

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.

NOTICE OF FORECLOSURE SALE

October 3, 2022

Deed of Trust: Deed of Trust dated April 5, 2022 executed by Joshua G. Tabor and spouse, Tabitha Tabor, to Jeffrey A. Rattikin, Trustee for the benefit of G&W Mountain Ranch, LLC, a Texas limited liability company, recorded on April 19, 2022 as Document No. 2022-02708, Official Public Records of Erath County, Texas.

Grantor: Joshua G. Tabor and spouse, Tabitha Tabor
P.O. Box 14335
Haltom City, Texas 76117

Original Trustee: Jeffrey A. Rattikin
Rattikin & Rattikin, LLP
University Centre I
1300 S. University Drive, Suite 602
Fort Worth, Texas 76107
Tarrant County

Lender/Beneficiary: G&W Mountain Ranch, LLC, a Texas limited liability company
P.O. Box 1534
Eastland, Texas 76448

Legal Description: See attached Exhibit "A"

Securing: Promissory Note dated April 5, 2022 in the original principal amount of Two Million Three Hundred Thousand and No/100 Dollars (\$2,300,000.00) executed by Joshua G. Tabor and spouse, Tabitha Tabor, payable to the order of G&W Mountain Ranch, LLC.

Substitute Trustee: Jack B. Eggleston and Brett F. Gunter
Eggleston King Davis, LLP
102 Houston Avenue, Suite 300
Weatherford, Texas 76086
Parker County

POSTED
A.M. 3:26 P.M.
NOV 04 2022
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By CW Deputy

Foreclosure Sale:

Date: Tuesday, December 6, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Erath County Courthouse – South Door
100 W. Washington
Stephenville, Texas 76401
or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner’s Court.

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender’s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary’s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary’s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has

been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

[Remainder of page intentionally left blank. Signature page follows.]

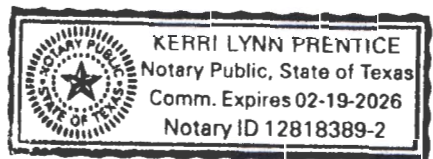
SUBSTITUTE TRUSTEE:

Jack B. Eggleston
Eggleston King Davis, LLP
102 Houston Avenue, Suite 300
Weatherford, TX 76086
Telephone (817) 596-4200
jack@ekdlaw.com

STATE OF TEXAS §
 §
COUNTY OF PARKER §

This instrument was acknowledged before me on November 3, 2022, by Jack B. Eggleston, acting in his capacity as Substitute Trustee.

Notary Public, State of Texas
My Commission Expires: 2-19-26



RETURN TO:
Eggleston King Davis, LLP
102 Houston Avenue, Suite 300
Weatherford, TX 76086

Exhibit "A"

TRACT ONE:

Ranch 51 of the Legends of Buffalo Ridge Subdivision, Phase III, in Erath County, Texas, according to the Plat recorded thereof in Cabinet B, Slide 304A, Plat Records of Erath County, Texas.

[Additional legal description on following page.]

Exhibit "A"
(continued)

TRACT TWO EASEMENT ESTATE:

All that certain 4.09 acre tract of land consisting of 3.04 acres of land out of and part of the Fannin County School Land Survey, Abstract No 263; 0.89 acres of land out of and part of the Robert J. W. Reel Survey, Abstract No. 663 and 0.16 acres of land out of and part of the Conrad Habermehl Survey, Abstract No. 362, all situated in Erath County, Texas, said 4.09 acre tract being out of and part of that tract of land described in a deed to G & W Mountain Ranch, LLC recorded by Document Number 2019-05058, Official Public Records, Erath County, Texas, said 4.09 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said G & W Mountain Ranch, LLC tract and U. S. Highway No. 281, for the Southwest corner of this described tract; from which a 3/8" rebar rod (control monument) found in the East line of U. S. Highway No. 281 for a common corner between said G & W Mountain Ranch, LLC tract and a tract of land described in a deed to V. W. Stephens et. Ux. recorded in Volume 935, Page 897, Official Public Records, Erath County, Texas, bears S 14° 30' 59" W, 975.96';

