

FILED FOR RECORD

2023 OCT 26 AM 8:31

CLERK OF COURTS
HARDIN COUNTY, TEXAS
BY *Betty Johnson*

Notice of Substitute Trustee's Sale

Date: October 19, 2023
Substitute Trustee: Krystal Garcia Riley
Lender: Yellow W Land Co., LLC
Note: Original principal sum of \$157,871.20 dated September 28, 2016

Deed of Trust

Date: September 28, 2016
Grantor: Rayn Johnson
Lender: Varilla Land and Timber, Ltd. (transferred to Yellow W Land Co., LLC by transfer recorded as Instrument No. 2022-125202, Official Public Records, Hardin County, Texas)
Recording Information: That certain Deed of Trust dated September 28, 2016, executed by Rayn Johnson to Lisa L. Borgfeld White, Trustee for Varilla Land and Timber, Ltd., recorded as Instrument No. 2016-68525, Official Public Records, Hardin County, Texas


Property:

Being 148.226 acres of land, more or less, out of the F.H. Green Survey, A-24, and the W. Donahoe Survey, A-16, Hardin County, Texas, as described in Exhibit "A", which is attached hereto and incorporated herein by reference for any and all purposes.

County: Hardin County, Texas
Date of Sale (first Tuesday of month): December 5, 2023
Time of Sale: 1:00 PM, or within three hours thereafter.
Place of Sale: Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Lisa L. Borgfeld White is Trustee under the Deed of Trust. Lender has Krystal Garcia Riley as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Krystal Garcia Riley, Substitute Trustee

NOTICE TO ACTIVE SERVICE MEMBERS: 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.

148.226 Acres

Being a 148.226 acre tract of land as situated in the F.H. Green Survey, Abstract No. 24 and the W. Donahoe Survey, Abstract No. 16 of Hardin County, Texas and being all of a called 8 acre tract designated as "Tract II", out of and a part of a called 9 acre tract designated as "Tract III", all of a called 32.74 acre tract designated as "Tract IV", all of a called 60 acre tract designated as "Tract V", all of a called 35 acre tract designated as "Tract VI", out of and a part of a called 18.75 acre tract designated as "Tract VIII", and all of a called 2 acre tract designated as "Tract XI" as conveyed to Varilla Land and Timber, Ltd by a Warranty Deed with Vendor's Lien dated September 25, 2006 and filed for record under Volume 1582, Page 826 of the Hardin County Official Public Records.

Said "Tract III" above being further described as Lots 1-7 inclusive, all of Lot 9, and all of Lot 10 of the E.L.R. Wheelock and Matt Russell Subdivision as shown on a plat filed for record under Volume 23, Page 623 of the Hardin County Deed Records save and except a called 1.00 acre tract as conveyed to Debra E. Byars by a General Warranty Deed dated May 4, 2000 and filed for record under Volume 1225, Page 899 of the Hardin County Official Public Records and save and except a called 7.68 acre tract as conveyed to Debra E. Byars by a General Warranty Deed dated April 30, 2013 and filed for record under Instrument No. 2013-37263 of the Hardin County Official Public Records.

Said "Tract V" above being further described as all of Lots 1-10 inclusive, a part of Lot 11, all of Lot 12, and a part of Lot 13 of the J.D. Hooks 185-1/4 Acre Subdivision as shown on a plat filed for record under Volume 32, Page 44 of the Hardin County Deed Records.

Said "Tract VIII" above being further described as all of a called 4 acre tract designated as "2nd Tract" and all of a called 5 acre tract designated as "1st Tract" as conveyed to N.L. Douglas by a Deed dated October 17, 1903 and filed for record under Volume 25, Page 83 of said Hardin County Deed Records, all of Lot 8, all of Lot 13, and all of Lot 18 of the E.L.R. Wheelock and Matt Russell Subdivision as shown on a plat filed for record under Volume 23, Page 623 of the Hardin County Deed Records.

