

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

AUG 14 2023

STATE OF TEXAS                   §  
  §  
COUNTY OF VAN ZANDT       §

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DCP

WHEREAS, by that certain Deed of Trust, Security Agreement and Financing Statement dated October 24, 2012 executed by Village Promotions, Inc., recorded at Document No. 2012-008501 in the Official Public Records of Van Zandt County, Texas (the "Deed of Trust"), Village Promotions, Inc. (referred to hereinafter as "Grantor"), conveyed to David Monk, as Trustee, all of the following property described therein situated in Van Zandt County, Texas (including any improvements) and all other property described in and conveyed by the Deed of Trust to secure the payment of that certain Promissory Note executed by Corry Davis Marketing, Inc., dated October 24, 2012, payable to Citizens State Bank in the original principal amount of \$3,500,000.00 (the "Note");

AND WHEREAS, the Note and liens evidenced by the Deed of Trust were modified and extended by that certain Modification of Deed of Trust dated September 13, 2019, executed by Village Promotions, Inc., recorded at Document No. 2019-008318, Official Public Records, Van Zandt County, Texas; (the "Modification");

AND WHEREAS, LBC1 Trust is holder and owner of the Indebtedness evidenced by the Note, Deed of Trust, Modification, all liens securing same, and any other modifications or extensions thereof, and is entitled to receive all amounts due thereunder, as assignee of L & PK #1, LLC, assignee of Citizens State Bank;

AND WHEREAS, the undersigned has been appointed Substitute Trustee in place of said Original Trustee and any other Substitute Trustees, upon the contingency and in the manner authorized by said Deed of Trust; and

AND WHEREAS, default has occurred in the payment of the Indebtedness evidenced by the Note and the same is now wholly due, and the owner and holder of said Indebtedness has requested the undersigned to sell said property to satisfy said Indebtedness; and

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 5<sup>th</sup> day of September, 2023, between ten o'clock a.m. and four o'clock p.m. (10 a.m. to 4 p.m.), I will sell to the highest bidder at public auction the Property ("Property") described below, at THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE, 121 E. Dallas Street, Canton, Texas 75103, or, if the preceding area is no longer the designated area, at such other area place as has been designated by the Commissioners' Court of Van Zandt County, Texas, as the place where foreclosure sales are to take place, pursuant to Section 51.002 of the Texas Property Code. The Substitute Trustee's sale will begin no earlier than 1:00 p.m. and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash

The real property to be sold, including any improvements, is the following described property (hereinafter collectively referred to as the "Property") situated in Van Zandt County, Texas (including any improvements), to wit:

A leasehold estate and all other interests and rights of Grantor in and to that certain premises being 12.436 acres that are more particularly described in that lease agreement recorded in Volume 1370, Page 577 of the Real Property Records of Van Zandt County and the Amended lease agreement recorded in Volume 1408, Page 561 of the Real Property Records of Van Zandt County, Texas.

TOGETHER WITH all other collateral and other interests granted and conveyed under said Deed of Trust to secure the payment of the aforementioned Note.

**Notice Pursuant To Texas Property Code Sec. 51.002(i): 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.**

Signed this 14<sup>th</sup> day of August, 2023.



H. Clinton Milner, Substitute Trustee  
111 Garvin Way  
Midlothian, Texas 76065  
TEL (214) 342-0700

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 line 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 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. 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 Pippis recorded in Volume 1034, page 958, Deed Records, Van Zandt County, Texas;**

**THENCE North 39 deg. 53 min. 11 sec. West, with said Pippis 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 Pippis 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 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.**