

G.B. King Survey

Abstract No. 3
Wood County, Texas

Hat Creek Ministries
East Texas
Inst. 2017-00003022
OPR

See the associated Field Notes
for the Meters and Bounds Description

NORTH

*Point
of
Beginning*

Variable Width ROW
Highway 11

S 74°13'08"E 465.22

Hot Creek Ministries
East Texas
2016-00008790
OPR

Dustin Freeman
Inst. 2013-00013467

Tract Four

N 00°02'21"W 921.07'

N 86°23'07"
83.00'

S 10°57'51"W
198.82'

Hat Creek Ministries
East Texas
2016-00008790
OPR

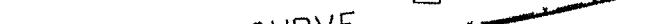
Partial
Church
Bldg.

Metal
Bldgs

S 90°00'00"E
398.32'

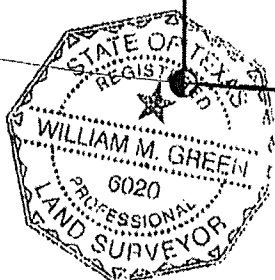
Metal
Carport

CURVE



CURVE
 Louisiana & Arkansas Railroad

Billy Embrey
Vol. 1323 Page 291
OPR
S 00°35'57"E
30.71'



CURVE DATA

Radius	Length	Delta	Chord	Chord Bear.
1794.94'	732.25'	23°22'26"	727.18'	S 83°17'35" W

EXHIBIT " B "

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being a portion of the GRAY B. KING SURVEY, A-3, being that same tract of land conveyed by C. R. Wackenhuth et ux to Robert Charles Wackenhuth and Frances Ann Bowlin by deed recorded in Vol. 653, Page 803 of the Deed Records of Wood County, Texas, and bounded as follows:

BEGINNING at a 1 inch iron pipe found for corner in the South right-of-way line of State Highway No. 11, same being the Northeast corner of a 3.8 acre tract conveyed by J. T. Gibson et al to G. C. Dickey by deed recorded in Vol. 433, Page 532 of the Deed Records of Wood County, Texas, said stake also being the Northwest corner of the above mentioned Wackenhuth tract;

THENCE South 74 deg. 14 min. 56 sec. East along the South right-of-way line of said Highway No. 11, 744.15 feet to a 1/2 inch iron pipe found at a fence corner, same being the Northwest corner of a 2 acre tract owned by D. A. Hagen;

THENCE South 0 deg. 31 min. 08 sec. East at 227.58 feet, passing the Southwest corner of the Hagen tract, same being the most Westerly Northwest corner of a 5.76 acre tract conveyed by J. T. Gibson, individually and as executor of the Estate of R. F. Gibson, deceased, et al, to H. B. Embrey et ux by deed recorded in Vol. 444, Page 109 of the Deed Records of Wood County, Texas, and continuing along said course, in all a total distance of 634.18 feet to a 1 inch iron pipe found for corner in the North right-of-way line of the Louisiana & Arkansas Railroad, same being the Southwest corner of the said 5.76 acre Embrey tract;

THENCE in a Southwesterly direction along said Railroad right-of-way line and around a curve to the right, Radius = 1794.94 feet, Long Chord bears South 83 deg. 17 min. 36 sec. West, 727.18 feet, through a Central Angle of 23 deg. 22 min. 26 sec. For a distance of 732.25 feet to a 3/4 inch iron pipe found at a fence corner, same being the Southeast corner of the above mentioned 3.80 acre Dickey tract;

THENCE North 0 deg. 00 min. 55 sec. East along the East line of the said Dickey tract, 921.08 feet to the place of beginning, and containing 13.25 acres of land, more less, as surveyed by Tommy R. Noble,

Registered Public Surveyor, on the 4th day of September, 1984.

BEING the same land described in Warranty Deed from Robert Charles Wackenhuth and Frances Ann Bowlin to Bobby Noble and wife, Shelba Noble, dated September 5, 1984, recorded in Vol. 936, Page 501 of the Real Property Records of Wood County, Texas.

ALSO BEING the same land described in Warranty Deed from Bobby Noble and wife, Shelba Noble, to Kelly Warren and wife, Kitty Warren, dated March 23, 2001, recorded in Vol. 1775, Page 818 of the Real Property Records of Wood County, Texas.

LESS AND EXCEPT THE FOLLOWING TRACT OF LAND:

Being a part of a tract of land conveyed to Hat Creek Ministries East Texas by deed recorded in Instrument No. 2016-00008790, Official Public Records, Wood County, Texas (OPR) and part of a tract of land conveyed to Hat Creek Ministries East Texas by deed recorded in Instrument No. 2017-00003022, OPR. This property is situated in the G.B. King Survey, Abstract No. 3, Wood County, Texas and is more specifically described by METES AND BOUNDS, to wit:

Being a 1/2" Steel Rod Found (SRF) for the northwest corner of this tract, same being the northwest corner of said Hat Creek Ministries (2016-8790) tract, same being the northeast corner of a tract of land, called Tract Four, conveyed to Dustin Freeman by deed recorded in Instrument No. 2013-00013467, OPR. This POB is in the south line of the right-of-way (variable width) of Highway 11.