Said 148.226 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 2-inch iron pipe found for the northwest corner of said Varilla Land and Timber, Ltd called 18.75 acre tract, the northwest corner of the herein described tract; and the northwest corner of a called 4 acre tract designated as "2nd Tract" as conveyed to N.L. Douglas by a Deed dated October 17, 1903 and filed for record under Volume 25, Page 83 of said Hardin County Deed Records, same being an angle corner of a called 100.63 acre tract as described in a Release of Lien dated June 28, 1979 executed by Bob C. Fairchild, Trustee and filed for record under Volume 740, Page 209 of said Hardin County Deed Records;

THENCE, North 86°34'27" East, along the south line of said Bob C. Fairchild, Trustee called 100.63 acre tract, the north line of said Varilla Land and Timber, Ltd called 18.75 acre tract, and the north line of said N.L. Douglas called 4 acre tract, at a distance of 417.88 feet passing the northeast corner of same and the northwest corner of said Varilla Land and Timber, Ltd called 32.74 acre tract, IN ALL a total distance of 2135.77 feet to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for the northeast corner of said Varilla Land and Timber, Ltd called 32.74 acre tract, the northwest corner of a called 2 acre tract designated as "Tract 6" as conveyed to Balson Entertainment Ventures, LLC by a Special Warranty Deed dated January 31, 2011 and filed for record under Volume 1804, Page 802 of said Hardin County Official Public Records, and an angle corner of the herein described tract, from which a 2-inch iron pipe found bears North 79°50'13" West a distance of 4.19 feet;

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THENCE, South 05°45'55" West, a distance of 278.07 feet, along the west line of said Batson Entertainment Ventures, LLC called 2 acre tract and an east line of said Varilla Land and Timber, Ltd called 32.74 acre tract, to a 1/2-inch iron rod found for a southeast corner of same, the southwest corner of said Batson Entertainment Ventures, LLC called 2 acre tract, and an angle corner of the herein described tract, same being located in the north line of said Varilla Land and Timber, Ltd called 8 acre tract;

THENCE, North 86°35'04" East, a distance of 316.46 feet, along the north line of said Varilla Land and Timber, Ltd called 8 acre tract and the south line of said Batson Entertainment Ventures, LLC called 2 acre tract, to a 2-inch iron pipe found for the southeast corner of same, the northeast corner of said Varilla Land and Timber, Ltd called 8 acre tract, and an angle corner of the herein described tract, same being located in a west line of said Varilla Land and Timber, Ltd called 18.75 acre tract and the west line of a called 5 acre tract designated as "1st Tract" as conveyed to N.L. Douglas by a Deed dated October 17, 1903 and filed for record under Volume 25, Page 83 of said Hardin County Deed Records;

THENCE, North 05°45'52" East, a distance of 278.13 feet, along a west line of said Varilla Land and Timber, Ltd called 18.75 acre tract, the west line of said N.L. Douglas called 5 acre tract, and the east line of said Entertainment Ventures, LLC called 2 acre tract, to a 1/2-inch iron rod found for the northeast corner of same, a northwest corner of said Varilla Land and Timber, Ltd called 18.75 acre tract, the northwest corner of said N.L. Douglas called 5 acre tract, and an angle corner of the herein described tract, same being located in the south line of a called 12 acre tract as conveyed to Williams Exploration Company by a Deed dated December 23, 1981 and filed for record under Volume 747, Page 134 of said Hardin County Deed Records, from which a 1-1/2-inch iron pipe found bears South 00°50'35" West a distance of 36.02 feet;

THENCE, North 86°38'07" East, a distance of 236.47 feet, along the south line of said Williams Exploration Company called 12 acre tract, the north line of said Varilla Land and Timber, Ltd called 18.75 acre tract, and the north line of said N.L. Douglas called 5 acre tract, to a 1/2-inch iron rod found for the northeast corner of same, a northeast corner of said Varilla Land and Timber, Ltd called 18.75 acre tract, an angle corner of the herein described tract, and the northwest corner of Lot 16 of said E.L.R. Wheelock and Matt Russell Subdivision, from which a 1-1/2-inch iron pipe found bears North 86°09'20" East a distance of 227.27 feet;

