

TRACT ONE:

All that certain lot, tract or parcel of land, part of the John G. Craft Survey, Abstract No. 276, James Delaney Survey, Abstract No. 317, and the P. L. Milstead Survey, Abstract No. 712, Smith County, Texas, being part of that certain called 87.187 acre tract described in a deed from C. Aubrey Smith, Trustee to Rose Bowl, Inc., recorded in Volume 1485, Page 785 of the Deed Records of Smith County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 3/4" Iron Pipe (found) for the Northeast corner of the above mentioned 87.187 acre tract and John G. Craft Survey, in the West line of the Cheyenne Hills Subdivision, recorded in Volume 5, Page 74 of the Plat records of Smith County, Texas;

THENCE Southerly with the West line of said Cheyenne Hills Subdivision as follows: South 01 deg. 08 min. 45 sec. West - 1220.74 ft. to a 1/2" Iron Rod (found) for the Northwest corner of Lot 25, and South 01 deg. 09 min. 23 sec. West - 1570.48 ft. to a 1/2" Iron Rod (found) for the Southwest corner of Lot 19;

THENCE South 00 deg. 05 min. 00 sec. west with the East line of said 87.187 acre tract, a distance of 477.29 ft. to a 1/2" Iron Rod (found) for the Southeast corner of same, in the East Right-of-Way of a Road;

THENCE North 88 deg. 47 min. 22 sec. West, a distance of 60.59 ft. to a 1/2" Iron Rod (found) for the Southeast corner of a certain tract conveyed to C.P. Lusk, recorded in Volume 952, Page 562 of the Deed Records of Smith County, Texas;

THENCE North 00 deg. 37 min. 53 sec. East, with the East line of said tract, a distance of 204.20 ft. to a car axle (found) for the Northeast corner of same;

THENCE North 89 deg. 08 min. 13 sec. West, with the North line of said tract, a distance of 373.05 ft. to an axle for the Northwest corner of same in the shore line of Pleasure Acres Lake as determined in 1989;

THENCE Northwesterly with the 1989 shore line of Pleasure Acres Lake as follows, North 64 deg. 30 min. West - 85.75 ft., North 14 deg. 56 min. East - 77.62 ft., North 73 deg. 18 min. West - 52.20 ft., South 63 deg. 26 min. West - 44.72 ft., South 60 deg. 57 min. West - 102.96 ft., South 78 deg. 07 min. West - 97.08 ft., North 82 deg. 52 min. West - 201.56 ft., North 46 deg. 13 min. West - 166.21 ft., North 32 deg. 44 min. West - 166.43 ft., and North 47 deg. 11 min. West - 108.39 ft. to a 1/2" Iron Pipe (found) for corner;

THENCE North 23 deg. 24 min. 39 sec. East, at 25.00 ft. pass a 1/2" Iron Rod at the Southeast corner of a certain tract conveyed to Jesse T. Kyles, recorded in Volume 900, Page 67 of the Deed Records of Smith County, Texas, and continue for a total distance of 293.49 ft. to a 1/2" Iron Rod (set) at the Northeast corner of said tract;

THENCE North 89 deg. 37 min. 48 sec. West, with the North line of said tract, a distance of 303.45 ft. to a 1/2" Iron Pipe (found) for the Northwest corner of said tract;

THENCE Westerly as follows: South 88 deg. 15 min. 44 sec. West a distance of 304.10 ft. to the Northeast corner of the John Powell, Jr. tract described in Volume 941, Page 111, and South 06 deg. 13 min. 19 sec. West a distance of 162.54 ft. to a 2" Iron Pipe (found) for corner;

THENCE North 06 deg. 59 min. 55 sec. West at 61.50 ft. cross the North line of the James Delaney Survey and the South line of the P.L. Milstead Survey and continue for a total distance of 127.54 ft. to a 2" Iron Pipe (found) for corner;

THENCE South 82 deg. 41 min. 53 sec. East, a distance of 520.23 ft. to a 2" Iron Pipe (found) for corner;

THENCE North, a distance of 879.48 ft. to a 1/2" Iron Rod (found) for corner in the North line of a certain 26.58 acre Tract 4, described in Volume T-10, Page 686 of the Deed of Trust records of Smith County, Texas;

THENCE North 89 deg. 55 min. 39 sec. East, with the North line of said tract, a distance of 553.86 ft. to a 1/2" Iron Rod (found) for the Northeast corner of said tract in the West line of the John G. Craft Survey;

THENCE North 00 deg. 30 min. 49 sec. East, with the West line of said survey, a distance of 1450.27 ft. to a 1/2" Iron Rod (found) for the Northwest corner of same;

THENCE South 88 deg. 59 min. 09 sec. East, with the North line of the John G. Craft Survey, a distance of 1048.90 ft. to the place of beginning, containing 87.2929 acres of land.

