

All that certain lot, tract or parcel of land situated in the C. Jernigan Survey, Abstract No. 199, Delta County, Texas, and being known as that tract of land described in a Deed to Andrew Morgan, et al, as recorded in Volume 340, Page 166 of the Official Public Records of Delta County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the West line of Pilgrims Rest Road at the Southeast corner of said Morgan tract;

THENCE S. 88 deg. 34 min. 46 sec. W. with the South line of said Morgan tract, a distance of 419.43 feet to a 5/8" iron rod found for corner at a fence corner at the Southwest corner of said Morgan tract;

THENCE N. 01 deg. 25 min. 14 sec. W. with the West line of said Morgan tract, a distance of 525.00 feet to a 1/2" iron rod set for corner at the Northwest corner of said Morgan tract;

THENCE S. 81 deg. 23 min. 41 sec. E. with the North line of said Morgan tract, a distance of 582.42 feet to a 1/2" iron rod set for corner in the West line of said road and being at the Northeast corner of said Morgan tract;

THENCE S. 13 deg. 17 min. 01 sec. W. with the West line of said road, a distance of 136.73 feet to a 1/2" iron rod set for corner at the beginning of a non-tangent curve to the left in the West line of said road;

THENCE with said curve having a radius of 280.00 feet, a central angle of 03 deg. 54 min. 11 sec., a chord of S. 17 deg. 30 min. 01 sec. W. a distance of 19.07 feet and an arc length of 19.07 feet to a 1/2" iron rod found for corner at the end of said curve;

THENCE S. 27 deg. 16 min. 56 sec. W. with the West line of said road, a distance of 221.35 feet to a 5/8" iron rod found for corner at the beginning of a non-tangent curve to the left in the West line of said road;

THENCE with said curve having a radius of 190.00 feet, a central angle of 15 deg. 30 min. 51 sec., a chord of S. 05 deg. 53 min. 02 sec. W. a distance of 51.29 feet and an arc length of 51.45 feet to a 5/8" iron rod found for corner at the end of said curve;

THENCE S. 00 deg. 38 min. 52 sec. E. with the West line of said road, a distance of 28.29 feet to the POINT OF BEGINNING and containing 5.480 acres of land more or less.