NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

FILED FOR RECORD
2019 FEB 11 PM 3:58
SUSAN STRICKLAND
CLERK, VAN ZANDT CO., TX
BY _____ DEP.

Date:	October 24, 2012
Grantor:	Corry Davis Marketing, Inc.
Beneficiary:	Citizens State Bank
Substitute Trustee:	Scott A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Douglas A. Ritcheson and/or Lance Vincent
Recording Information:	Deed of Trust recorded under Clerk's File Number 2012-008500, in the Official Public Records of Van Zandt County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All of that certain lot, tract or parcel of land situated in Van Zandt County, Texas which is more particularly described on what is attached hereto as Exhibit "A" and incorporated therein for all purposes, together with all existing or subsequently erected or affixed buildings, improvements, fixtures, timber and any timber to be cut; and all easements and rights of way appurtenant to the above described property; and all water and water rights; and all other rights, royalties and profits relating to the property including (without limitation) such rights as the Grantor in the herein described deed of trust may have in all minerals, oil, gas, geothermal and similar interests (excluding, however, any part of such property for which a partial release of the herein described lien has been signed by Citizens State Bank and filed of record with the Van Zandt County Clerk).

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date:	**March 5, 2019**
Time:	The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Van Zandt County Courthouse in Canton, Texas, at the following location:

In the area of such Courthouse designated by the Van Zandt County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then on the steps of the North entrance to the Van Zandt County Courthouse in Canton, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Corry Davis Marketing, Inc. The deed of trust is dated October 24, 2012, and is recorded in the office of the County Clerk of Van Zandt County, Texas, under Clerk's File Number 2012-008500, in the Official Public Records of Van Zandt County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the October 24, 2012 promissory note in the original principal amount of $3,500,000.00, executed by Corry Davis Marketing, Inc., and payable to the order of Citizens State Bank; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Citizens State Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Citizens State Bank, Attention: John Mills, telephone (903) 581-8100.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: February 11, 2019.

SCOTT A. RITCHESON, Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

EXHIBIT "A"

FIRST TRACT: Being a part of the Q. C. NUGENT SURVEY, Abstract No. 618, Van Zandt County, Texas, and a part of the D. TOWNS SURVEY, Abstract No. 845, Van Zandt County, Texas, and being a part of that same called 60.55 acre tract conveyed to Corry Davis Marketing, Inc., recorded in Volume 1302, page 429, Official Public Records, Van Zandt County, Texas, and all of that same called 37.11 acre tract conveyed to Corry Davis Marketing, Inc., recorded in Volume 1478, page 94, Official Public Records, Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at the centerline of Mill Creek and being the Northerly most corner of said 37.11 acre tract and being in the East line of a called 26.13 acre tract conveyed to Henry Lewis recorded in Volume 1668, page 582, Official Public Records, Van Zandt County, Texas, and being the Westerly most corner of a called 37.378 acre tract conveyed to Cottage Investors of Canton, LLC, recorded in Volume 2257, page 365, Official Public Records, Van Zandt County, Texas, from which a 38" water oak tree bears South 55 deg. 44 min. 54 sec. East, a distance of 38.12 feet;

THENCE South 55 deg. 44 min. 54 sec. East, with the Southwest line of said 37.378 acre tract, a distance of 351.00 feet to a 1/2" iron rod found for an angle corner in the Northeast line of tract described herein and being an angle corner in the Southwest line of said 37.378 acre tract;

THENCE South 15 deg. 12 min. 21 sec. East, with the Southwest line of said 37.378 acre tract, a distance of 127.00 feet to a 1/2" iron rod found for an angle corner in the Northeast line of tract described herein and being an angle corner in the Southwest line of said 37.378 acre tract;

THENCE South 39 deg. 34 min. 59 sec. East, with the Southwest line of said 37.378 acre tract, a distance of 255.22 feet to a 1/2" iron rod found for an angle corner in the Northeast line of tract described herein and being an angle corner in the Southwest line of said 37.378 acre tract;

THENCE South 45 deg. 36 min. 42 sec. East, with the Southwest line of said 37.378 acre tract, a distance of 513.35 feet to a 1/2" iron rod found for an angle corner in the Northeast line of tract described herein and being an angle corner in the Southwest line of said 37.378 acre tract;

THENCE South 45 deg. 45 min. 44 sec. East, with the Southwest line of said 37.378 acre tract, a distance of 275.34 feet to a 1/2" iron rod found for an angle corner in the Northeast line of tract described herein and being an angle corner in the Southwest line of said 37.378 acre tract;