Thence N 14° 30' 59" E, 73.74 feet over and across said Fannin County School Land Survey along the common line between said G & W Mountain Ranch, LLC tract and said U. S. Highway No. 281, to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 for an angle corner of this described tract;

Thence over and across said Fannin County School Land Survey, said Reel Survey, said Habermehl Survey and said G & W Mountain Ranch, LLC tract the following courses and distances:

Thence S 67° 51' 08" E, 73.93 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence S 13° 37' 22" W, 7.54 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence S 76° 22' 22" E, 120.38 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Left, for an angle corner of this described tract;

Thence along said curve to the Left an Arc Length of 55.51 feet, said curve having a Radius of 49.44 feet, a Direction of N 71° 27' 21" E, and a Chord of 52.64 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract,

Thence N 21° 22' 43" E, 148.45 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 29° 57' 27" E, 463.42 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Right, for an angle corner of this described tract;

Thence along said curve to the Right an Arc Length of 102.67 feet, said curve having a Radius of 214.23 feet, a Direction of N 43° 41' 13" E, and a Chord of 101.69 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence N 51° 57' 07" E, 147.53 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Left, for an angle corner of this described tract;

Thence along said curve to the Left an Arc Length of 339.48 feet, said curve having a Radius of 330.29 feet, a Direction of N 22° 30' 25" E, and a Chord of 324.73 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence N 04° 31' 53" W, 142.88 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Right, for an angle corner of this described tract,

Thence along said curve to the Right an Arc Length of 396.60 feet, said curve having a Radius of 246.29 feet, a Direction of N 38° 00' 41" E, and a Chord of 355.12 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence N 83° 47' 49" E, 51.98 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 83° 47' 49" E, 221.22 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 87° 48' 06" E, 1622.71 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Left, for an angle corner of this described tract;

Thence along said curve to the Left an Arc Length of 285.94 feet, said curve having a Radius of 3964.63 feet, a Direction of N 85° 40' 59" E, and a Chord of 285.87 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve and the beginning of a reverse curve to the Right, for an angle corner of this described tract;

Thence with said reverse curve to the Right an Arc Length of 382.87 feet, said curve having a Radius of 2789.75 feet, a Direction of N 87° 32' 55" E, and a Chord of 382.57 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve and the beginning of a compound curve to the Right, for an angle corner of this described tract;

Thence with said compound curve to the Right an Arc Length of 200.57 feet, said curve having a

Radius of 777.97 feet, a Direction of S 76° 27' 53" E, and a Chord of 200.02 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve and the beginning of a reverse curve to the Left, for an angle corner of this described tract;

Thence with said reverse curve to the Left an Arc Length of 276.19 feet, said curve having a Radius of 708.44 feet, a Direction of S 85° 30' 03" E, and a Chord of 274.44 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve and the beginning of a reverse curve to the Right, for an angle corner of this described tract;

Thence with said reverse curve to the Right an Arc Length of 361.37 feet, said curve having a Radius of 629.46 feet, a Direction of S 77° 45' 24" E, and a Chord of 356.43 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence S 54° 09' 31" E, 45.97 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Left, for an angle corner of this described tract;

Thence along said curve to the Left an Arc Length of 25.50 feet, said curve having a Radius of 15.75 feet, a Direction of N 84° 23' 41" E, and a Chord of 22.81 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence N 38° 19' 18" E, 358.53 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Right, for an angle corner of this described tract;

Thence along said curve to the Right an Arc Length of 78.17 feet, said curve having a Radius of 242.15 feet, a Direction of N 47° 34' 30" E, and a Chord of 77.83 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence S 00° 43' 29" E, 29.18 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Left, for an angle corner of this described tract;