THENCE: South 74 degrees 13 minutes 08 seconds East, with said right-of-way, passing the northwest corner of said Hat Creek Ministries (2017-3022) tract, thence continuing the same course for a total

distance of 465.22 feet to a ½" Capped "RPLS 6020" Steel Rod Set (CSRS) for the northeast corner of this tract.

THENCE: South 00 degrees 48 minutes 43 seconds West, (division line) passing the east side of a 12" gate post, thence continuing for a distance of 214.42 feet to a CSRS for corner.

THENCE: North 86 degrees 23 minutes 07 seconds West (division line) for a distance of 83.00 feet to a CSRS for corner.

THENCE: South 10 degrees 57 minutes 51 seconds West (division line) passing the south line of the last said Hat Creek Ministries tract and a north line of the first said Hat Creek Ministries tract, for a distance of 198.82 feet to a CSRS for an angle point in the east line of this tract. From this corner the west face of a power pole, bears East, 1.00 feet.

THENCE: South 00 degrees 02 minutes 21 seconds East (division line) for a distance of 274.56 feet to a CSRS for an ell corner of this tract.

THENCE: South 90 degrees 00 minutes 00 seconds East (division line) for a distance of 398.32 feet to a CSRS in the east line of the first said Hat Creek Ministries tract, same being a point in the west line of a tract of land conveyed to Billy Embrey by deed recorded in volume 1323 page 291, OPR.

THENCE: South 00 degrees 35 minutes 57 seconds East with a wire fence and the west line of said Embrey tract for a distance of 30.71 feet to a CSRS for the southeast corner of this tract, same being a point in the northern right-of-way of the Louisiana & Arkansas Railroad (variable width ROW). This corner is also a point in a curve to the right, having a radius of 1794.94 feet, a delta of 23°22'26", and a long chord of S 83°17'35" W, 727.18 feet.

THENCE: With and along said right-of-way and the arc of said curve for a distance of 732.25 feet to the POINT OF BEGINNING, containing 8.000 acres of land.

THE STATE OF TEXAS
COUNTY OF WOOD

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the OPR Records of Wood County, Texas.

2021-00010495 vickyr
09/16/2021 11:16 AM



Kelley Price

Kelley Price, County Clerk
Wood County, Texas



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.

WARRANTY DEED

DATE: April 16, 2021

GRANTOR: LIVE HIS LEGACY MINISTRIES, acting by and through Terry W. Johnson, Sr., its President, and Denise C. Johnson, its Secretary, of the County of Wood, State of Texas, hereunder authorized by a resolution of the Board of Directors of said corporation, a copy of said resolution being attached hereto marked Exhibit "A" and made a part hereof.

GRANTOR'S MAILING ADDRESS (including County): 1208 E. Broadway, Winnsboro, Wood County, Texas 75494

GRANTEE: Scott Andrews and wife, Kelly Andrews

GRANTEE'S MAILING ADDRESS (including County): P. O. Box 661, Winnsboro, Wood County, Texas 75494

CONSIDERATION: Ten and No/100 (\$10.00) Dollars cash.

PROPERTY (including any improvements):

Being a part of a tract of land conveyed to Hat Creek Ministries East Texas by deed recorded in Instrument No. 2016-00008790, Official Public Records, Wood County, Texas (OPR) and part of a tract of land conveyed to Hat Creek Ministries East Texas by deed recorded in Instrument No. 2017-00003022, OPR. This property is situated in the G.B. King Survey, Abstract No. 3, Wood County, Texas and is more specifically described by METES AND BOUNDS, to wit:

POINT OF BEGINNING (POB): Being a ½" Steel Rod Found (SRF) for the northwest corner of this tract, same being the northwest corner of said Hat Creek Ministries (2016-8790) tract, same being the northeast corner of a tract of land, called Tract Four, conveyed to Dustin Freeman by deed recorded in Instrument No. 2013-00013467, OPR. This POB is in the south line of the right-of-way (variable width) of Highway 11.

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THENCE: South 00 degrees 35 minutes 57 seconds East with a wire fence and the west line of said Embrey tract for a distance of 30.71 feet to a CSRS for the southeast corner of this tract, same being a point in the northern right-of-way of the Louisiana & Arkansas Railroad (variable width ROW). This corner is also a point in a curve to the right, having a radius of 1794.94 feet, a delta of 23°22'26", and a long chord of S 83°17'35" W, 727.18 feet.

THENCE: With and along said right-of-way and the arc of said curve for a distance of 732.25 feet to the POINT OF BEGINNING.

This tract contains 8.000 acres of land.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to all oil, gas and mineral reservations and conveyances, royalty interests, oil, gas and mineral leases, rights-of-way, easements and restrictions, affecting the property hereby conveyed that may appear of record in the office of the County Clerk of Wood County, Texas.

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 hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the reservations from and exceptions to conveyance and warranty.

THE IMPROVEMENTS ON THE PROPERTY ARE SOLD "AS IS", WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED, OF HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IT BEING UNDERSTOOD AND AGREED THAT GRANTEE ACQUIRES THE SAID IMPROVEMENTS ON THE PROPERTY SUBJECT TO ANY AND ALL DEFECTS.