

YOU MAY REMOVE OR STRIKE ANY INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: _____, 2015

Grantor: CENTRAL BANK & TRUST

Grantor's Mailing Address:

CENTRAL BANK & TRUST
285 Main St.
Lander, WY 82520

Grantee: ROSEMARY ENTERPRISES

Grantee's Mailing Address:

ROSEMARY ENTERPRISES
1404 Kesser Dr.
Plano, TX 75025

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

TRACT ONE:

BEING a 8.958 acre tract of land, more or less, as situated in the Josiah Wheat Survey, A-657, Tyler County, Texas and being out of the R. B. Barclay Estate Tracts, being the residue of that same called 12.34 acre tract and a part of that same called 4.91 acre tract as recorded in Volume 502, Page 49 and Volume 32, Page 72, respectively, of the Deed Records of Tyler County, Texas. Said 8.958 acres of land, more or less, being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

TRACT TWO:

BEING a 0.177 acre tract of land, more or less, as situated in the Josiah Wheat Survey, A-657, Tyler County, Texas and being a 30 ft wide Access Easement over and across a part of the residue of the R. B. Barclay 4.91 acre tract recorded in Volume 32, Page 72 of the Deed Records of Tyler County. Said 0.177 of an acre of land, more or less, being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein for all purposes.

Reservations from Conveyance:

This conveyance is subject to all easements, restrictions, and reservations of record.

This conveyance is made and accepted subject to the reservation of oil, gas and other minerals, and/or royalties heretofore made by prior Grantors.

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the

FIELDNOTES TO A 0.177 ACRE TRACT OF LAND AS SITUATED IN THE JOSIAH WHEAT SURVEY, A-657, TYLER COUNTY, TEXAS AND BEING A 30 FT. WIDE ACCESS EASEMENT OVER AND ACROSS A PART OF THE RESIDUE OF THE R.B. BARCLAY ESTATE 4.91 ACRE TRACT RECORDED IN VOLUME 32, PAGE 72 OF THE DEED RECORDS OF TYLER COUNTY. SAID 0.177 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE WEST RIGHT OF WAY OF U.S. HIGHWAY 69 FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID BARCLAY 4.91 ACRES AND THE SOUTHEAST CORNER OF THIS TRACT AND EASEMENT, SAME BEING THE NORTHEAST CORNER OF THE COMMUNITY BANK & TRUST 1.908 ACRE TRACT, BEING THE RESIDUE OF A 2.60 ACRE TRACT RECORDED IN VOLUME 653, PAGE 306 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY;

THENCE S 89°05'23"W 253.22 FT., WITH A SOUTH LINE OF SAID BARCLAY ESTATE 4.91 ACRES AND THE NORTH LINE OF SAID 1.908 ACRE TRACT, TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND EASEMENT, SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF AN 8.958 ACRE TRACT, ALSO SURVEYED THIS DATE, BEING A PART OF THE RESIDUE OF THE BARCLAY ESTATE 4.91 ACRE TRACT;

THENCE N 02°47'21"W 30.02 FT., WITH THE UPPER EAST LINE OF SAID 8.958 ACRES, TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT AND EASEMENT;

THENCE N 89°05'23"E 260.44 FT. TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT AND EASEMENT LOCATED ON THE ARC OF A CURVE TO THE RIGHT OF THE WEST RIGHT OF WAY OF SAID U.S. HIGHWAY 69;

THENCE SOUTHWESTERLY 30.64 FT. ALONG THE ARC OF THE CURVE IN SAID RIGHT OF WAY, HAVING A CENTRAL ANGLE OF 00°37'25", A RADIUS OF 2614.79 FT. AND A CHORD BEARING S 10°50'30"W 30.64 FT. TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.177 OF AN ACRE OF LAND.

THE BEARINGS RECITED HEREIN ARE ROTATED TO THE RECORD NORTH LINE OF THE COMMUNITY BANK & TRUST 2.660 ACRE TRACT. (S 89°05'23" W)

EXHIBIT "B"
PAGE 1 OF 1

FILED FOR RECORD
AT 2:00 O'CLOCK P.M.
ON THE 10 DAY OF NOV
A.D. 2015
Vol. 1135 Page 990
In the Official Public Records

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



STATE OF TEXAS
COUNTY OF TYLER

OFFICIAL PUBLIC
RECORD

15-4541

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

Date: November 6, 2015

Grantor: CENTRAL BANK & TRUST

Grantor's Mailing Address:

CENTRAL BANK & TRUST
285 Main St.
Lander, WY 82520

Grantee: ROSEMARY ENTERPRISES

Grantee's Mailing Address:

ROSEMARY ENTERPRISES
1404 Kesser Dr.
Plano, TX 75025

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

TRACT ONE:

BEING a 8.958 acre tract of land, more or less, as situated in the Josiah Wheat Survey, A-657, Tyler County, Texas and being out of the R. B. Barclay Estate Tracts, being the residue of that same called 12.34 acre tract and a part of that same called 4.91 acre tract as recorded in Volume 502, Page 49 and Volume 32, Page 72, respectively, of the Deed Records of Tyler County, Texas. Said 8.958 acres of land, more or less, being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

TRACT TWO:

BEING a 0.177 acre tract of land, more or less, as situated in the Josiah Wheat Survey, A-657, Tyler County, Texas and being a 30 ft wide Access Easement over and across a part of the residue of the R. B. Barclay 4.91 acre tract recorded in Volume 32, Page 72 of the Deed Records of Tyler County. Said 0.177 of an acre of land, more or less, being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein for all purposes.