Thence along said curve to the Left an Arc Length of 92.44 feet, said curve having a Radius of 258.94 feet, a Direction of S 42° 37' 26" W, and a Chord of 91.95 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence S 38° 20' 28" W, 322.39 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Left, for an angle corner of this described tract;

Thence along said curve to the Left an Arc Length of 22.61 feet, said curve having a Radius of 14.95 feet, a Direction of S 08° 08' 41" E, and a Chord of 20.51 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence S 50° 07' 31" E, 147.45 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Left, for an angle corner of this described tract;

Thence along said curve to the Left an Arc Length of 108.41 feet, said curve having a Radius of 568.33 feet, a Direction of S 59° 34' 56" E, and a Chord of 108.24 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence S 67° 17' 14" E, 292.89 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Left, for an angle corner of this described tract;

Thence along said curve to the Left an Arc Length of 151.44 feet, said curve having a Radius of 483.08 feet, a Direction of S 76° 23' 30" E, and a Chord of 150.82 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence S 83° 25' 56" E, 33.24 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence S 01° 40' 24" W, 28.92 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Right, for an angle corner of this described tract;

Thence along said curve to the Right an Arc Length of 176.03 feet, said curve having a Radius of 460.51 feet, a Direction of N 78° 43' 39" W, and a Chord of 174.96 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence N 67° 38' 10" W, 218.39 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Right, for an angle corner of this described tract; Thence along said curve to the Right an Arc Length of 217.72 feet, said curve having a Radius of 489.24 feet, a Direction of N 62° 25' 46" W, and a Chord of 215.92 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence N 49° 04' 09" W, 168.32 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 55° 03' 37" W, 73.07 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Left, for an angle corner of this described tract;

Thence along said curve to the Left an Arc Length of 342.50 feet, said curve having a Radius of 590.07 feet, a Direction of N 77° 42' 45" W, and a Chord of 337.72 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve and the beginning of a reverse curve to the Right, for an angle corner of this described tract;

Thence with said reverse curve to the Right an Arc Length of 287.04 feet, said curve having a Radius of 734.44 feet, a Direction of N 85° 26' 03" W, and a Chord of 285.22 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve and the beginning of a reverse curve to the Left, for an angle corner of this described tract;

Thence with said reverse curve to the Left an Arc Length of 193.99 feet, said curve having a Radius of 751.97 feet, a Direction of N 76° 22' 47" W, and a Chord of 193.45 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve and the beginning of a compound curve to the Left, for an angle corner of this described tract;

Thence with said compound curve to the Left an Arc Length of 378.23 feet, said curve having a Radius of 2763.75 feet, a Direction of S 87°32' 16" W, and a Chord of 377.94 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve and the beginning of a reverse curve to the Right, for an angle corner of this described tract;

Thence with said reverse curve to the Right an Arc Length of 287.84 feet, said curve having a Radius of 3990.96 feet, a Direction of S 85° 41' 00" W, and a Chord of 287.78 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence S 87° 48' 06" W, 1621.80 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence S 83° 47' 49" W, 220.32 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence S 83° 47' 49" W, 52.06 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Left, for an angle corner of this described tract;

Thence along said curve to the Left an Arc Length of 355.60 feet, said curve having a Radius of 220.29 feet, a Direction of S 37° 55' 06" W, and a Chord of 318.23 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence S 04° 31' 53" E, 143.18 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Right, for an angle corner of this described tract;

Thence along said curve to the Right an Arc Length of 365.64 feet, said curve having a Radius of 356.29 feet, a Direction of S 22° 33' 06" W, and a Chord of 349.81 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence S 51° 57' 07" W, 148.82 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Left, for an angle corner of this described tract;

Thence along said curve to the Left an Arc Length of 91.41 feet, said curve having a Radius of 188.23 feet, a Direction of S 43° 52' 11" W, and a Chord of 90.52 feet to a 1/2" rebar rod set with a survey cap stamped RPLS6224 at the end of said curve, for an angle corner of this described tract;

Thence S 29° 57' 27" W, 461.47 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence S 21° 22' 43" W, 150.15 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the beginning of a curve to the Right, for an angle corner of this described tract;

Thence along said curve to the Right an Arc Length of 89.22 feet, said curve having a Radius of 75.44 feet, a Direction of S 69° 44' 28" W, and a Chord of 84.11 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 at the end of said curve, for an angle corner of this described tract;

Thence N 76° 22' 22" W, 120.37 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence S 13° 36' 56" W, 11.85 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner of this described tract;

Thence N 89° 32' 54" W, 76.27 feet, to the place of beginning and containing 4.09 acres of land.

[Additional legal description on following page.]

Exhibit "A"
(continued)

TRACT THREE EASEMENT ESTATE:

All that certain 8.95 acres of land being part of the Fannin County School Land A-263, the Robert J. W. Reel Survey A-663 Erath County, Texas and being part of the land as described in deed recorded in Instrument 2019-05057.

BEGINNING at a 3/8" iron pin found in the east line of Legends of Buffalo Ridge Subdivision Phase 1 and in the north line of an existing road from which the north west corner of Robert J, W. Reel Survey A-663 bears N 58°23'35" W 1162.27';

THENCE with the boundary of the proposed road as follows:

S 83°59'00" E a distance of 70.46' to a set 1/2" iron pin; With a curve to the right with an arc length of 145.24', with a radius of 658.28', and a chord that bears S 77°46'05" E 144.95' to a set 1/2" iron pin;

N 00°05'42" W a distance of 883.80' to a set 1/2" iron pin;

N 00°00'55" W a distance of 406.56' to a set 1/2" iron pin;

N 08°40'39" E a distance of 119.32' to a set 1/2" iron pin;

N 24°30'14" E a distance of 145.21' to a set 1/2" iron pin;

N 46°27'07" E a distance of 230.32' to a set 1/2" iron pin;

N 60°42'09" E a distance of 103.03' to a set 1/2" iron pin;

N 77°51'47" E a distance of 166.71' to a set 1/2" iron pin;

N 72°29'48" E a distance of 88.48' to a set 1/2" iron pin;

N 65°41'39" E a distance of 257.64' to a set 1/2" iron pin;

N 66°25'25" E a distance of 115.07' to a set 1/2" iron pin;

N 67°06'29" E a distance of 141.70' to a set 1/2" iron pin;

N 66°54'05" E a distance of 81.83' to a set 1/2" iron pin;

N 55°43'28" E a distance of 158.10' to a set 1/2" iron pin;

N 51°20'54" E a distance of 338.97' to a set 1/2" iron pin;

N 53°57'12" E a distance of 137.85' to a set 1/2" iron pin;

N 67°18'59" E a distance of 225.52' to a set 1/2" iron pin;

N 64°30'17" E a distance of 147.67' to a set 1/2" iron pin;

N 50°33'15" E a distance of 52.11' to a set 1/2" iron pin;

N 38°22'41" E a distance of 59.66' to a set 1/2" iron pin;

N 49°45'52" E a distance of 116.37' to a set 1/2" iron pin;

N 42°42'34" W a distance of 23.28' to a set 1/2" iron pin;

N 47°17'26" E a distance of 130.00' to a set 1/2" iron pin;

S 42°42'34" E a distance of 67.61' to a set 1/2" iron pin;

S 42°42'35" E a distance of 52.39' to a set 1/2" iron pin;

S 47°17'26" W a distance of 130.00' to a set 1/2" iron pin;

N 42°42'34" W a distance of 44.14' to a set 1/2" iron pin;

S 52°43'28" W a distance of 87.80' to a set 1/2" iron pin;

S 39°06'36" W a distance of 82.90' to a set 1/2" iron pin;

With a curve to the right with an arc length of 69.01', with a radius of 131.52', and a chord that bears S 50°29'25" W 68.23' to a set 1/2" iron pin;
 S 66°31'22" W a distance of 148.94' to a set 1/2" iron pin;
 S 66°31'22" W a distance of 166.71' to a set 1/2" iron pin;
 S 61°08'56" W a distance of 100.83' to a set 1/2" iron pin;
 S 52°21'01" W a distance of 45.46' to a set 1/2" iron pin;
 S 51°34'43" W a distance of 444.15' to a set 1/2" iron pin;
 S 56°10'31" W a distance of 84.77' to a set 1/2" iron pin;
 S 66°34'33" W a distance of 111.52' to a set 1/2" iron pin;
 S 66°15'05" W a distance of 379.49' to a set 1/2" iron pin;
 S 64°59'34" W a distance of 61.88' to a set 1/2" iron pin;
 S 70°11'05" W a distance of 161.55' to a set 1/2" iron pin;
 S 78°31'10" W a distance of 127.49' to a set 1/2" iron pin;
 With a curve to the left with an arc length of 93.84', a radius of 222.78', and a chord that bears S 69°13'47" W, 93.15' to a set 1/2" iron pin;
 S 52°10'52" W a distance of 66.80' to a set 1/2" iron pin;
 S 48°29'34" W a distance of 115.71' to a set 1/2" iron pin;
 S 40°36'13" W a distance of 63.08' to a set 1/2" iron pin;
 With a curve to the left with an arc length of 105.17', a radius of 331.93', and a chord that bears S 26°47'37" W, with a chord length of 104.73' to a set 1/2" iron pin;
 S 09°22'17" W a distance of 162.89' to a set 1/2" iron pin;
 S 00°42'32" E a distance of 448.38' to a set 1/2" iron pin;
 S 00°06'45" E a distance of 378.94' to a set 1/2" iron pin;
 S 00°06'45" E a distance of 436.49' to a set 1/2" iron pin;
 S 57°42'24" E a distance of 138.60' to a set 1/2" iron pin;
 S 50°11'27" E a distance of 348.20' to a set 1/2" iron pin;
 S 66°06'51" E a distance of 110.27' to a set 1/2" iron pin;
 N 54°43'19" E a distance of 176.91' to a set 1/2" iron pin;
 N 79°49'57" E a distance of 106.13' to a set 1/2" iron pin;
 S 74°43'06" E a distance of 165.99' to a set 1/2" iron pin;
 S 71°53'23" E a distance of 168.16' to a set 1/2" iron pin;
 N 82°41'07" E a distance of 202.49' to a set 1/2" iron pin;
 N 81°09'26" E a distance of 470.25' to a set 1/2" iron pin;
 S 85°15'07" E a distance of 123.08' to a set 1/2" iron pin;
 N 56°12'19" E a distance of 272.50' to a set 1/2" iron pin;
 N 66°52'37" E a distance of 136.17' to a set 1/2" iron pin;
 S 82°34'37" E a distance of 247.73' to a set 1/2" iron pin;
 S 64°58'17" E a distance of 296.35' to a set 1/2" iron pin;
 S 05°41'06" W a distance of 55.52' to a set 1/2" iron pin;
 N 64°57'13" W a distance of 272.80' to a set 1/2" iron pin;
 N 73°25'07" W a distance of 123.28' to a set 1/2" iron pin;
 N 84°44'29" W a distance of 92.30' to a set 1/2" iron pin;