THENCE South 78 deg. 46 min. 18 sec. East, with the Southwest line of said 37.378 acre tract, a distance of 452.42 feet to a 1/2" iron rod found for an angle corner in the Northeast line of tract described herein and being an angle corner in the Southwest line of said 37.378 acre tract;

THENCE North 80 deg. 19 min. 41 sec. East, with the Southwest line of said 37.378 acre tract, a distance of 73.08 feet to a 1/2" iron rod found for an angle corner in the Northeast line of tract described herein and being an angle corner in the Southwest line of said 37.378 acre tract;

THENCE South 13 deg. 46 min. 00 sec. East, with the Southwest line of said 37.378 acre tract, a distance of 40.20 feet to a 1/2" iron rod set for the Easterly most corner of tract described herein and being an angle corner in the Southwest line of said 37.378 acre tract and being an angle corner in the West line of a called 13.039 acre tract conveyed to CSD Canton, LLC., recorded in Volume 2058, page 519, Official Public Records, Van Zandt County, Texas;

THENCE South 48 deg. 47 min. 36 sec. West, with the West line of said 13.039 acre tract, a distance of 134.30 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being an angle corner in the West line of said 13.039 acre tract;

THENCE South 39 deg. 23 min. 00 sec. West, with the West line of said 13.039 acre tract, a distance of 102.89 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being an angle corner in the West line of said 13.039 acre tract;

THENCE North 76 deg. 41 min. 20 sec. West, with the West line of said 13.039 acre tract, a distance of 450.48 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being an angle corner in the West lne of said 13.039 acre tract;

THENCE South 41 deg. 36 min. 00 sec. West, with the West line of said 13.039 acre tract, passing a 1/2" iron rod found for the Southwest corner of said 13.039 acre tract and the Northwesterly most corner of Wild Willies Phase IV, Section I, recorded in Slide 215-A, Plat Records, Van Zandt County, Texas, at 457.05 feet, and continuing a total distance of 861.94 feet to a 1/2" iron rod set for an angle corner in the East line of tract described herein and being the Westerly most South corner of said Wild Willies Phase IV, Section I;

THENCE South 51 deg. 01 min. 32 sec. East, with the South line of said Wild Willies Phase IV, Section I and with the South line of Wild Willies Phase IV, Section II recorded in Slide 215-A, Plat Records, Van Zandt County, Texas, a distance of 545.11 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being in the South line of said Section II, and being Northwest corner of a called 0.5 acre tract conveyed to Frank A. Corry recorded in Volume 1330, page 582, Real Records, Van Zandt County, Texas;

THENCE South 42 deg. 43 min. 35 sec. West, with said Corry 0.5 acre tract, a distance of 109.76 feet to a 1/2" iron rod set for an angle corner in the East line of tract described herein and being the West most corner of said Corry 0.5 acre tract;

THENCE South 50 deg. 54 min. 19 sec. East, with said Corry 0.5 acre tract, a distance of 239.44 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being the South most corner of said Corry 0.5 acre tract and being in the West right of way of Farm to Market Road No. 17;

THENCE South 22 deg. 50 min. 52 sec. West, a distance of 83.31 feet to a 12" iron rod found for an angle corner in the East line of tract described herein and being in the West right of way of Farm to Market Road No. 17;

THENCE South 16 deg. 27 min. 14 sec. West, a distance of 99.02 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being in the West right of way of Farm to Market Road No. 17;

THENCE South 16 deg. 59 min. 39 sec. West, a distance of 95.64 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being in the West right of way of Farm to Market Road No. 17;

THENCE South 12 deg. 51 min. 20 sec. West, a distance of 96.57 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being in the West right of way of Farm to Market Road No. 17;

THENCE South 13 deg. 35 min. 01 sec. West, a distance of 108.25 feet to a 1/2" iron rod set for an angle corner in the East line of tract described herein and being in the West right of way of Farm to Market Road No. 17;

THENCE South 16 deg. 11 min. 34 sec. West, a distance of 99.88 feet to a pipe rail post found for an angle corner in the East line of tract described herein and being in the West right of way of Farm to Market Road No. 17;

THENCE South 21 deg. 45 min. 37 sec. West, a distance of 106.19 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being the East most corner of a called 0.5 acre tract conveyed to Diane Corry recorded in Volume 947, page 722, Deed Records, Van Zandt County, Texas, and being in the West right of way of Farm to Market Road No. 17;