Reservations from Conveyance:

This conveyance is subject to all easements, restrictions, and reservations of record.

This conveyance is made and accepted subject to the reservation of oil, gas and other minerals, and/or royalties heretofore made by prior Grantors.

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the

FIELDNOTES TO A 4.558 ACRE TRACT OF LAND AS SITUATED IN THE JOSIAN WHEAT SURVEY, A-657, TILER COUNTY, TEXAS AND BEING OUT OF THE H.B. BARCLAY ESTATE TRACTS, BEING THE RESIDUE OF THAT SAME CALLED 12.34 ACRE TRACT AND A PART OF THAT SAME CALLED 4.91 ACRE TRACT AS RECORDED IN VOLUME 502, PAGE 49 AND VOLUME 52, PAGE 72 RESPECTIVELY, OF THE DEED RECORDS OF TILER COUNTY. SAID 4.558 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE H&H, LTD. 2.000 ACRE TRACT RECORDED IN VOLUME 626, PAGE 300 OF THE OFFICIAL PUBLIC RECORDS AND THE SOUTHWEST CORNER OF THE H&H, LTD. 2.558 ACRE TRACT, ALSO RECORDED IN VOLUME 626, PAGE 300 OF SAID OFFICIAL PUBLIC RECORDS AND SAME BEING THE NORTHEAST CORNER OF THE HAROLD C. STARK 0.59 ACRE TRACT RECORDED IN VOLUME 637, PAGE 16 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 00°07'44" N 132.57 FT., WITH THE EAST LINE OF SAID BARCLAY ESTATE 12.34 ACRES AND THE WEST LINE OF THE STARK 0.59 ACRE TRACT, TO A CONCRETE MONUMENT FOUND FOR THE SOUTHWEST CORNER OF SAME AND THE NORTHEAST CORNER OF THE TCM CAPITAL GROUP, LLC, 1.097 ACRE TRACT RECORDED IN VOLUME 681, PAGE 710 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S 02°47'21" E, CONTINUING WITH THE EAST LINE OF SAID 12.34 ACRES AND THE WEST LINE OF SAID TCM CAPITAL 1.097 ACRE TRACT, AT 150.00 FT. PASS THE SOUTHWEST CORNER OF SAME AND THE NORTHEAST CORNER OF THE RESIDUE OF SAID BARCLAY ESTATE 4.91 ACRES AND AT 314.81 FT. PASS AN INTERIOR ANGLE OF 54°05', IN ALL A TOTAL DISTANCE OF 411.22 FT., TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY SOUTHWEST CORNER OF THIS TRACT LOCATED ON A SOUTH LINE OF SAID 4.91 ACRES AND THE NORTH LINE OF THE COMMUNITY BANK & TRUST 1.308 ACRE TRACT, BEING THE RESIDUE OF A 2.560 ACRE TRACT RECORDED IN VOLUME 653, PAGE 306 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S 89°05'23" W 69.93 FT., WITH THE SOUTH LINE OF SAID BARCLAY ESTATE 4.91 ACRES AND THE NORTH LINE OF THE COMMUNITY BANK & TRUST 1.308 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAME AN INTERIOR ANGLE CORNER OF SAID 4.91 ACRES AND OF THIS TRACT;

THENCE S 00°20'23" E 103.49 FT., WITH THE WEST LINE OF SAID 1.308 ACRES AND THE LOWER EAST LINE OF SAID 4.91 ACRES, TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE RESIDUE OF SAID 4.91 ACRES AND OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF A 2.562 ACRE TRACT CONVEYED TO THE CITY OF WOODVILLE BY DEED RECORDED IN VOLUME 663, PAGE 342 OF SAID OFFICIAL RECORDS;

THENCE N 69°00'04" W 380.00 FT., WITH THE NORTHEAST BOUNDARY OF SAID CITY OF WOODVILLE 2.562 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAME AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N 21°00'04" W 339.00 FT., WITH THE NORTHEAST BOUNDARY OF SAID CITY OF WOODVILLE 2.562 ACRES, TO A 1/2" IRON ROD FOUND FOR ANOTHER ANGLE CORNER OF SAME AND AN ANGLE CORNER ON THE SOUTHWEST BOUNDARY OF THIS TRACT;

EXHIBIT "A"

PAGE 1 OF 2

COUNTY CLERK'S MEMO:
PORTIONS OF THIS DOCUMENT NOT LEGIBLE
AND/OR REPRODUCIBLE WHEN RECEIVED,
BUT RECORDED AT CUSTOMER'S REQUEST.