S 84°31'16" W a distance of 84.29' to a set 1/2" iron pin;
S 56°09'20" W a distance of 161.59' to a set 1/2" iron pin;
S 53°27'49" W a distance of 153.02' to a set 1/2" iron pin;
With a curve to the right with an arc length of 123.23', a radius of 513.90', and a chord that bears
S 81°26'34" W 122.94' to a set 1/2" iron pin;
N 84°57'04" W a distance of 78.80' to a set 1/2" iron pin;
S 80°43'18" W a distance of 225.12' to a set 1/2" iron pin;
S 82°10'23" W a distance of 151.21' to a set 1/2" iron pin;
S 83°17'09" W a distance of 261.23' to a set 1/2" iron pin;
S 83°17'09" W a distance of 42.05' to a set 1/2" iron pin;
N 70°45'44" W a distance of 286.96' to a set 1/2" iron pin;
S 79°47'21" W a distance of 138.17' to a set 1/2" iron pin;
S 49°37'57" W a distance of 83.28' to a set 1/2" iron pin;
S 63°02'47" W a distance of 80.55' to a set 1/2" iron pin;
N 78°58'40" W a distance of 66.74' to a set 1/2" iron pin;
N 60°59'20" W a distance of 78.46' to a set 1/2" iron pin;
N 52°13'45" W a distance of 112.84' to a set 1/2" iron pin;
N 50°44'19" W a distance of 44.42' to a set 1/2" iron pin;
N 48°21'21" W a distance of 97.93' to a set 1/2" iron pin;
N 49°32'02" W a distance of 96.33' to a set 1/2" iron pin;
N 55°27'35" W a distance of 83.72' to a set 1/2" iron pin;
N 63°28'11" W a distance of 93.68' to a set 1/2" iron pin;
N 80°03'42" W a distance of 90.53' to a set 1/2" iron pin;
N 83°36'02" W a distance of 109.61' to a 1/2" iron pin set in the east line of Legends of Buffalo
Ridge Subdivision Phase 1 to a set 1/2" iron pin;

THENCE N 00°21'29" W a distance of 4.01' to the place of beginning and containing 8.95 acres
of land.

[Additional legal description on following page.]

Exhibit "A"
(continued)

TRACT FOUR EASEMENT ESTATE:

12.35 acres of land out of the Fannin County School Lands A-263, the Robert Reel Survey A-663, Hiram McCearly Survey A-537, the S. Duncan Survey A-971, the F. E. Harwell Survey A-1038, the John Hargrave Survey A-367, and the Drury Oldham Survey A-596, Erath County, Texas, and being part of the land as described in Instrument #2019-05057 Official Public Records, Erath County, Texas.

BEGINNING at a ½" iron pin found for the northeast corner of an existing road way from which the northeast corner of the McCleary Survey and the northeast corner of the tract described in Instrument #2019-05057 bears N 41°03'41" E 8527.07';

THENCE S 88°23'40" E a distance of 45.36';

THENCE with a curve to the left with an arc length of 140.96', a radius of 153.30', with a chord bearing N 65°15'49" E 136.05';

THENCE with a reverse curve to the right with an arc length of 335.13', a radius of 508.91', and a chord bearing N 57°47'14" E 329.11';

THENCE with a reverse curve to the left with an arc length of 66.45', a radius of 269.54', and a chord bearing of N 69°35'24" E 66.28';

THENCE N 30°28'34" W a distance of 376.23';

THENCE with a curve to the left with an arc length of 139.62', a radius of 346.51', and a chord bearing N 42°01'10" W 138.68';

THENCE with a reverse curve to the right with an arc length of 170.52', a radius of 130.41', and a chord bearing

N 16°06'10" W 158.63';

THENCE N 21°21'26" E a distance of 436.01';

THENCE N 68°12'33" W a distance of 34.00';

THENCE N 21°21'26" E a distance of 119.74';

THENCE S 68°38'34" E a distance of 120.00';

THENCE S 21°21'26" W a distance of 120.00';

THENCE N 68°38'34" W a distance of 34.00';

THENCE S 21°21'26" W a distance of 436.01';

THENCE with a curve to the left with an arc length of 102.53', a radius of 78.41', and a chord bearing S 16°06'10" E 95.38';

THENCE with a reverse curve to the right with an arc length of 160.58', a radius of 398.51', and a chord bearing S 42°01'10" E 159.49';