THENCE North 68 deg. 39 min. 47 sec. West, a distance of 153.55 feet to the North most corner of said Diane Corry tract from which a 1/2" iron rod found bears North 09 deg. 16 min. 22 sec. West, a distance of 3.33 feet and being an angle corner of tract described herein;

THENCE South 22 deg. 59 min. 46 sec. West, a distance of 108.82 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being the West most corner of said Diane Corry tract;

THENCE South 69 deg. 59 min. 23 sec. East, a distance of 153.14 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being the South most corner of said Diane Corry tract and being in the West right of way of Farm to Market Road No. 17;

THENCE South 23 deg. 54 min. 54 sec. West, a distance of 98.73 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being in the West right of way of Farm to Market Road No. 17;

THENCE South 23 deg. 18 min. 19 sec. West, a distance of 78.79 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being in the West right of way of Farm to Market Road No. 17;

THENCE South 16 deg. 53 min. 42 sec. West, a distance of 91.91 feet to a 1/2" iron rod found for an angle corner in the East line of tract described herein and being in the West right of way of Farm to Market Road No. 17;

THENCE South 08 deg. 40 min. 50 sec. West, a distance of 44.35 feet to a 1/2" iron rod found for the South most corner of tract described herein and being in the West right of way of Farm to Market Road No. 17 and being the North corner of a called Tract I conveyed to Frank A. Corry recorded in Volume 1944, page 290, Official Public Records, Van Zandt County, Texas, and being the East corner of a called 1 1/4 acre tract conveyed to Bernice Pipps recorded in Volume 1034, page 958, Deed Records, Van Zandt County, Texas;

THENCE North 39 deg. 53 min. 11 sec. West, with said Pipps tract, a distance of 267.80 feet to a 1/2" iron rod found for an angle corner in the South line of tract described herein and being the North most corner of said Pipps tract;

THENCE North 86 deg. 44 min. 47 sec. West, a distance of 224.38 feet to a 1/2" iron rod set for an angle corner in the Southwest line of tract described herein and being in the Northwest line of a tract of land conveyed to Frank A. Corry recorded in Volume 239, page 486, Deed Records, Van Zandt County, Texas, from which a 1/2" iron rod set for the East most corner of said Frank A. Corry tract bears South 40 deg. 09 min. 23 sec. East, a distance of 154.47 feet;

THENCE North 40 deg. 09 min. 23 sec. West, with the Northeast line of said Corry tract in Volume 239, page 486, a distance of 209.53 feet to a 1/2" iron rod set for an angle corner in the Southwest line of tract described herein and being the North most corner of said Corry tract in Volume 239, page 486, and the East most corner of a called 2.0 acre tract conveyed to Frank A. Corry recorded in Volume 816, page 837, Deed Records, Van Zandt County, Texas;

THENCE North 41 deg. 07 min. 25 sec. West, with the Northeast line of said 2.0 acre tract, a distance of 414.48 feet to a 1/2" iron rod set for an angle corner in the Southwest line of tract described herein and being the North corner of said 2.0 acre tract from which a 1/2" iron rod found bears North 19 deg. 36 min. 46 sec. East, a distance of 275.46 feet;

THENCE South 37 deg. 51 min. 09 sec. West, with the Northerly most West line of said 2.0 acre tract, a distance of 213.78 feet to a 1/2" iron rod set for an angle corner in the Southwest corner of tract described herein and being the most West corner of said 2.0 acre tract and being in the North right of way line of State Highway No. 64 and being in a curve to the left;

THENCE with said State Highway, having a radius of 1989.87 feet, a delta angle of 23 deg. 48 min. 32 sec., a tangent of 419.49 feet, a length of 826.79 feet, a chord bearing of North 47 deg. 25 min. 51 sec. West, and a chord distance of 820.94 feet to a 1/2" iron rod set for Southerly most Southwest corner of tract described herein and being the Southeast corner of a tract of land conveyed to State of Texas recorded in Volume 344, page 152, Deed Records, Van Zandt County, Texas, and being on the East bank of Mill Creek;