Kathleen Watson
BY DEPUTY

FIELDNOTE DESCRIPTION
ACCESS EASEMENT

VOL. 1135 PAGE 994

FIELDNOTES TO A 0.177 ACRE TRACT OF LAND AS SITUATED IN THE JOSIAH WHEAT SURVEY, A-657, TYLER COUNTY, TEXAS AND BEING A 30 FT. WIDE ACCESS EASEMENT OVER AND ACROSS A PART OF THE RESIDUE OF THE R.B. BARCLAY ESTATE 4.91 ACRE TRACT RECORDED IN VOLUME 32, PAGE 72 OF THE DEED RECORDS OF TYLER COUNTY. SAID 0.177 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE WEST RIGHT OF WAY OF U.S. HIGHWAY 69 FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID BARCLAY 4.91 ACRES AND THE SOUTHEAST CORNER OF THIS TRACT AND EASEMENT, SAME BEING THE NORTHEAST CORNER OF THE COMMUNITY BANK & TRUST 1.908 ACRE TRACT, BEING THE RESIDUE OF A 2.60 ACRE TRACT RECORDED IN VOLUME 653, PAGE 306 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY;

THENCE S 89°05'23"W 253.22 FT., WITH A SOUTH LINE OF SAID BARCLAY ESTATE 4.91 ACRES AND THE NORTH LINE OF SAID 1.908 ACRE TRACT, TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND EASEMENT, SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF AN 8.958 ACRE TRACT, ALSO SURVEYED THIS DATE, BEING A PART OF THE RESIDUE OF THE BARCLAY ESTATE 4.91 ACRE TRACT;

THENCE N 02°47'21"W 30.02 FT., WITH THE UPPER EAST LINE OF SAID 8.958 ACRES, TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT AND EASEMENT;

THENCE N 89°05'23"E 260.44 FT. TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT AND EASEMENT LOCATED ON THE ARC OF A CURVE TO THE RIGHT OF THE WEST RIGHT OF WAY OF SAID U.S. HIGHWAY 69;

THENCE SOUTHWESTERLY 30.64 FT. ALONG THE ARC OF THE CURVE IN SAID RIGHT OF WAY, HAVING A CENTRAL ANGLE OF 00°37'25", A RADIUS OF 2814.79 FT. AND A CHORD BEARING S 10°50'30"W 30.64 FT. TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.177 OF AN ACRE OF LAND.

THE BEARINGS RECITED HEREIN ARE ROTATED TO THE RECORD NORTH LINE OF THE COMMUNITY BANK & TRUST 2.660 ACRE TRACT. (S 89°05'23" W)

EXHIBIT "B"
PAGE 1 OF 1

FILED FOR RECORD
AT 2:00 O'CLOCK P.M.
ON THE 10 DAY OF Nov
A.D. 2015
Vol. 1135 Page 990
In the Official Public Records

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



STATE OF TEXAS
COUNTY OF TYLER

OFFICIAL PUBLIC
RECORD

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of Tyler County, Texas, as stamped hereon by me.

Donece Gregory

COUNTY CLERK, TYLER COUNTY, TEXAS

BY

Kyanna Short
DEPUTY

Donece Gregory
COUNTY CLERK
TYLER COUNTY, TEXAS

30' Access Easement

Write a description for your map.

Google Earth

Image © 2025 Airbus

300 ft



Legend

04-3084

VOL 77 PAGE 204

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER AND YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
IN FAVOR OF THIRD PARTY

DATE: May 27, 2004

GRANTOR: CITIZENS STATE BANK, a Texas banking corporation, as Trustee for the R. B. Barclay Trust

GRANTOR'S MAILING ADDRESS: P.O. Box 109
Woodville, TX 75979

GRANTEE: BRIAN ALAN BELL and wife, EMILY K. BELL

GRANTEE'S MAILING ADDRESS: P.O. Box 665
Woodville, Texas 75979

CONSIDERATION: The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration; and the further consideration of the execution and delivery by the Grantee herein of a note of even date that is in the principal amount of THIRTY-NINE THOUSAND SIX HUNDRED AND NO/100 (\$39,600.00) DOLLARS, payable to the order of TEXAS STATE BANK. The note is secured by a vendor's lien retained in favor of TEXAS STATE BANK, in this deed and by a deed of trust of even date from Grantee to JAMES M. ROBERSON, Trustee.

PROPERTY (including any improvements):

See Exhibit "A" attached hereto and incorporated herein by reference.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance and the following warranty are made expressly SUBJECT TO any and all restrictions, covenants, conditions, easements, rights-of-way, leases and mineral and/or royalty reservations of record, if any, affecting this Property.

Grantor hereby reserves, for Grantor and Grantor's heirs, successors and assigns, all the oil, gas and other minerals that are in and under the Property and that may be produced from it, but Grantor hereby waives the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the Property for oil, gas, and other minerals and for removing them from the Property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold unto Grantee, Grantee's heirs, successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to

ALB

claim the same or any part hereof, by, through, or under Grantor, but not otherwise, except as to the reservations from and exceptions to the conveyance and warranty.

TEXAS STATE BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of TEXAS STATE BANK, and are transferred to that party without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this the 27th day of May, 2004.

CITIZENS STATE BANK, a Texas banking corporation, as Trustee for the R. B. Barclay Trust

By: _____
Name: Harold C. Allison, III
Title: Trust Officer

"Grantor"

AGREED TO AND ACCEPTED BY:

Brian Alan Bell
BRIAN ALAN BELL

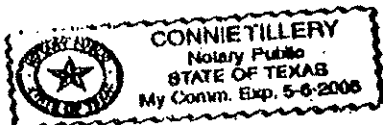
Emily K. Bell
EMILY K. BELL

"Grantee"

STATE OF TEXAS
COUNTY OF TYLER

*
*

This instrument was acknowledged before me on this the 27th day of May, 2004, by Harold C. Allison, III, as Executive V.P. of CITIZENS STATE BANK, a Texas banking corporation, on behalf of said bank, as Trustee for the R. B. Barclay Trust.