THENCE S 30°28'34" E a distance of 380.11';

THENCE with a curve to the left with an arc length of 95.05', a radius of 364.76', and a chord bearing N 58°32'56" E 94.78';

THENCE N 50°59'28" E a distance of 251.92';

THENCE with a curve to the right with an arc length of 127.45', a radius of 196.62', and a chord bearing N 69°33'40" E 125.23';

THENCE with a reverse curve to the left with an arc length of 213.47', a radius of 331.61', and a chord bearing N 69°41'23" E 209.80',
 THENCE with a reverse curve to the right with an arc length of 367.57', a radius of 406.26', and a chord bearing N 77°10'04" E 355.16',
 THENCE with a reverse curve to the left with an arc length of 216.83', a radius of 907.42', and a chord bearing S 83°45'29" E 216.32',
 THENCE S 89°58'47" E a distance of 465.46';
 THENCE with a curve to the left with an arc length of 235.66', a radius of 439.08', and a chord bearing N 74°38'40" E 232.84';
 THENCE with a reverse curve to the right with an arc length of 212.56', a radius of 467.36', and a chord bearing N 72°17'53" E 210.74';
 THENCE with a reverse curve to the left with an arc length of 589.04', a radius of 1184.67', and a chord bearing N 71°05'00" E 582.99';
 THENCE N 56°43'20" E a distance of 390.50';
 THENCE N 55°01'40" E a distance of 390.39';
 THENCE N 62°40'41" E a distance of 143.93';
 THENCE N 27°39'14" E a distance of 98.60';
 THENCE with a curve to the right with an arc length of 229.27', a radius of 535.79', with a chord bearing N 00°45'33" E 227.52',
 THENCE with a reverse curve to the left with an arc length of 169.80', a radius of 171.02', and a chord bearing N 15°25'33" W 162.91';
 THENCE with a reverse curve to the right with an arc length of 373.12', a radius of 417.40', and a chord bearing 18°15'39" W 360.82';
 THENCE N 07°18'39" E a distance of 401.53';
 THENCE N 16°54'20" E a distance of 228.20';
 THENCE N 08°12'54" W a distance of 324.81';
 THENCE N 30°06'34" W a distance of 362.72';
 THENCE with a curve to the right having an arc length of 500.05', a radius of 414.97, and a chord bearing N 4°24'44" E 470.34'
 THENCE N 38°53'00" E a distance of 553.06';
 THENCE N 51°41'26" E a distance of 286.70';
 THENCE N 30°06'30" W a distance of 31.63';
 THENCE N 59°45'15" E a distance of 129.46';
 THENCE S 30°06'11" E a distance of 120.00';
 THENCE S 59°49'03" W a distance of 129.46';
 THENCE N 30°06'11" W a distance of 35.69';
 THENCE S 51°41'26" W a distance of 273.38';
 THENCE S 38°56'03" W a distance of 546.52';
 THENCE with a curve to the left having an arc length of 437.98', a radius of 363.46' and a chord that bears S 4°24'44" W 411.96';
 THENCE S 30°06'34" E a distance of 370.92';
 THENCE S 08°12'54" E a distance of 346.45';
 THENCE S 16°54'20" W a distance of 235.43';
 THENCE S 07°18'39" W a distance of 397.19';

