

Texas and being more particularly described as follows:

BEGINNING at the east corner of the hereindescribed tract being an inside corner of the C. B. McManus 160-acre tract:

THENCE SOUTH  $44^{\circ}11'$  WEST with the lower northwest line of said 160-acre tract passing the lower west corner of same and continuing on with the northwest line of the hereinafter described Tract #4 a total distance of 971.1 varas to the east corner of the above described Tract #1:

THENCE NORTH  $46^{\circ}25'$  WEST with the northeast line of said tract #1 a distance of 419.2 varas to the north corner of same being the upper east corner of the Leslie Carroll tract:

THENCE NORTH  $45^{\circ}25'$  WEST with the upper east line of said Carroll tract a distance of 328.5 varas to an angle corner of same:

THENCE NORTH  $46^{\circ}06'$  WEST continuing on with the northeast line of said Carroll tract a distance of 233.5 varas to the north corner of same:

THENCE SOUTH  $42^{\circ}29'$  WEST with a line of said Carroll tract a distance of 7.1 varas to a corner of the hereinafter described Tract #3:

THENCE NORTH  $45^{\circ}26'$  WEST with a line of said Tract #3 a distance of 3.2 varas to a corner of same:

THENCE NORTH  $44^{\circ}34'$  EAST with the southeast line of said Tract #3 a distance of 983.2 varas to the east corner of same being on the southwest line of the Seekamp & Company, Incorporated 160-acre tract:

THENCE SOUTH  $45^{\circ}25'$  EAST with the southwest line of said Seekamp 160-acre tract passing the south corner of same at 303.0 varas and continuing on with a southwest line the aforementioned C. B. McManus 160-acre tract a total distance of 308.5 varas to a corner of same:

THENCE NORTH  $43^{\circ}46'$  EAST with a line of said McManus 160-acre tract a distance of 5.0 varas to a corner of same:

THENCE SOUTH  $45^{\circ}25'$  EAST with a southwest line of said McManus 160-acre tract a distance of 669.1 varas to the place of beginning and containing 169.51 acres of land, more or less.

TRACT #3

159.41 acres of land, more or less, out of and a part of the Alexander Adams Survey and any adjoining surveys, situated in Lavaca County, Texas and being more particularly described as follows: