

TRACT #4

214.93 acres of land, more or less, being all of the Jacques Scherrer Survey and any adjoining surveys, situated in the southwest part of Lavaca County, Texas and being more particularly described as follows:

BEGINNING at the lower west corner of the C. B. McManus 160-acre tract being in the southeast line of the Alexander Adams Survey and in the southeast line of the above described Tract #2 and located 530.3 varas southwesterly from the east corner of said Tract #2:

THENCE SOUTH $45^{\circ}32'$ EAST with the lower southwest line of said C. B. McManus 160-acre tract a distance of 738.9 varas to the south corner of same being on the northwest line of the A. J. House 110-acre tract:

THENCE SOUTH $44^{\circ}21'$ WEST with the northwest line of said House 110-acre tract passing the west corner of same at 82.1 varas and continuing on with the northwest line of the E. Cook 530-acre tract a distance of 570.4 varas to an angle corner of same:

THENCE SOUTH $43^{\circ}24'$ WEST continuing on with the northwest line of said E. Cook 530-acre tract a distance of 556.6 varas to an angle corner of same:

THENCE SOUTH $42^{\circ}20'$ WEST continuing on with the northwest line of said Cook tract a distance of 414.5 varas to the west corner of said Cook tract being on the northeast line of the Federal Land Bank of Houston 427-acre tract:

THENCE NORTH $43^{\circ}06'$ WEST with the northeast line of said 427-acre tract a distance of 447.3 varas to an angle corner in the northeast line of same:

THENCE NORTH $61^{\circ}56'$ WEST continuing on with the northeast line of said 427-acre tract a distance of 330.0 varas to the north corner of same being the east corner of Edwin Steinman 700-acre tract:

THENCE NORTH $44^{\circ}33'$ WEST with the northeast line of said 700-acre tract a distance of 342.4 varas to the south corner of the Leslie Carroll land:

THENCE NORTH $45^{\circ}02'$ EAST with the lower southeast line of said Leslie Carroll tract a distance of 105.0 varas to the lower east corner of same being on the southwest line of the above described Tract #1:

THENCE SOUTH $44^{\circ}34'$ EAST with the southwest line of said Tract #1 a distance of 7.6 varas to the south corner of same: