEET; NORTH 10°07'07" WEST 25.97 FEET;

NORTH 24°45'28" EAST 51.08 FEET; NORTH 27°50'43" WEST 288.23 FEET;

NORTH 21°08'21" EAST 70.01 FEET TO A POINT IN THE OCCUPIED NORTH LINE OF SAID TRAVINO SURVEY FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE LEAVING SAID HIGH BANK OF THE RED RIVER, SOUTH 89°35'19" EAST 5820.66 FEET TO A 1/2 INCH IRON ROD IN THE EXISTING VEGETATION FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTHERLY ALONG SAID VEGETATION LINE AS FOLLOWS:

SOUTH 25°40'59" EAST 1147.92 FEET TO A 1/2 INCH IRON ROD FOR CORNER; SOUTH 08°24'11" WEST 1492.35 FEET TO A 1/2 INCH IRON ROD FOR CORNER;

SOUTH 09°14'36" WEST 1037.77 FEET TO A 1/2 INCH IRON ROD FOR CORNER;

SOUTH 12°09'06" EAST 394.77 FEET TO A 1/2 INCH IRON ROD FOR CORNER;

SOUTH 04°02'20" EAST 155.25 FEET TO A 1/2 INCH IRON ROD IN THE PROJECTED SOUTH LINE OF SAID J. TRUSSELL SURVEY FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 89°43'24" WEST 4410.25 FEET ALONG SAID PROJECTED SOUTH LINE TO PLACE OF BEGINNING AND CONTAINING 499.058 ACRES, MORE OR LESS.

TRACT 3:

THAT CERTAIN REAL PROPERTY LOCATED IN CLAY COUNTY, TEXAS, TO-WIT:

ALL OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE B.B.B. & C. RR. SURVEY NUMBER 2, ABSTRACT 1113, AND CONTAINING 160 ACRES OF LAND,

MORE OR LESS, AND BEING SITUATED IN CLAY COUNTY, TEXAS, SAVE AND EXCEPT, THE EAST 13.85 ACRES.

TRACT 4:

THAT CERTAIN REAL PROPERTY LOCATED IN CLAY COUNTY, TEXAS, TO-WIT:

ALL OF BLOCK NUMBER 157 OF THE BYERS BROTHERS SUBDIVISION, CLAY COUNTY, TEXAS, CONTAINING 74.9 ACRES, MORE OR LESS, ACCORDING TO THE PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 49, PAGE 326, CLAY COUNTY DEED RECORDS.

SAVE AND EXCEPT, 5 ACRES OF LAND, MORE OR LESS, OUT OF BLOCK 157, BYERS BROTHERS SUBDIVISION, CLAY COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 157, BYERS BROTHERS SUBDIVISION, AT THE INTERSECTION OF TWO COUNTY ROADS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH, WITH THE EAST LINE OF BLOCK 157 AND THE CENTERLINE OF A COUNTY ROAD, 822.9 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°06' WEST, AT 23.3 FEET CROSS WEST RIGHT-OF-WAY FENCE LINE OF COUNTRY ROAD AND CONTINUING SOUTH 89°08' WEST WITH FENCE IN ALL 265.25 FEET TO AN IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH, AT 803.43 FEET PASS AN IRON ROD AND CONTINUING SOUTH IN ALL 819.73 FEET TO A POINT IN CENTER LINE OF EAST/WEST COUNTY ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 89°47' EAST, WITH THE SOUTH LINE OF SAID BLOCK 157 AND THE CENTER LINE OF COUNTY ROAD 265.2 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.0 ACRES OF LAND.

TRACT 5:

THAT CERTAIN REAL PROPERTY LOCATED IN CLAY COUNTY, TEXAS, TO-WIT:

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 21 OF THE TOWN OF BYERS, CLAY COUNTY, TEXAS, AS REFLECTED BY PLAT THEREOF RECORDED IN VOLUME 49, PAGES 248 ET SEQ. OF THE DEED RECORDS OF CLAY COUNTY, TEXAS.