THENCE, South 06°03'51" West, a distance of 373.19 feet, along the east line of said Varilla Land and Timber, Ltd called 18.75 acre tract, the east line of said N.L. Douglas called 5 acre tract, and the west line of Lot 16 and Lot 17 of said E.L.R. Wheelock and Matt Russell Subdivision, to a 1/2-inch iron rod found for the southwest corner of said Lot 17, the northwest corner of Lot 18 of said E.L.R. Wheelock and Matt Russell Subdivision, and an angle corner of the herein described tract;

THENCE, North 86°31'17" East, a distance of 462.43 feet, along the south line of Lot 17 and Lot 14 of said E.L.R. Wheelock and Matt Russell Subdivision, and along the north line of Lot 18 and Lot 13 of said E.L.R. Wheelock and Matt Russell Subdivision, to a 1/2-inch iron rod found in a County Road known locally as "Main Street" for the northeast corner of Lot 13 of said E.L.R. Wheelock and Matt Russell Subdivision, an angle corner of the herein described tract, and an angle corner of a called 7.68 acre tract as conveyed to Debra E. Byars by a General Warranty Deed dated April 30, 2013 and filed for record under Instrument No. 2013-37263 of said Hardin County Official Public Records, same being the southwest corner of Lot 7 and the northwest corner of Lot 8 of said E.L.R. Wheelock and Matt Russell Subdivision, from which a 1/2-inch iron rod found for the northeast corner of Lot 15 of said E.L.R. Wheelock and Matt Russell Subdivision bears North 06°09'22" East a distance of 372.85 feet;

THENCE, generally along the center of said Main Street and along the west boundary of said Debra E. Byars called 7.68 acre tract the following four (4) courses and distances:

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1. South 21°05'11" East, a distance of 67.28 feet, to a point for corner;
2. South 08°24'04" East, a distance of 180.17 feet, to a point for corner;
3. South 06°26'41" East, a distance of 122.85 feet, to a point for corner;
4. South 07°26'27" East, a distance of 185.88 feet, to a point for corner in the south line of Lot 10 of said E.L.R. Wheelock and Matt Russell Subdivision and the north line of a called 13.45 acre tract as conveyed to Maxine Johnston by a Deed dated May 10, 1983 and filed for record under Volume 773, Page 05 of said Hardin County Deed Records for an angle corner of the herein described tract, from which a 4-inch iron pipe found for the northeast corner of same, the southeast corner of Lot 1 of said E.L.R. Wheelock and Matt Russell Subdivision, and the southeast corner of a called 1.00 acre tract conveyed to Debra E. Byars by a General Warranty Deed dated May 4, 2000 and filed for record under Volume 1225, Page 899 of said Hardin County Official Public Records bears North 86°28'14" East a distance of 312.68 feet;

THENCE, South 86°28'14" West, a distance of 29.72 feet, along the north line of said Maxine Johnston called 13.45 acre tract and the south line of Lot 10 of said E.L.R. Wheelock and Matt Russell Subdivision, to a 5/8-inch iron rod found (with cap stamped "M.W.W. & ASC.") for an angle corner of the herein described tract and the southeast corner of a called 0.08 acre tract as conveyed to Maxine Johnston by a General Warranty Deed dated January 18, 1996 and filed for record under Volume 1071, Page 129 of said Hardin County Deed Records, from which a 1/2-inch iron rod found (with cap stamped "TEXAS SURVEYING ASC.") bears South 86°46'23" West a distance of 13.57 feet, and a 2-inch iron pipe found bears North 56°48'02" West a distance of 16.32 feet;

THENCE, North 07°01'35" West, a distance of 41.94 feet, along the east line of said Maxine Johnston called 0.08 acre tract, to a point for the northeast corner of same and an angle corner of the herein described tract, from which a 1/2-inch iron rod found bears South 81°06'15" West a distance of 13.34 feet;

THENCE, South 81°06'15" West, a distance of 110.64 feet, along the north line of said Maxine Johnston called 0.08 acre tract, to a 1/2-inch iron rod found for an angle corner of the herein described tract, same being located in the west line of Lot 10 of said E.L.R. Wheelock and Matt Russell Subdivision and the east line of Lot 11 of said E.L.R. Wheelock and Matt Russell Subdivision, from which a 5/8-inch iron rod found for the southeast corner of same bears South 06°48'05" West a distance of 31.82 feet;

THENCE, North 06°04'45" East, a distance of 341.06 feet, along the east line of Lot 11 and Lot 12 of said E.L.R. Wheelock and Matt Russell Subdivision, to a 1/2-inch iron rod found for the northeast corner of Lot 12, the northwest corner of Lot 9, the southeast corner of Lot 13, and the southwest corner of Lot 8, all of said E.L.R. Wheelock and Matt Russell Subdivision, same being an angle corner of the herein described tract;

THENCE, South 86°45'51" West, a distance of 461.03 feet, along the north line of Lot 12 and Lot 19 of said E.L.R. Wheelock and Matt Russell Subdivision, and the south line of Lot 18 and Lot 13 of said E.L.R. Wheelock and Matt Russell Subdivision, to a 2-inch iron pipe found for the northwest corner of Lot 19 of said E.L.R. Wheelock and Matt Russell Subdivision and the southwest corner of Lot 18 of said E.L.R. Wheelock and Matt Russell Subdivision, same being located in the east line of said Varilla Land and Timber, Ltd called 18.75 acre tract and the east line of said N.L. Douglas called 5 acre tract;

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THENCE, South 06°12'07" West, a distance of 375.03 feet, along the west line of Lot 19 and Lot 20 of said E.L.R. Wheelock and Matt Russell Subdivision, the east line of said Varilla Land and Timber, Ltd called 18.75 acre tract, and the east line of said N.L. Douglas called 5 acre tract, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for the southeast corner of same, the southeast corner of said Varilla Land and Timber, Ltd called 18.75 acre tract, and the southwest corner of Lot 20 of said E.L.R. Wheelock and Matt Russell Subdivision, same being located in the north line of a called 3 acre tract designated as "7th Tract" as conveyed to R.C. Duff by Deed dated April 1, 1904 and filed for record under Volume 31, Page 326 of said Hardin County Deed Records, from which a 2-inch iron pipe found bears North 06°12'07" East a distance of 10.26 feet;

THENCE, South 86°12'55" West, a distance of 851.50 feet, along the south line of said N.L. Douglas called 5 acre tract, the south line of said Varilla Land and Timber, Ltd called 18.75 acre tract, the south line of said Varilla Land and Timber, Ltd called 32.74 acre tract, the north line of said R.C. Duff called 3 acre tract, the north line of a called 5 acre tract designated as "2nd Tract" as conveyed to R.C. Duff by Deed dated April 1, 1904 and filed for record under Volume 31, Page 326 of said Hardin County Deed Records, the north line of a called 5 acre tract designated as "1st Tract" as conveyed to R.C. Duff by Deed dated April 1, 1904 and filed for record under Volume 31, Page 326 of said Hardin County Deed Records, and the north line of a called 2 acre tract conveyed to W.B. Sharp by Deed dated December 18, 1903 and filed for record under Volume 25, Page 317 of said Hardin County Deed Records, to a 1-1/2-inch iron pipe found for the northwest corner of same, an angle corner of the herein described tract, and the northeast corner of the Varilla Land and Timber, Ltd called 35 acre tract;

THENCE, South 05°49'30" West, a distance of 443.45 feet, along the west line of said W.B. Sharp called 2 acre tract, the west line of a called 1 acre tract as conveyed to J.D. Crawford by Deed dated December 19, 1903 and filed for record under Volume 30, Page 106 of said Hardin County Deed Records, the east line of said Varilla Land and Timber, Ltd called 35 acre tract, and the east line of Varilla Land and Timber, Ltd called 2 acre tract, to a 1-1/2 inch iron pipe found for the southwest corner of said J.D. Crawford called 2 acre tract, an angle corner of said Varilla Land and Timber, Ltd called 35 acre tract, and an angle corner of the herein described tract;

THENCE, North 86°21'43" East, a distance of 299.12 feet, along the south line of said J.D. Crawford called 1 acre tract and a north line of said Varilla Land and Timber, Ltd called 35 acre tract, to a 1-1/2-inch iron pipe found for the northeast corner of same, the southeast corner of said J.D. Crawford called 1 acre tract, and an angle corner of the herein described tract, same being located in the west line of said R.C. Duff called 5 acre tract;