Connie Tillery
Notary Public, State of Texas

ACB G/B

STATE OF TEXAS
COUNTY OF TYLER

This instrument was acknowledged before me on this the 27th day of May, 2004, by
BRIAN ALAN BELL and wife, EMILY K. BELL.



Connie Tillery
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Mr. and Mrs. Brian Alan Bell
P.O. Box 665
Woodville, Texas 75979

AMB JB

FIELDNOTE DESCRIPTION

FIELDNOTES TO A 0.802 ACRE TRACT OF LAND AS SITUATED IN THE JOSIAH WHEAT SURVEY, A-657, TYLER COUNTY, TEXAS AND BEING OUT OF AND A PART OF A CALLED 4.886 ACRE TRACT, BEING THE RESIDUE OF THAT SAME CERTAIN TRACT AS CONVEYED TO R.S. BARCLAY, JR. BY DEED RECORDED IN VOLUME 72, PAGE 72 OF THE DEED RECORDS OF TYLER COUNTY. SAID 0.802 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET THE WEST RIGHT OF WAY OF U.S. HIGHWAY 69 FOR THE NORTHEAST CORNER OF THE RESIDUE OF THE BARCLAY 4.886 ACRES AND OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE THEODORE T. PETERS 0.876 ACRE TRACT RECORDED IN VOLUME 732, PAGE 214 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY;

THENCE SOUTHWESTERLY 131.09 FT. ALONG THE ARC OF A CURVE TO THE RIGHT IN SAID HIGHWAY RIGHT OF WAY, HAVING A CENTRAL ANGLE OF 02°40'53", A RADIUS OF 2814.79 FT. AND CHORD BEARING S 09°56'05"W 131.74 FT. TO A CONCRETE MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID BARCLAY 4.886 ACRE TRACT AND OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE COMMUNITY BANK AND TRUST 1.906 ACRE TRACT, BEING THE RESIDUE OF A 2.60 ACRE TRACT AS DESCRIBED IN VOLUME 653, PAGE 305 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S 89°05'23"W 252.93 FT., WITH THE NORTH LINE OF SAID COMMUNITY BANK & TRUST 1.903 ACRES AND THE SOUTH LINE OF SAID BARCLAY TRACT, TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAME AND OF THIS TRACT AND THE MOST EASTERLY SOUTHEAST CORNER OF THE CARROLL TEXAS BROADCASTING, LTD. 0.958 ACRE TRACT RECORDED IN VOLUME 705, PAGE 192 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N 02°47'21"W 131.22 FT., WITH THE EAST LINE OF THE CARROLL TEXAS BROADCASTING 0.958 ACRE TRACT AND THE WEST LINE OF THE RESIDUE OF SAID BARCLAY TRACT, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAME AND OF THIS TRACT AND THE SOUTHWEST CORNER OF THE ABOVE MENTIONED THEODORE T. PETERS 0.876 ACRE TRACT;

THENCE N 89°27'E 282.02 FT., WITH THE SOUTH LINE OF SAID 0.876 ACRE TRACT AND THE NORTH LINE OF SAID BARCLAY TRACT, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.802 OF AN ACRE OF LAND.

THERE IS RESERVED A 30 FT. WIDE ACCESS EASEMENT RECORDED IN VOLUME 705, PAGE 192 OF THE OFFICIAL RECORDS LOCATED PARALLEL WITH AND ADJACENT TO THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT.

THE BEARINGS RECITED HEREIN ARE ROTATED TO THE SOUTH LINE OF THE THEODORE T. PETERS 0.876 ACRE TRACT. (N 89°27'E)

SURVEYED APRIL 27, 2004

I, LYLE RAINY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THE FIELDNOTE DESCRIPTION OF THE ABOVE DESCRIBED TRACT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.