THENCE North 04 deg. 28 min. 41 sec. East, with the West line of said State of Texas tract, a distance of 260.79 feet to a 1/2" iron rod set for an angle corner in the West line of tract described herein and being in the East line of said State of Texas tract from which a 1/2" iron rod found for the Southeast corner of "Phase 1" by old plat bears South 68 deg. 43 min. 25 sec. East, a distance of 315.29 feet and a 1/2" iron rod found for witness bears North 68 deg. 43 min. 25 sec. West, a distance of 30.60 feet;

THENCE North 06 deg. 48 min. 02 sec. East, with the East line of said State of Texas tract, a distance of 240.59 feet to a 1/2" iron rod found for an angle corner in the West line of tract described herein and being the Northeast corner of said State of Texas tract;

THENCE North 89 deg. 14 min. 27 sec. West, with the North line of said State of Texas tract, a distance of 50.24 feet to the center of Mill Creek and being an angle corner in the West line of tract described herein and being in the East line of a Henry Lewis called 29.16 acre tract (per van Zandt County Appraisal District) and being a part of 273 acre tract conveyed to A. J. Utts recorded in Volume R, page 250, Deed Records, Van Zandt County, Texas;

THENCE with the centerline of said Mill Creek as follows: North 02 deg. 49 min. 52 sec. East, a distance of 80.51 feet; North 28 deg. 13 min. 27 sec. East, a distance of 91.34 feet; North 05 deg. 18 min. 40 sec. East, a distance of 289.81 feet; North 25 deg. 30 min. 27 sec. East, a distance of 85.73 feet; North 25 deg. 51 min. 18 sec. East, a distance of 254.86 feet; North 45 deg. 34 min. 38 sec. East, passing the Northeast corner of said 29.16 acre tract and the Southeast corner of a called 31.7 acre tract conveyed to Henry Lewis recorded in Volume 1069, page 103, Real Records, Van zandt County, Texas, and continuing a total distance of 193.32 feet; North 39 deg. 02 min. 18 sec. East, passing the North most corner of said 60.55 acre tract and the West most corner of said 37.11 acre tract at 118.42 feet from which a 3/8" iron rod found bears South 19 deg. 00 min. 42 sec. East, a distance of 8.98 feet, and continuing a total distance of 442.64 feet; South 82 deg. 01 min. 48 sec. East, a distance of 75.12 feet; North 37 deg. 14 min. 12 sec. East, a distance of 45.29 fee; North 75 deg. 02 min. 05 sec. East, distance of 44.14 feet; North 45 deg. 57 min. 42 sec. East, a distance of 1 41.32 feet; North 06 deg. 47 min. 35 sec. West, a distance of 55.76 feet; North 43 deg. 38 min. 55 sec. East, a distance of 39.80 feet; North 02 deg. 28 min. 14 sec. West, a distance of 89.21 feet; North 14 deg. 07 min. 55 sec. West, passing the Northeast corner of said 31.7 acre tract and the Southeast corner of a called 26.13 acre tract conveyed to Henry Lewis recorded in Volume 1668, page 582, Official Public Records, Van Zandt County, Texas, and continuing a total distance of 218.32 feet; North 30 deg. 12 min. 05 sec. East, a distance of 96.86 feet; North 05 deg. 28 min. 39 sec. East, a distance of 80.61 feet; North 82 deg. 08 min. 13 sec. East, a distance of 71.72 feet; North 03 deg. 43

min. 08 sec. East, a distance of 73.36 feet; North 51 deg. 40 min. 18 sec. East, a distance of 79.11 feet to the place of beginning and containing 97.75 acres of land, more or less;

SAVE AND EXCEPT a 0.66 acre tract conveyed to First Monday Resorts, Inc.,recorded in Volume 1417, page 248, Official Public Records, van zandt county, Texas, leaving a total of 97.09 acres of land, more or less;

The said 0.66 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Southeast corner of said 0.66 acre tract from which a 1/2" iron rod set for the North corner of a called 2.0 acre tract conveyed to Frank A. Corry recorded in Volume 816, page 837, Deed Records, Van Zandt County, Texas, and being an angle corner in the Southwest corner of a 97.09 acre tract described in field notes of this same date bears North 79 deg. 43 min. 39 sec. West, a distance of 279.47 feet and South 19 deg. 36 min. 46 sec. West, a distance of 275.46 feet;

THENCE North 79 deg. 45 min. 09 sec. West, a distance of 159.50 feet to a 1/2" iron rod found for the Southwest corner of tract described herein being the Southwest corner of said 0.66 acre tract;

THENCE North 15 deg. 31 min. 16 sec. East, a distance of 180.24 feet to the 1/2" iron rod found for the Northwest corner of tract described herein and being the Northwest corner of said 0.66 acre tract;

THENCE South 79 deg. 53 min. 06 sec. East, a distance of 160.18 feet to a 1/2" iron rod found for the Northeast corner of tract described herein and being the Northeast corner of said 0.66 acre tract;

THENCE South 15 deg. 43 min. 29 sec. West, a distance of 180.67 feet to the place of beginning and containing 0.66 of an acre of land, more or less.