THENCE, South 05°58'07" West, a distance of 896.02 feet, along the west line of said R.C. Duff called 5 acre tract and the east line of said Varilla Land and Timber, Ltd called 35 acre tract, to a 1-1/2-inch iron pipe found for the southeast corner of same, the southwest corner of said R.C. Duff called 5 acre tract, and an angle corner of the herein described tract, same being the northeast corner of a called 6.7 acre tract designated as "3rd Tract" as conveyed to R.C. Duff by Deed dated April 1, 1904 and filed for record under Volume 31, Page 326 of said Hardin County Deed Records;

THENCE, South 87°11'17" West, a distance of 1315.72 feet, along the north line of said R.C. Duff called 6.7 acre tract, the north line of a called 10 acre tract as conveyed to Williams Exploration Company by a Deed dated December 23, 1981 and filed for record under Volume 747, Page 134 of said Hardin County Deed Records, and the south line of said Varilla Land and Timber, Ltd called 35 acre tract, to a 2-inch iron pipe found for the southwest corner of same, the northwest corner of said Williams Exploration Company called 10 acre tract, and an angle corner of the herein described tract, same being located in the east line of said Varilla Land and Timber, Ltd called 60 acre tract and the east line of the J.D. Hooks 165-1/4 acre Subdivision as shown on a plat filed for record under Volume 32, Page 44 of said Hardin County Deed Records;

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THENCE, South 05°16'08" West, a distance of 1447.96 feet, along the west line of said Williams Exploration Company called 10 acre tract, the east line of said Varilla Land and Timber, Ltd called 60 acre tract, and the east line of the J.D. Hooks 165-1/4 acre Subdivision, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for a southeast corner of same, the southeast corner of Lot 12 of said J.D. Hooks 165-1/4 acre Subdivision, the northeast corner of Lot 13 of same, the southwest corner of said Williams Exploration Company called 10 acre tract, and an angle corner of the herein described tract, same being the northeast corner of a called 103.25 acre tract as conveyed to Edwin Bates Hobbs by Deed filed for record under Volume 922, Page 215 of said Hardin County Deed Records, said 103.25 acre tract being Lot 13, Save and Except 1 acre off of the West end of same and Lot 14-30, Inclusive of said J.D. Hooks 165-1/4 acre Subdivision, from which a drill stem found for the southeast corner of said Williams Exploration Company called 10 acre tract bears South 70°06'30" East a distance of 292.99 feet and a 1/2-inch iron rod found bears South 05°16'08" West a distance of 10.62 feet;

THENCE, South 86°32'39" West, a distance of 702.85 feet, along the north line of said Edwin Bates Hobbs called 103.25 acre tract, the north line of Lot 13 of said J.D. Hooks 165-1/4 acre Subdivision, a south line of said Varilla Land and Timber, Ltd called 60 acre tract, and the south line of Lot 12 of said J.D. Hooks 165-1/4 acre tract, to a 1-1/2-inch iron pipe found for the northeast corner of a 1 acre tract off of the west end of said Lot 13 as described in said Varilla Land and Timber, Ltd called 60 acre tract for an angle corner of same, an angle corner of the herein described tract, and an angle corner of said Edwin Bates Hobbs called 103.25 acre tract;

THENCE, South 04°56'14" West, a distance of 199.76 feet, along a west line of said Edwin Bates Hobbs called 103.25 acre tract, the east line of said Varilla Land and Timber, Ltd called 60 acre tract, and the east line of said 1 acre tract, to a 1-1/2-inch iron axe found at a fence corner for the southeast corner of same, a southeast corner of said Varilla Land and Timber, Ltd called 60 acre tract, an angle corner of said Edwin Bates Hobbs called 103.25 acre tract, and an angle corner of the herein described tract;