LYLE RAINY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800



EXHIBIT A
PAGE 1 OF 2 PAGES

 676

JOSIAH WHEAT SURVEY, A-657

Correct, 1903
Broadcasting, Ltd.
4353
Vol. 722, Pg. 214

Theodore T. Pater
0.802 Acre Tract
Vol. 722, Pg. 214

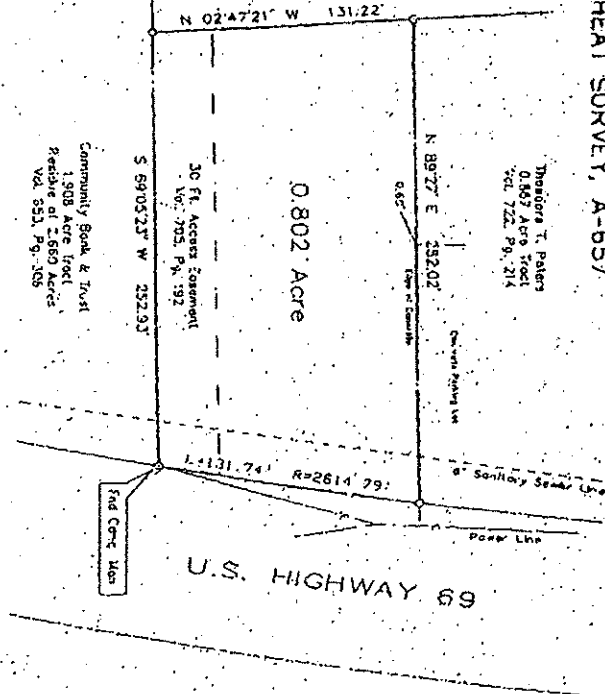
0.802 Acre

30 ft. Access Easement
Vol. 702, Pg. 192
Community Bank & Trust
1,908 Acre Tract
Residue of 2,650 Acres
Vol. 551, Pg. 105

SURVEY PLAT SHOWING

A 0.802 ACRE TRACT OF LAND AS SITUATED IN THE
JOSIAH WHEAT SURVEY, A-657, TYLER COUNTY, TEXAS
AND BEING OUT OF AND A PART OF A CALLED 4.886
ACRE TRACT BEING THE RESIDUE OF THAT SAME
CERTAIN TRACT CONVEYED TO R.B. BARCLAY, JR. BY
DEED RECORDED IN VOLUME 32, PAGE 72 OF THE DEED
RECORDS OF TYLER COUNTY.

CO. FILE NO. 440 A.S. 28 IN. CO. 17 JOSIAH WHEAT SURVEY, A-657, TYLER COUNTY, TEXAS



U.S. HIGHWAY 69

ASCE SURVEYING & MAPPING
438 N. PINE
WOODVILLE, TEXAS 75379
(409) 223-0197 OFFICE



NOTE: ALL BEARINGS SHOWN HEREON
ARE ROTATED TO THE SOUTH LINE OF
THEODORE PETERS 0.876 ACRE TRACT
(N 89°27' E)
NOTE: SET 1/2" RCH. PINS AT ALL
CORNERS EXCEPT AS SHOWN HEREON.
NOTE: SUSPECT PROPERTY DOES NOT
LIE IN THE 100 YEAR FLOOD PLAIN
ACCORDING TO THE HUD FLOOD
HAZARD BOUNDARY MAP COMMUNITY
FLOOD NO. 481035 C3 B

1. ALL BEARINGS, DISTANCES, ANGLES, AND DIRECTIONS ARE AS SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED. THE SURVEYOR HAS BEEN ADVISED THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED. THE SURVEYOR HAS BEEN ADVISED THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED.



EXHIBIT A OF 2 PAGES

TOTAL P. 10

THE STATE OF TEXAS
COUNTY OF TYLER

I hereby certify that the foregoing instrument with its
certificate of authentication was filed for record in my office on the
28 day of May 2004 at 4:20 o'clock P.M. and was
this day duly recorded at 9:00 A.M., in Vol. 226 Page 204
OFFICIAL PUBLIC RECORDS of said County.

Witness my hand and official seal at office in Woodville this
day of June 2004.



Donna Shoyan Clerk
County Court, Tyler County, Texas
By Andrea Walker Deputy

21-4220
SPECIAL WARRANTY DEED

DATE: November 6, 2001

VOL. 705 PAGE 192

GRANTOR: Citizens State Bank, a Texas banking corporation, as Trustee of the
R. B. Barclay Trust

GRANTOR'S MAILING ADDRESS (including County):

P. O. Drawer 109
Woodville, Texas 75979 (Tyler County, Texas)

GRANTEE: Carroll Texas Broadcasting, Ltd.

GRANTEE'S MAILING ADDRESS (including County):

P. O. Box 519
Woodville, Texas 75979 (Tyler County)

CONSIDERATION:

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.

PROPERTY:

Being the real property described upon Exhibit "A" attached hereto and made a part hereof by reference to the same extent as if it had been set forth in this document verbatim.

EASEMENT PROPERTY:

Being the real property described upon Exhibit "B" attached hereto and made a part hereof by reference to the same extent as if it had been set forth in this document verbatim.

EASEMENT PURPOSE:

For providing free and uninterrupted pedestrian and vehicular ingress and egress to and from the Property, and portions thereof, to and from U. S. Highway 69.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

For Grantor, and the successors in trust and assigns of Grantor, the reservation of all oil, gas and other non-surface minerals owned by Grantor in, under or that may be produced from the Property, together with the usual and customary rights of ingress and egress thereto for the purpose of exploring for, drilling for, producing, storing, and removing the same. However, such reservation by Grantor shall not include, and the term "other minerals" shall not be construed to include, any lignite, coal, rock, sand, iron ore, gravel or any type of mineral that must be removed by surface or open-pit mining methods, or which would constitute any portion of the surface estate of the Property.