TRACT 6:

THAT CERTAIN REAL PROPERTY LOCATED IN CLAY COUNTY, TEXAS, TO-WIT:

BEING A PART OF BLOCK NO. 112 OF BYERS BROTHERS SUBDIVISION, ACCORDING TO THE PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 49, PAGE 326 OF THE DEED RECORDS OF CLAY COUNTY, TEXAS, SAID BLOCK NO. 112 FALLS WITHING THE BOUDS OF N.W. 1/4 SECTION 28, B.B.B. & C. RR. CO. SURVEY NO 28, PATENT NO. 103, VOLUME 10, ABSTRACT 761 PATENTED TO A.W. & G.W. BYERS, ASSIGNEE OF O.T. HOLT, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 30 FEET SOUTH OF A POINT 990 FEET WEST OF THE N.E. CORNER OF SAID BLOCK 112, SAID PONT OF BEGINNING IN THE SOUTH LINE OF THE PUBLIC ROAD, AND IN THE WEST LINE OF A FIVE (5) ACRE TRACT OF LAND OWNED BY PEARL VICKERY;

THENCE SOUTH WITH SAID W.B. LINE OF SAID VICKERY TRACT, 220 FEET; A CORNER;

THENCE WEST 415 FEET TO THE INTERSECTION OF THE W.F. & O. RR. CO. RIGHT OF WAY;

THENCE NORTH 18 DEGREES AND 15 MINUTES EAST WITH THE EAST LINE OF SAID RIGHT OF WAY, TO THE INTERSECTION OF THE SOUTH LINE OF SAID PUBLIC ROAD;

THENCE EAST WITH SAID LINE OF SAID ROAD 393 FEET TO THE PLACE OF BEGINNING, AND CONTAINING TWO (2) ACRES OF LAND, MORE OR LESS, OUT OF BLOCK NO. 112 OF THE BYERS BROTHERS SUBDIVISION, TOGETHER WITH ALL TOOLS, EQUIPMENT AND OTHER PERSONAL PROPERTY LOCATED ON SUCH REAL PROPERTY.

TRACT 7:

THAT CERTAIN REAL PROPERTY LOCATED IN CLAY COUNTY, TEXAS, TO-WIT:

LOT 5, BLOCK 8, ORIGINAL TOWN OF BYERS, CLAY COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF OF RECORD IN VOLUME 49, PAGE 248, CLAY COUNTY DEED RECORDS.

TRACT 8:

THAT CERTAIN REAL PROPERTY LOCATED IN CLAY COUNTY, TEXAS, TO-WIT:

BEING THE WEST 1/2 OF THE FOLLOWING DESCRIBED 200 ACRES OF LAND, WHICH LAND IS ABOUT 14 MILES NORTH OF HENRIETTA, AND IS PART OF THE Z. & H. WHITESIDES SURVEY, ABST. 712, CERTIFICATE 6032/6033, AND PART OF A SURVEY ORIGINALLY FILED ON BY G.F. PEERY, AND WHICH 200 ACRE TRACT

IS DESCRIBED BY METES BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF M. E. P. & P. R. R. CO. SURVEY NO. 21;

THENCE WEST 28-1/3 VARAS TO A STONE IN THE PRAIRIE;

THENCE SOUTH 1154 VARAS TO A POINT ON THE NORTH LINE OF PARKER COUNTY SCHOOL LAND;

THENCE EAST 978-1/3 VARAS WITH THE NORTH BOUNDARY LINE OF SAID PARKER COUNTY SCHOOL LAND TO CORNER;

THENCE NORTH 1154 VARAS TO THE SOUTH BOUNDARY LINE OF SAID M. E. P. & P. R. R. CO. SURVEY NO. 21;

THENCE WEST WITH SAID LINE 950 VARAS TO THE PLACE OF BEGINNING

SAVE AND EXCEPT ANY PROPERTY PREVIOUSLY RELEASED BY ORIGINAL BENEFICIARY OR BENEFICIARY.