THENCE, South 86°32'39" West, a distance of 231.72 feet, along a north line of said Edwin Bates Hobbs called 103.25 acre tract, a south line of said Varilla Land and Timber, Ltd called 60 acre tract, and the south line of said 1 acre tract, to a 2-inch iron pipe found for the southwest corner of same, the southwest corner of said Varilla Land and Timber, Ltd called 60 acre tract, the southwest corner of the herein described tract, and the northwest corner of said Edwin Bates Hobbs called 103.25 acre tract, same being located in the east line of the Mrs. Hooks 165-1/4 acre Subdivision as shown on a plat filed for record under Volume 32, Page 44 of the Hardin County Deed Records and the west line of said J.D. Hooks 165-1/4 acre Subdivision, from which a 1/2-inch iron rod found in the north right-of-way of State Highway 105 bears South 05°05'22" West a distance of 275.15 feet;

THENCE, North 04°42'57" East, along the east line of said Mrs. Hooks 165-1/4 acre Subdivision, the west line of said J.D. Hooks 165-1/4 acre Subdivision, and the west line of said Varilla Land and Timber, Ltd called 60 acre tract, at a distance of 189.48 feet passing a 1/2-inch iron rod found 0.55 feet right, at a distance of 252.57 feet passing an 80D spike nail found 0.96 feet left, IN ALL a total distance of 456.79 feet to a 2-inch iron pipe found for the southwest corner of a 1 acre tract excepted off of the end of Lot 11 of said J.D. Hooks 165-1/4 acre Subdivision as described in said Varilla Land and Timber, Ltd called 60 acre tract, same being the southwest corner of a called 1 acre tract as conveyed to Mary A. Simpson by a Deed dated October 16, 1946 and filed for record under Volume 732, Page 24 of said Hardin County Deed Records, an angle corner of the herein described tract, the northwest corner of Lot 12 of said J.D. Hooks 165-1/4 acre Subdivision, and the southwest corner of Lot 11 of same;

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THENCE, North 86°28'31" East, a distance of 208.38 feet, along the south line of said Mary A. Simpson called 1 acre tract, the south line of Lot 11 of said J.D. Hooks 165-1/4 acre Subdivision, a north line of said Varilla Land and Timber, Ltd called 60 acre tract, and the north line of Lot 12 of said J.D. Hooks 165-1/4 acre Subdivision, to a 2-inch iron pipe found for an angle corner of the herein described tract, the southeast corner of said Mary A. Simpson called 1 acre tract, and an angle corner of said Varilla Land and Timber, Ltd called 60 acre tract;

THENCE, North 04°45'42" East, a distance of 210.25 feet, along the east line of said Mary A. Simpson called 1 acre tract and a west line of said Varilla Land and Timber, Ltd called 60 acre tract, to a 2-inch iron pipe found for an angle corner of same, an angle corner of the herein described tract, and the northeast corner of said Mary A. Simpson called 1 acre tract, same being located on the north line of Lot 11 of said J.D. Hooks 165-1/4 acre Subdivision and the south line of Lot 10 of same;

THENCE, South 86°42'55" West, a distance of 209.18 feet, along the north line of said Mary A. Simpson called 1 acre tract, the north line of Lot 11 of said J.D. Hooks 165-1/4 acre Subdivision, a south line of said Varilla Land and Timber, Ltd called 60 acre tract, and a south line of Lot 10 of said J.D. Hooks 165-1/4 acre Subdivision, to a 2-inch iron pipe found for the southwest corner of same, the northwest corner of Lot 11 of same, the northwest corner of said Mary A. Simpson called 1 acre tract, an angle corner of the herein described tract, and an angle corner of said Varilla Land and Timber, Ltd called 60 acre tract, same being located in the east line of said Mrs. Hooks 165-1/4 acre Subdivision;

THENCE, North 04°43'23" East, a distance of 2301.27 feet, along the east line of said Mrs. Hooks 165-1/4 acre Subdivision, the west line of said J.D. Hooks 165-1/4 acre Subdivision, and the west line of said Varilla Land and Timber, Ltd called 60 acre tract, to a 1/4-inch iron pipe found for the northwest corner of same, the northwest corner of said J.D. Hooks 165-1/4 acre Subdivision, the northeast corner of said Mrs. Hooks 165-1/4 acre Subdivision, and an angle corner of the herein described tract, same being located on the south line of said Bob C. Fairchild, Trustee called 100.63 acre tract;