This conveyance is further made by Grantor and accepted by Grantee expressly subject to the following matters, but only to the extent that they are valid and still in force and effect against the Property, to-wit:

- (1) All easements, rights-of-way and prescriptive rights, whether of record or not, pertaining to any portion of the Property;
- (2) All presently recorded and valid oil, gas and/or other mineral exceptions, rights of development or leases, royalty reservations and/or other instruments constituting oil, gas or other mineral interest severances, conveyances, leases and/or hypothecations of any kind;
- (3) All presently recorded instruments (other than encumbrances and conveyances by, through or under Grantor) that affect the Property;
- (4) Ad valorem taxes for the year 2001, and subsequent years, the payment of which Grantee assumes; and subsequent assessments for the year 2001 and prior years due to changes in land usage, ownership, or both, the payment of which Grantee assumes;
- (5) Any ordinances, statutes or regulations promulgated by the County of Tyler or any other agency or political subdivision of the State of Texas or the

- (6) Any conditions that would be revealed by a physical inspection and/or survey of the Property.

GRANT OF PROPERTY:

Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty and other matters set forth herein, hereby grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging; to have and hold the Property to Grantee, and Grantee's successors, heirs, executors, administrators and assigns, forever. Grantor hereby binds Grantor, and Grantor's successors in trust, to warrant and forever defend all and singular the Property to Grantee and Grantee's successors, heirs, executors, administrators and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor but not otherwise, except as to the (i) Reservations From and Exceptions to Conveyance and Warranty and (ii) other matters set forth in this deed.

GRANT OF EASEMENT:

Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee an easement (referred to in this deed as the "Easement") over, upon and across the Easement Property for the Easement Purpose and for the benefit of the Property, and portions thereof, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold the Easement to Grantee and Grantee's successors

and assigns forever. Grantor binds Grantor and Grantor's successors in trust, to warrant and forever defend all and singular the Easement to Grantee and Grantee's successors, heirs, executors, administrators, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations From and Exceptions To Conveyance and Warranty. The following terms and conditions shall apply to the Easement:

1. Character of Easement. The Easement granted is appurtenant to, and shall run with, the Property, and portions thereof, whether or not such Easement is referenced in any conveyance of the Property and/or any portion thereof.

2. Duration of Easement. The Easement shall be perpetual.

3. Exclusiveness of Easement. The Easement is non-exclusive, and Grantor reserves for Grantor and Grantor's successors in trust and assigns the right to continue to use and enjoy the surface of the Easement Property for all purposes that do not interfere with or interrupt the use or enjoyment of the Easement by Grantee for the Easement Purpose. Grantor reserves for Grantor and Grantor's successors in trust and assigns the right to use all or part of the Easement in conjunction with Grantee and the right to convey to others the right to use all or part of the Easement in conjunction with Grantee, so long as such further conveyance is subject to the terms hereof and the other users agree to bear a proportionate part of the costs of improving and maintaining the Easement.

4. Maintenance. Improvement and maintenance of the Easement Property shall

be at the sole expense of the parties using same.

TAXES:

Subject to the provisions contained in the following paragraph, Grantor warrants and represents that the ad valorem taxes for the Property for the year 2000, and all prior years have been paid by Grantor and Grantor's predecessors in title. All such taxes for the years prior to 2001 and for 2001 to the date of this deed shall be paid by Grantor. Grantee assumes liability for the payment of such taxes for the year 2002, and for subsequent years.

GENERAL PROVISIONS:

Grantee acknowledges to Grantor that Grantee understand that Grantor has executed and delivered this deed, and Grantee has received and accepted this deed and the Property AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, EXCEPT SOLELY THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN; IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY REVOKE, RELEASE, NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES AS TO (i) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES RELATED TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (ii) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES, OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (iii) ANY FEATURES OR CONDITIONS AT OR WHICH AFFECT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, USE, DEVELOPMENT POTENTIAL, OR OTHERWISE; (iv) THE AREA, SIZE, SHAPE, CONFIGURATION, LOCATION, CAPACITY, QUANTITY, QUALITY, VALUE, CONDITION, OR AMOUNT OF THE PROPERTY; (v) ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; (vi) ANY ENVIRONMENTAL, GEOLOGICAL, OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW, OR HEREAFTER AFFECTING IN ANY MANNER ANY PART OF THE PROPERTY; (vii) ANY CONSEQUENCES RESULTING FROM THE PROPERTY BEING LOCATED IN ANY AREA (A) DESIGNATED AS A "FLOOD PLAIN" AND/OR (B) THAT IS CAPABLE OF RECEIVING FLOOD WATERS; AND (viii) ALL OTHER

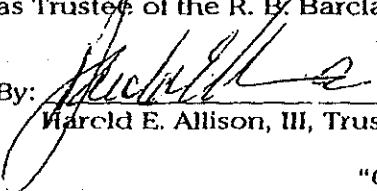
EXPRESS OR IMPLIED WARRANTIES AND REPRESENTATIONS BY GRANTORS WHATSOEVER, EXCEPT SOLELY THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

Harold E. Allison, III is acting solely in his capacity as Trustee and not otherwise, and on the condition that he shall not have any personal liability on any agreement or warranty contained herein or arising hereunder.

As used herein, the masculine gender shall include the feminine and neuter; the singular and plural number shall include the other unless otherwise expressly provided; and the word "Grantor" and "Grantee" shall include trusts and other entities or groups, as well as natural persons.

Grantee joins in the execution hereof (i) to acknowledge Grantee's acceptance of the delivery of this deed and (ii) for any and all other lawful purposes.