THENCE with a curve to the left with an arc length of 326.60', a radius of 365.89', with a chord bearing S 18°15'39" E 315.87';
THENCE with a reverse curve to the right with an arc length of 221.41', a radius of 223.29', and a chord bearing S 15°25'33" E 212.45';
THENCE with a reverse curve to the left with an arc length of 195.77', a radius of 485.32', and a chord bearing S 01°25'29" W 194.44';
THENCE S 60°01'13" E a distance of 53.32';
THENCE N 66°46'18" E a distance of 300.92';
THENCE N 30°06'23" W a distance of 36.96';
THENCE N 59°45'15" E a distance of 129.46';
THENCE S 30°06'11" E a distance of 120.00';
THENCE S 59°49'03" W a distance of 129.46';
THENCE N 30°06'11" W a distance of 30.78';
THENCE S 66°43'43" W a distance of 349.22';
THENCE S 60°07'52" W a distance of 257.80';
THENCE S 55°01'40" W a distance of 387.68';
THENCE S 56°43'20" W a distance of 391.27';
THENCE with a curve to the right with an arc length of 612.68', a radius of 1227.23', and a chord bearing S 71°01'27" W 606.33';
THENCE with a reverse curve turning to the left with an arc length of 191.25', with a radius of 425.95', with a chord bearing S 72°27'49" W, with a chord length of 189.65';
THENCE with a reverse curve to the right with an arc length of 263.43', a radius of 501.67', and a chord bearing S 74°38'40" W 260.42';
THENCE N 89°58'47" W a distance of 465.46';
THENCE with a curve to the right with an arc length of 228.04', a radius of 1050.03', and a chord bearing N 83°45'29" W 227.59';
THENCE with a reverse curve to the left with an arc length of 321.05', a radius of 363.60', and a chord bearing of S 77°10'04" W 310.73';
THENCE with a reverse curve to the right with an arc length of 245.87', a radius of 394.83', and a chord bearing S 69°42'45" W 241.92';
THENCE with a reverse curve to the left with an arc length of 93.88', a radius of 149.90', and a chord bearing S 69°36'40" W 92.35';
THENCE S 50°59'28" W a distance of 251.92';
THENCE with a curve to the right with an arc length of 235.94', a radius of 551.85', and a chord bearing S 63°14'23" W 234.15';
THENCE with a reverse curve to the left with an arc length of 303.05', a radius of 490.47', and a chord bearing S 57°47'14" W 298.25';
THENCE with a reverse curve to the right with an arc length of 187.10', a radius of 198.84', and a chord bearing S 65°22'04" W 180.27';
THENCE S 87°46'47" W a distance of 50.60';
THENCE N 06°12'15" E a distance of 55.56' to the point of beginning and containing 12.35 acres of land. (All corners marked with ½" iron pins).

[Additional legal description on following page.]

Exhibit "A"
(continued)

TRACT FIVE EASEMENT ESTATE:

BEGINNING at a point in the north line of Road 1 from which the northeast corner of the McCearly Survey bears

N 28°23'05" E 6429.34' ;

THENCE N 29°40'04" W a distance of 81.31';

THENCE N 32°45'29" W a distance of 231.31';

THENCE N 26°59'51" W a distance of 354.42';

THENCE N 32°08'38" W a distance of 227.59';

THENCE N 10°27'06" W a distance of 146.88';

THENCE N 35°09'42" W a distance of 161.31';

THENCE N 21°34'58" W a distance of 430.74';

THENCE N 27°37'41" W a distance of 839.50';

THENCE N 30°21'12" W a distance of 592.35';

THENCE S 59°38'48" W a distance of 34.00';

THENCE N 30°21'12" W a distance of 120.00';

THENCE N 59°38'48" E a distance of 120.00';

THENCE S 30°21'12" E a distance of 120.00';

THENCE S 59°38'48" W a distance of 34.00';

THENCE S 30°21'12" E a distance of 593.59';

THENCE S 27°37'41" E a distance of 843.48';

THENCE S 21°34'58" E a distance of 427.29';

THENCE S 35°09'42" E a distance of 166.51';

THENCE S 10°27'06" E a distance of 148.30';

THENCE S 32°08'38" E a distance of 219.97';

THENCE S 26°59'51" E a distance of 354.14';

THENCE S 32°45'29" E a distance of 230.10';

THENCE S 29°40'04" E a distance of 101.24';

THENCE S 79°56'24" W a distance of 55.20' to the place of beginning and containing 4.00 acres of land.

(Corners marked by ½" iron pins).