THENCE, North 87°29'55" East, a distance of 12.99 feet, along the north line of said Varilla Land and Timber, Ltd called 60 acre tract, the north line of said J.D. Hooks 165-1/4 acre Subdivision, and the south line of said Bob C. Fairchild, Trustee called 100.63 acre tract, to a 3/4-inch iron pipe found for the most southerly southeast corner of same, an angle corner of the herein described tract, and the southwest corner of the Varilla Land and Timber, Ltd called 32.74 acre tract;

THENCE, North 14°36'54" East, a distance of 366.23 feet, along an east line of said Bob C. Fairchild, Trustee called 100.63 acre tract and a west line of said Varilla Land and Timber, Ltd called 32.74 acre tract, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for a northwest corner of same, an angle corner of the herein described tract, and the southwest corner of a called 8 acre tract as conveyed to Mrs. Margaret Hobbs by a Special Warranty Deed dated June 30, 1987 and filed for record under Volume 852, Page 291 of said Hardin County Deed Records;

THENCE, North 86°34'27" East, a distance of 1386.14 feet, along a north line of said Varilla Land and Timber, Ltd called 32.74 acre tract and the south line of said Mrs. Margaret Hobbs called 8 acre tract, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for the southeast corner of same, an angle corner of the herein described tract, and the southwest corner of said Varilla Land and Timber, Ltd called 8 acre tract;

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THENCE, North 04°46'46" East, a distance of 303.10 feet, along the west line of said Varilla Land and Timber, Ltd called 8 acre tract and the east line of said Mrs. Margaret Hobbs called 8 acre tract, to a 1-1/2-inch iron pipe found for the northeast corner of same, an angle corner of the herein described tract, and the northwest corner of said Varilla Land and Timber, Ltd called 8 acre tract, same being located in a south line of said Varilla Land and Timber, Ltd called 32.74 acre tract;

THENCE, South 86°24'13" West, a distance of 905.19 feet, along a south line of said Varilla Land and Timber, Ltd called 32.74 acre tract and a north line of said Mrs. Margaret Hobbs called 8 acre tract, to a 2-inch iron pipe found for the most northerly northwest corner of same, a southwest corner of said Varilla Land and Timber, Ltd called 32.74 acre tract, and an angle corner of the herein described tract, same being located on the east line of said Varilla Land and Timber, Ltd called 18.75 acre tract and the east line of said N.L. Douglas called 4 acre tract;

THENCE, South 12°42'10" West, a distance of 139.13 feet, along a west line of said Mrs. Margaret Hobbs called 8 acre tract, the east line of said Varilla Land and Timber, Ltd called 18.75 acre tract, and the east line of said N.L. Douglas called 4 acre tract, to a 2-inch iron pipe found for the southeast corner of same, a southeast corner of said Varilla Land and Timber, Ltd called 18.75 acre tract, an angle corner of the herein described tract, and an angle corner of said Mrs. Margaret Hobbs called 8 acre tract;

THENCE, South 86°57'39" West, a distance of 431.33 feet, along a north line of said Mrs. Margaret Hobbs called 8 acre tract, a south line of said Varilla Land and Timber, Ltd called 18.75 acre tract, and the south line of said N.L. Douglas called 4 acre tract, to a 1-1/2-inch iron pipe found for the southwest corner of same, a southwest corner of said Varilla Land and Timber, Ltd called 18.75 acre tract, an angle corner of the herein described tract, and the most westerly northwest corner of said Mrs. Margaret Hobbs called 8 acre tract, same being located in the east line of said Bob C. Fairchild, Trustee called 100.63 acre tract;

THENCE, North 14°32'18" East, a distance of 428.56 feet, along the east line of said Bob C. Fairchild, Trustee called 100.63 acre tract, a west line of said Varilla Land and Timber, Ltd called 18.75 acre tract, and the west line of said N.L. Douglas called 4 acre tract, to the PLACE OF BEGINNING, CONTAINING 148.226 acres of land in Hardin County, Texas.

The bearings and distances recited herein are based on the Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot).

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