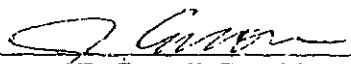
Citizens State Bank, a Texas banking corporation,
as Trustee of the R. B. Barclay Trust

By: 

Harold E. Allison, III, Trust Officer

"Grantor"

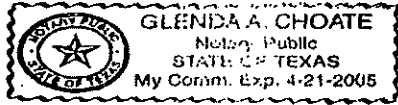
Carroll Texas Broadcasting, Ltd.
JIMCAR, Inc., General Partner

By: 

James R. Carroll, President

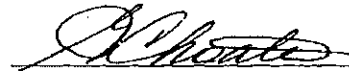
"Grantee"

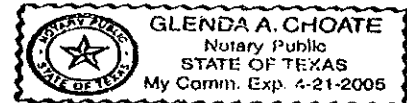
This instrument was acknowledged before me on the 5th day of November, 2001, by Harold E. Allison, Trust Officer of Citizens State Bank, a Texas banking corporation, as Trustee of the R. B. Barclay Trust.




Notary Public, State of Texas

This instrument was acknowledged before me on the 5th day of November, 2001, by James R. Carroll, President of JIMCAR, Inc., the General Partner of Carroll Texas Broadcasting, Ltd., on behalf of said partnership.


Notary Public, State of Texas



FIELDNOTES TO A 8.958 ACRE TRACT OF LAND AS SITUATED IN THE JOSIAH WHEAT SURVEY, A-657, TYLER COUNTY, TEXAS AND BEING OUT OF THE R.B. BARCLAY ESTATE TRACTS, BEING THE RESIDUE OF THAT SAME CALLED 12.34 ACRE TRACT AND A PART OF THAT SAME CALLED 4.91 ACRE TRACT AS RECORDED IN VOLUME 502, PAGE 49 AND VOLUME 32, PAGE 72, RESPECTIVELY, OF THE DEED RECORDS OF TYLER COUNTY. SAID 8.958 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE BB/RHD, LTD. 8.000 ACRE TRACT RECORDED IN VOLUME 626, PAGE 900 OF THE OFFICIAL PUBLIC RECORDS AND THE SOUTHWEST CORNER OF THE BB/RHD, LTD. 3.594 ACRE TRACT, ALSO RECORDED IN VOLUME 626, PAGE 900 OF SAID OFFICIAL PUBLIC RECORDS AND SAME BEING THE NORTHWEST CORNER OF THE HAROLD C. STARK 0.59 ACRE TRACT RECORDED IN VOLUME 637, PAGE 18 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 00°07'44" W 132.52 FT., WITH THE EAST LINE OF SAID BARCLAY ESTATE 12.34 ACRES AND THE WEST LINE OF THE STARK 0.59 ACRE TRACT, TO A CONCRETE MONUMENT FOUND FOR THE SOUTHWEST CORNER OF SAME AND THE NORTHEAST CORNER OF THE TRI COM CAPITAL GROUP, LLC. 1.097 ACRE TRACT RECORDED IN VOLUME 581, PAGE 710 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S 02°47'21" E, CONTINUING WITH THE EAST LINE OF SAID 12.34 ACRES AND THE WEST LINE OF SAID TRI COM CAPITAL 1.097 ACRE TRACT, AT 150.00 FT. PASS THE SOUTHWEST CORNER OF SAME AND THE NORTHWEST CORNER OF THE RESIDUE OF SAID BARCLAY ESTATE 4.91 ACRES AND AT 314.81 FT. PASS AN INTERIOR ANGLE OF SAME, IN ALL A TOTAL DISTANCE OF 411.22 FT., TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT LOCATED ON A SOUTH LINE OF SAID 4.91 ACRES AND THE NORTH LINE OF THE COMMUNITY BANK & TRUST 1.908 ACRE TRACT, BEING THE RESIDUE OF A 2.660 ACRE TRACT RECORDED IN VOLUME 653, PAGE 306 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S 89°05'23"W 69.93 FT., WITH THE SOUTH LINE OF SAID BARCLAY ESTATE 4.91 ACRES AND THE NORTH LINE OF THE COMMUNITY BANK & TRUST 1.908 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAME AN INTERIOR ANGLE CORNER OF SAID 4.91 ACRES AND OF THIS TRACT;

THENCE S 00°28'23"E 103.49 FT., WITH THE WEST LINE OF SAID 1.908 ACRES AND THE LOWER EAST LINE OF SAID 4.91 ACRES, TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE RESIDUE OF SAID 4.91 ACRES AND OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF A 2.662 ACRE TRACT CONVEYED TO THE CITY OF WOODVILLE BY DEED RECORDED IN VOLUME 663, PAGE 345 OF SAID OFFICIAL RECORDS;

THENCE N 69°00'W 380.00 FT., WITH THE NORTHEAST BOUNDARY OF SAID CITY OF WOODVILLE 2.662 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAME AND THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N 21°00'W 339.00 FT., WITH THE NORTHEAST BOUNDARY OF SAID CITY OF WOODVILLE 2.662 ACRES, TO A 1/2" IRON ROD FOUND FOR ANOTHER ANGLE CORNER OF SAME AND AN ANGLE CORNER ON THE SOUTHWEST BOUNDARY OF THIS TRACT;