LESS AND EXCEPT FROM THE FIRST TRACT: Being 0.356 of an acre of land situated in the DAVID TOWNS SURVEY, Abstract No. 865, Van Zandt County, Texas, and being a part of that certain called 60.55 acre tract described in a Warranty Deed, dated January 6, 1994, from Mary Julia King to Corry Davis Marketing, Inc., recorded in Volume 1302, page 429, of the Real Records of Van Zandt County, Texas. Said 0.356 of an acre of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod (found) for corner at the most Southerly corner of the above referenced 60.55 acre tract, at the recognized East corner of that certain called 1.0 acre tract (Second Tract) described in a Warranty Deed with Vendor's lien from Eddie O. Terry and wife, Mae Terry, to Frank A. Corry and wife, Norma Jean Corry, recorded in Volume 754, page 328, of the Deed Records of Van Zandt County, Texas, and being located in the West right of way line of Farm to Market Road No. 17;

THENCE; North 39 deg. 53 min. 11 sec. West (bearing base, per Document No. 2008-006536, Real Records of Van Zandt County, Texas), with the most Southerly Southwest line of said 60.55 acre tract and with the Northeast line of said 1.0 acre tract, a distance of 38.54 feet to a 1/2 inch iron rod (set) for the PLACE OF BEGINNING of the hereinafter described 0.356 acre tract;

THENCE: North 39 deg. 53 min. 11 sec. West, with the most Southerly Southwest line of said 60.55 acre tract and with the Northeast line of said 1.0 acre tract, a distance of 229.33 feet to a 1/2 inch iron rod (found) for corner at an ell corner of said 60.55 acre tract and at the North corner of said 1.0 acre tract;

THENCE: South 49 deg. 43 min. 59 sec. West, with a Southeast line of said 60.55 acre tract and with the Northwest line of said 1.0 acre tract, a distance of 163.03 feet to a 1/2 inch iron rod capped "Turley" (found) for corner at an ell corner of said 60.55 acre tract, at the West corner of said 1.0 acre tract, at the North corner of that certain called 1.16 acre tract (First Tract) described in the above mentioned Warranty Deed with Vendor's Lien to Frank A. Corry and wife, Norma Jean Corry (Volume 754, page 328, Deed Records of Van Zandt County, Texas), and at the East corner of that certain called 1 1/2 acre tract described in a Warranty Deed from C. W. Corry and wife, Thelma Corry, to Frank Corry, recorded in Volume 439, page 486, of the Deed Records of Van Zandt County, Texas;

THENCE: North 40 deg. 08 min. 48 sec. West, with a Southwest line of said 60.55 acre tract and with the Northeast line of said 1 1/2 acre tract, a distance of 195.95 feet to a 1/2 inch iron rod (set) for corner in or near an old fence;

THENCE: Over and across said 60.55 acre tract and generally with the meanders of an old fence, as follows:

South 48 deg. 21 min. 08 sec. East, a distance of 48.14 feet to a 1/2 inch iron rod (set) for corner;

South 69 deg. 47 min. 58 sec. East, a distance of 88.47 feet to a 1/2 inch iron pipe (found) for corner;

North 69 deg. 36 min. 50 sec. East, a distance of 44.74 feet to a 1/2 inch iron rod (set) for corner;

North 87 deg. 59 min. 58 sec. East, a distance of 24.72 feet to a 1/2 inch iron rod (set) for corner;

North 85 deg. 21 min. 12 sec. East, a distance of 59.59 feet to a 1/2 inch iron rod (set) for corner;

South 86 deg. 26 min. 07 sec. East, a distance of 31.38 feet to a 1/2 inch iron rod (set) for corner;

South 61 deg. 47 min. 56 sec. East, a distance of 23.55 feet to a 1/2 inch iron rod (set) for corner;

South 48 deg. 13 min. 00 sec. East, a distance of 33.62 feet to a 1/2 inch iron rod (set) for corner;

South 25 deg. 04 min. 51 sec. East, a distance of 38.43 feet to a 1/2 inch iron rod (set) for corner;

South 35 deg. 40 min. 37 sec. East, a distance of 52.47 feet to a 1/2 inch iron rod (set for corner; and

South 23 deg. 27 min. 35 sec. East, a distance of 72.16 feet back to the place of beginning and containing 0.356 of an acre of land, more or less.

