

A Those two (2) certain tracts or parcels of land situated in Lavaca County, Texas, and being all of the Hiram Turner Survey, Abstract No. 452, and 160 acres, more or less, a part of the Charles P. Delmas one-third League, Abstract No. 142, said two tracts being more particularly described, as follows, to-wit:

FIRST TRACT

B.F.P.
V.P. All of the Hiram Turner Survey, Abstract No. 452, described as follows, to-wit:

BEGINNING at the West corner of said Hiram Turner Survey, such point also being the North corner of the Charles P. Delmas 1/3 League;

THENCE with and along the fence separating this tract and the W.A. Garrett lands, as follows:

North 45 deg. 49 mins. East 706.3 varas;
North 44 deg. 18 mins. East 277.1 varas, to a point in the center line of a public road;

THENCE South 44 deg. 14 mins. East 959.6 varas, following the center line of said public road to its intersection with the Hebron-Hope public road, a point in the center line of said Hebron-Hope road;

THENCE South 44 deg. 51 mins. West 959.2 varas, following the center line of said Hebron - Hope public road to a point in the fence line dividing this tract from the D.G. McManus lands, said point also being the West corner of the T.T. Shows 75 acre tract and the South corner of the tract here described, and also being on the Southwest margin of the Hebron - Hope public road where it changes its course to a Northwesterly direction;

THENCE North 45 deg. 42 mins. West 198.4 varas following the Southwest margin of said road to a point on the Northwest margin of said road where it changes its course to a Southwesterly direction;

THENCE South 44 deg. 21 mins. West 4.2 varas, following the Northwest margin of said road to a point on the Southwest line of the Hiram Turner Survey;

THENCE North 45 deg. 20 mins. West 770.4 varas along said Southwest boundary line of the Hiram Turner Survey which divides this tract from said B.F. Pearce's 160 acres, more or less, in the Charles P. Delmas one-third League, to the place of beginning and containing 160 acres, more or less.

SECOND TRACT

One hundred sixty (160) acres, more or less, a part of the Charles P. Delmas 1/3 League, BEGINNING at a fence corner, it being the West corner of the tract here described and also the North corner of the W.H. Hill et al 229.90 acre tract, and being also a point on the DeWitt and Lavaca County line;

THENCE North and East, following the meanders of the fence separating this tract and the W.A. Garrett lands, as follows:

North 30 deg. 22 mins. East 70.8 varas;
North 25 deg. 51 mins. East 86.0 varas;
North 37 deg. 55 mins. East 51.1 varas;
North 42 deg. 47 mins. East 212.0 varas;
North 68 deg. 18 mins. East 22.7 varas;
South 76 deg. 11 mins. East 43.6 varas;
North 46 deg. 55 mins. East 31.6 varas;
North 00 deg. 47 mins. West 36.2 varas;
North 25 deg. 13 mins. East 47.4 varas;
North 44 deg. 14 mins. East 502.4 varas;
North 50 deg. 13 mins. East 33.4 varas to the North

corner of this tract, it being also the North corner of the Charles P. Delmas 1/3 League and the West corner of the Hiram Turner Survey;

B.