THENCE N 44°00'W 277.67 FT., CONTINUING WITH THE NORTHEAST BOUNDARY OF SAID 2.662 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAME AND THE MOST WESTERLY SOUTHWEST CORNER OF SAID BARCLAY ESTATE 12.34 ACRES AND OF THIS TRACT LOCATED ON THE EAST LINE OF THE IRENE BENNETT GARDNER 1.00 ACRE TRACT;

THENCE N 29°22'18"E 288.66 FT., WITH THE EAST LINE OF THE GARDNER 1.00 ACRE TRACT AND THE LOWER WEST LINE OF SAID BARCLAY ESTATE 12.34 ACRE TRACT, TO A CONCRETE MONUMENT FOUND FOR AN INTERIOR ANGLE CORNER OF SAME LOCATED ON THE NORTH BANK OF A WET BRANCH;

THENCE N 60°09'W 171.77 FT., ALONG AND NEAR THE CENTER OF SAID BRANCH AND THE SOUTHWEST BOUNDARY OF SAID BARCLAY ESTATE 12.34 ACRES, TO A 1" IRON PIPE FOUND ON THE EAST BANK OF SAID BRANCH FOR THE NORTHWEST CORNER OF THIS TRACT AND THE SAME BEING THE SOUTHWEST CORNER OF WOODVILLE HOUSING AUTHORITY 4.63 ACRE TRACT DESCRIBED IN VOLUME 225, PAGE 524 OF THE COUNTY DEED RECORDS;

THENCE N 89°53'31"E 348.68 FT., WITH THE SOUTH LINE OF SAID WOODVILLE HOUSING AUTHORITY 4.63 ACRES, TO A 1/2" IRON PIPE FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE PREVIOUSLY MENTIONED BB/RDH, LTD. 3.000 ACRE TRACT;

THENCE S 00°22'17"W 344.05 FT., WITH THE WEST LINE OF SAID BB/RDH, LTD. 3.000 ACRE TRACT, TO A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAME AND AN INTERIOR ANGLE CORNER OF THIS TRACT;

THENCE N 89°43'51"E 379.44 FT., WITH THE SOUTH LINE OF SAID 3.000 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 8.958 ACRES OF LAND.

THE BEARINGS RECITED HEREIN ARE ROTATED TO THE RECORD NORTH LINE OF THE COMMUNITY BANK & TRUST 2.660 ACRE TRACT. (S 89°05'23"W)

FIELDNOTES TO A 0.177 ACRE TRACT OF LAND AS SITUATED IN THE JOSIAH WHEAT SURVEY, A-657, TYLER COUNTY, TEXAS AND BEING A 30 FT. WIDE ACCESS EASEMENT OVER AND ACROSS A PART OF THE RESIDUE OF THE R.B. BARCLAY ESTATE 4.91 ACRE TRACT RECORDED IN VOLUME 32, PAGE 72 OF THE DEED RECORDS OF TYLER COUNTY. SAID 0.177 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE WEST RIGHT OF WAY OF U.S. HIGHWAY 69 FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID BARCLAY 4.91 ACRES AND THE SOUTHEAST CORNER OF THIS TRACT AND EASEMENT, SAME BEING THE NORTHEAST CORNER OF THE COMMUNITY BANK & TRUST 1.908 ACRE TRACT, BEING THE RESIDUE OF A 2.60 ACRE TRACT RECORDED IN VOLUME 653, PAGE 306 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY;

THENCE S 89°05'23"W 253.22 FT., WITH A SOUTH LINE OF SAID BARCLAY ESTATE 4.91 ACRES AND THE NORTH LINE OF SAID 1.908 ACRE TRACT, TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND EASEMENT, SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF AN 8.958 ACRE TRACT, ALSO SURVEYED THIS DATE, BEING A PART OF THE RESIDUE OF THE BARCLAY ESTATE 4.91 ACRE TRACT;

THENCE N 02°47'21"W 30.02 FT., WITH THE UPPER EAST LINE OF SAID 8.958 ACRES, TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT AND EASEMENT;

THENCE N 89°05'23"E 260.44 FT. TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT AND EASEMENT LOCATED ON THE ARC OF A CURVE TO THE RIGHT OF THE WEST RIGHT OF WAY OF SAID U.S. HIGHWAY 69;

THENCE SOUTHWESTERLY 30.64 FT. ALONG THE ARC OF THE CURVE IN SAID RIGHT OF WAY, HAVING A CENTRAL ANGLE OF 00°37'25", A RADIUS OF 2814.79 FT. AND A CHORD BEARING S 10°50'30"W 30.64 FT. TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.177 OF AN ACRE OF LAND.

THE BEARINGS RECITED HEREIN ARE ROTATED TO THE RECORD NORTH LINE OF THE COMMUNITY BANK & TRUST 2.660 ACRE TRACT. (S 89°05'23" W)

EXHIBIT "B"

THE STATE OF TEXAS
COUNTY OF TYLER

I hereby certify that the foregoing instrument with its certificate of authentication was filed for record in my office on the 5 day of November 2001 at 2:15 o'clock P. M. and was this day duly recorded at 9:00 A.M., in Vol. 705 Pages 192 et seq.
OFFICIAL PUBLIC RECORDS of said County.

Witness my hand and official seal at office in Woodville this 6 day of November 2001.



Donna Gregory Clerk,
County Court, Tyler County, Texas

by Wanda Johnston Deputy