TRACT TWO:

Being out of the James DeLaney Survey, ^{A. 517} located about 7.25 miles S. 70 deg. 00 min. E. from the Smith County Courthouse, and being a part of the James DeLaney Survey, No. 226, and being more particularly described as follows:

BEGINNING at an iron pipe set 3,749.7 feet North and 2,210.1 feet East from the Southwest corner of the said James DeLaney Survey, at a point 40 feet South of the North boundary line of said survey, and on the shore line of Pleasure Acres Lake, and from which iron pipe a Red Oak 16 inches in dia. brn. S. 27 deg. 30 min. E. 14.4 feet, and a Pine 14 inches in dia. S. 1 deg. 00 min. E. 15.4 feet;

THENCE North 89 deg. 25 min. E. 40 feet South of and parallel with the NBL of the said James DeLaney Survey, 304.4 feet to an iron pipe for corner from which a Hickory 10 inches in dia. brn. S. 19 deg. 15 min. E. 20 feet and a Post Oak 12 inches in dia. brn. S. 25 deg. 00 min. W. 36 feet;

THENCE South 13 deg. 25 min. W. 268.2 feet to an iron pipe for corner set on the Shore line of Pleasure Acres Lake from which a Post Oak 9 inches in dia. brn. N. 6 deg. 15 min. E. 7.5 feet and another Post Oak 8 inches in dia. brn. N. 21 deg. 30 min. W. 15.2 feet;

THENCE North 62 deg. 30 min. W. along the shore line of the said Pleasure Acres Lake, 169.6 feet;

THENCE N 48 deg. 02 min. W., continuing along the shore line of the said Pleasure Acres Lake, 82.5 feet;

THENCE North 13 deg. 44 min. W., continuing along the shore line of the said Pleasure Acres Lake, 128 feet to the place of beginning, containing 1.205 acres.

TRACT THREE

All that certain lot, tract or parcel of land situated in the P. L. Milstead Survey, Abstract No. 712 and in the James Delaney Survey, Abstract No. 317, Smith County, Texas, being part of that certain called 72.591 acre tract conveyed by Housing & Urban Development to Chapel Hill Independent School District in Deed dated July 26, 1976, recorded in Volume 1583, Page 135 of the Deed Records of Smith County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 2" Iron Pipe found for the Northeast corner of said called 72.591 acre tract;

THENCE South 1 degree 55 minutes 49 seconds East, a distance of 874.50 feet to a 2" Iron Pipe found for the Most Eastern Southeast Corner of said called 72.591 acre tract;

THENCE North 83 degrees 53 minutes 26 seconds West, a distance of 521.07 feet to a 2" Iron Pipe found for an Ell Corner of said called 72.591 acre tract;

THENCE South 9 degrees 02 minutes 42 seconds East, a distance of 127.46 feet to a 2" Iron Pipe found for an Ell corner of said called 72.591 acre tract;

THENCE South 84 degrees 18 minutes 13 seconds West, a distance of 244.38 feet to a 2" Iron Pipe found for an Ell Corner of said called 72.591 acre tract on the East Side of an Asphalt Road;

THENCE with said Asphalt Road East Side, North 14 degrees 15 minutes 15 Seconds West, a distance of 336.01 feet to a 1/2" Iron Rod set for corner and North 11 degrees 46 minutes 45 seconds East, a distance of 642.43 feet to a 1/2" Iron Rod set for corner in the North Line of said called 72.591 acre tract;

THENCE with said North Line, North 87 degrees 14 minutes 18 seconds East, a distance of 182.20 feet to a 1/2" Iron Rod found for corner and North 89 degrees 21 minutes 54 seconds East, a distance of 481.41 feet to the place of beginning and containing 13.176 acres of land.

After Recording Return To:
ROBERT E. HENRY, JR., P.C.
ATTORNEY AT LAW
3304 S. Broadway, Suite 100
Tyler, Texas 75701

STATE OF TEXAS COUNTY OF SMITH
I hereby certify that this instrument was filed on the
date and time stamped herein by me and was duly
recorded in the Land Records of Smith County, Texas.



JUL 25 1995

MARY MORRIS
COUNTY CLERK, Smith County, Texas
By *Mary Morris* Deputy