SECOND TRACT: Being 0.054 of an acre of land situated in the Q. C. NUGENT SURVEY, Abstract No. 618, Van Zandt County, Texas, being a part of that certain called 2.007 acre tract described in a Warranty Deed dated May 22, 1974, from Douglas Miller et al. to Frank A. Corry and wife, Norma Jean Corry, recorded in Volume 816, page 837, of the Deed Records of Van Zandt County, Texas, and being a part of that certain called 1 1/2 acre tract described in a Warranty Deed dated April 2, 1954, from C. W. Corry and wife, Thelma Corry, to Frank Corry, recorded in Volume 439, page 486, of the Deed Records of Van Zandt County, Texas. Said 0.054 of an acre of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod capped "Turley" (found) for corner at the North corner of the above referenced 2.007 acre tract and an an interior ell corner of that certain called 60.55 acre tract described in a Warranty Deed from Mary Julia King to Corry Davis Marketing, Inc., recorded in Volume 1302, page 429, of the Real Records of Van Zandt County, Texas;

THENCE: South 41 deg. 07 min. 21 sec. East, with the Northeast line of said 2.007 acre tract and with a Southwest line of said 60.55 acre tract, a distance of 414.60 feet to a 1/2 inch iron rod capped "Turley" (found) for corner;

THENCE: South 40 deg. 08 min. 48 sec. East, with the Northeast line of said 2.007 acre tract, with the Northeast line of the above referenced 1 1/2 acre tract, and with a Southwest line of said 60.55 acre tract, a distance of 49.02 feet to a 1/2 inch iron rod (set) for corner;

THENCE: Over and across said 1 1/2 acre tract and said 2.007 acre tract, as follows:

North 47 deg. 38 min. 40 sec. West, a distance of 28.28 feet to a 1/2 inch iron rod (set) for corner;

North 46 deg. 48 min. 29 sec. West, a distance of 32.47 feet to a 1/2 inch iron rod (set) for corner;

North 39 deg. 17 min. 42 sec. West, a distance of 79.74 feet to a 1/2 inch iron rod (set) for corner;

North 43 deg. 55 min. 41 sec. West, a distance of 50.75 feet to a 1/2 inch iron rod (set) for corner;

North 31 deg. 01 min. 55 sec. West, a distance of 28.15 feet to a 1/2 inch iron rod (set) for corner;

North 41 deg. 40 min. 20 sec. West, a distance of 107.62 feet to a 1/2 inch iron rod (set) for corner;

North 44 deg. 10 min. 42 sec. West, a distance of 81.65 feet to a 1/2 inch iron rod (set) for corner; and

North 42 deg. 01 min. 15 sec. West, a distance of 54.31 feet to a 1/2 inch iron rod (set) for corner in the Northwest line of said 2.007 acre tract and in a Southeast line of the above mentioned 60.55 acre tract;

THENCE: North 37 deg. 49 min. 28 sec. East, with the Northwest line of said 2.007 acre tract and with a Southeast line of said 60.55 acre tract, a distance of 8.67 feet back to the place of beginning and containing 0.054 of an acre of land, more or less.

THIRD TRACT: Being 0.580 of an acre of land situated in the Q. C. NUGENT SURVEY, Abstract No. 618, and in the DAVID TOWNS SURVEY, Abstract No. 845, Van Zandt County, Texas, being all of that certain called 1/2 acre tract described in a Warranty Deed, dated November 30, 1994, from Lonnie Sanders to Frank Corry and wife, Norma Corry, recorded in Volume 1330, page 582, of the Real Records of Van Zandt County, Texas. Said 0.580 of an acre of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod capped "Stanger" (set) for corner at the East or Northeast corner of above referenced 1/2 acre tract, at the South or Southeast corner of Wild Willies II Mountain, Phase IV, Section II, recorded in Glide 215A of the Plat Records of Van Zandt County, Texas, and being located in the Northwest right of way line of Farm to Market Road No. 17;

THENCE: South 24 deg. 59 min. 28 sec. West, with the recognized Southeast line of said 1/2 acre tract and with the Northwest right of way line of Farm to Market Road No. 17, a distance of 68.34 feet to a 1/2 inch iron capped "Stanger" (set) for corner at an angle corner in same;

THENCE: South 23 deg. 14 min. 35 sec. West, with the recognized Southeast line of said 1/2 acre tract and with the Northwest right of way line of Farm to Market Road No. 17, a distance of 57.64 feet to a 1/2 inch iron rod (found) for corner at the recognized South corner of said 1/2 acre tract and at a Northeast corner of that certain called 60.55 acre tract described in a Warranty Deed from Mary Julia King to Corry Davis Marketing, Inc., recorded in Volume 1302, page 429, of the Real Records of Van Zandt County, Texas;

THENCE: North 50 deg. 54 min. 47 sec. West, with the recognized Southwest line of said 1/2 acre tract and with the Northeast line of said 60.55 acre tract, a distance of 239.72 feet to a 1/2 inch iron rod capped "Turley" (found) for corner at the West corner of said 1/2 acre tract and at an interior ell corner of said 60.55 acre tract;

THENCE: North 42 deg. 43 min. 02 sec. East, with the Northwest line of said 1/2 acre tract and with a Southeast line of said 60.55 acre tract, a distance of 109.80 feet to a 1/2 inch iron rod (found) for corner at the North corner of said 1/2 acre tract, at an exterior ell corner of said 60.55 acre tract, and being located in the Southwest line of Wild Willies II Mountain, Phase IV, Section II;

THENCE: South 50 deg. 57 min. 36 sec. East, with the Northeast line of said 1/2 acre tract and with the Southwest line of Wild Willies II Mountain, Phase IV, Section II, a distance of 30.62 feet to a 1/2 inch iron rod capped "Stanger" (set) for corner at an angle corner in same;

THENCE; North 54 deg. 59 min. 49 sec. East, with the Northeast line of said 1/2 acre tract and with the Southwest line of said Wild Willies II Mountain, Phase IV, Section II, a distance of 170.20 feet back to the place of beginning and containing 0.580 of an acre of land, more or less.

SAVE AND EXCEPT, HOWEVER:

All that certain lot, tract, or parcel of land situated in the Q.C. Nugent Survey Abstract 618, Van Zandt County, Texas, being part of a called 13.039 acre tract described as Tract 1 by deed recorded in Instrument 2014-004608 and being part of a called 37.11 acre tract described by deed recorded in Volume 1478, Page 94 of the Real Records of Van Zandt County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING on a found 1/2" iron rod for the northeast corner of this tract and the northeast corner of the above mentioned 13.039 acre tract located in the west R.O.W. of F.M. 17;

THENCE with said west R.O.W. S47°18'58"W 108.93 feet to a set 1/2" iron rod for an angle corner of this tract;

THENCE S80°56'07"W 9.03 feet to a set 1/2" iron rod for an angle corner of this tract;

THENCE S47°18'58"W 825.59 feet to a set 1/2" iron rod for the south corner of this tract;

THENCE N38°50'50"W 273.90 feet to a set 1/2" iron rod, N47°17'39"W 171.99 feet to a set 1/2" iron rod and N45°38'34"W 164.64 feet to a set 1/2" iron rod for the beginning of a curve;

THENCE with said curve to the right having a Delta Angle of 270°00'00", a Radius of 60.00 feet, a Chord of N54°55'08"W 84.85 feet for a Length of 282.74 feet to a set 1/2" iron rod for the end of this curve;

THENCE N44°21'26"E 60.00 feet to a set 1/2" iron rod for the north corner of this tract;

THENCE N23°47'56"E 83.56 feet to a found 1/2" iron rod for the northwest corner of this tract;

THENCE S78°49'57"E 278.77 feet to a set 1/2" iron rod, S78°49'57"E 173.74 feet to a set 1/2" iron rod and N80°23'10"E 73.20 feet to a set 1/2" iron rod for an ell corner of this tract;

THENCE S13°50'02"E 39.77 feet to a found 1/2" iron rod for an ell corner of this tract and being a common corner of the 37.11 acre tract and the 13.039 acre tract;

THENCE N80°04'52"E 297.79 feet to a set 1/2" iron rod and N80°44'21"E 306.96 feet to the place of beginning and containing 8.04 acres of land.