

Tract One: All that certain tract of land situated in Hamilton County, Texas, and being a part of the Isaac Millsap Survey, A-557, and also being a part of a 328 acre tract as conveyed by O. H. Bratton, et al to Rankin Russell, et ux by Deed dated July 16, 1964, and recorded in Vol. 193, Page 544, of the Deed Records of Hamilton County, Texas, described metes and bounds as follows:

**BEGINNING** at a steel pipe by a concrete right of way marker in the East right of way line of U. S. Highway 281. Said Beginning being South 19 degrees 43 minutes West, 2730.6 ft. and South 2 degrees 44 minutes East, 427.7 ft. from the Northwest corner of said Millsap Survey;

**THENCE** with said right of way line South 28 degrees 34 minutes East, 105.7 ft., to a concrete right of way marker and South 10 degrees, 13 minutes East, 286.7 ft. to a steel pipe at a corner post, the Southwest corner of said 328 acre tract and the Southwest corner of this;

**THENCE** with the line of a fence, the South line of said 328 acre tract South 71 degrees 20 minutes East, 722.6 ft. to a steel pipe at a corner post; South 32 degrees 13 minutes East, 101.6 ft. to a steel post at a corner post in the South line of said Millsap Survey; and south 71 degrees 58 minutes East, 824.3 ft. to a steel pipe in the line of said fence;

**THENCE** leaving said fence line North 14 degrees 50 minutes East, 643.4 ft. to a steel pipe; North 75 degrees 10 minutes West, 1385.8 ft. to a steel pipe; and South 86 degrees 16 minutes West, 450.0 ft. to the place of beginning and containing 21.60 acres of land.

Tract Two: All that certain tract of land situated in Hamilton County, Texas, and being a part of the Isaac Millsap Survey, A-577. Also being a part of a 328 acre tract as conveyed by O.

H. Bratton, et al, to Rankin Russell et ux by deed dated July 16, 1964 and recorded in Vol. 193, page 544 of the Deed Records of Hamilton County, Texas. The land described herein is more particularly described by metes and bounds as follows:

**BEGINNING** at a steel pipe at a corner post in the West line of said Millsap Survey for the Northwest corner this. Also being South 19 degrees 43 minutes West, 1750 ft. from the Northwest corner of said Millsap Survey.

**THENCE** with a fence South 80 degrees 25 minutes East, 809.0 ft. to a steel pipe at a corner post and South 75 degrees 10 minutes East, 3128.9 ft. to a steel pipe at a corner post in the East line of said Millsap Survey and the East line of said 328 acre tract described above.

**THENCE** with said Millsap East line, the line of said fence South 18 degrees 57 minutes West 562.8 ft. to a steel pipe for the Southeast corner this;

**THENCE** leaving said fenceline North 75 degrees 10 minutes West, 3935.8 ft. to a steel pipe in the line of a fence, the West line of said Millsap Survey.

**THENCE** with said fence line North 19 degrees 43 minutes East, 489.3 ft. to the place of Beginning and containing 50.00 acres of land.

Third Tract: All that certain tract of land situated in Hamilton County, Texas, and being a part of the Isaac Millsap Survey, A-

557. Also being a part of a 328 acre tract as conveyed by O. H. Bratton et al, to Rankin Russell et ux by deed dated July 16, 1964, and recorded in Vol. 193, Page 544 of the Deed Records of Hamilton County, Texas. The land described herein is more particularly described by metes and bounds as follows:

**BEGINNING** at a steel pipe in the line of a fence, the West line of said Millsap Survey. Said beginning being South 19 degrees 43 minutes West, 2239.3 ft. from the Northwest corner of said Millsap Survey;

**THENCE** leaving said fence South 75 degrees 10 minutes East, 3935.8 ft. to a steel pipe in the line of a fence, the East line of said Millsap Survey;

**THENCE** with said fence South 18 degrees 57 minutes West, 554.5 ft. to a steel pipe in said fence line for the Southeast corner this;

**THENCE** leaving said fence South 75 degrees 10 minutes West, 3917.7 ft. to a steel pipe in the East right of way line of U. S. Hwy No. 281;

**THENCE** with said right of way line North 2 degrees 44 minutes West, 66.6 ft. to a steel pipe at a corner post in the West line of said Millsap Survey;

**THENCE** leaving said right of way line and following said survey line, the line of a fence North 19 degrees 43 minutes East, 491.3 ft. to the place of beginning and containing 50.00 acres of land.

Fourth Tract: All that certain tract of land situated in Hamilton County, Texas, and being a part of the Isaac Millsap Survey, A-557. Also being a part of a 328 acre tract as conveyed by O. H. Bratton et al, to Rankin Russell, et ux by deed dated July 16, 1964 and recorded in Volume 193, Page 544 of the Deed Records of Hamilton County, Texas. The land described is more particularly described by metes and bounds as follows:

**BEGINNING** at a steel pipe in the East right of way line of U. S. Hwy. 281 for the Northwest corner this. Also being South 19 degrees 43 minutes West, 2730.6 ft. and South 2 degrees 44 minutes East, 66.0 ft. from the Northwest corner of said Millsap Survey.

**THENCE** leaving said right of way line South 75 degrees 10 minutes East, 3917.7 ft. to a steel pipe in the line of a fence, the East line of said Millsap Survey and said 328 acre tract described above.

**THENCE** with said fence South 18 degrees 57 minutes West, 954.7 ft. to a steel pipe at a corner post, the Southeast corner of said Millsap Survey and the Southeast corner of said 328 acre tract;

**THENCE** with said fence, the South line of the Millsap Survey, North 71 degrees 58 minutes West, 1930.8 ft. to a steel pipe in said fence line;

**THENCE** leaving said fence North 14 degrees 50 minutes East, 643.4 ft. to a steel pipe; North 75 degrees 10 minutes West, 1385.8 ft. to a steel pipe and South 86 degrees 16 minutes West, 450.0 ft to a steel pipe in the East right of way line of U. S. Hwy. 281;

**THENCE** with said right of way line North 2 degrees 44 minutes West, 361.1 ft. to the place of Beginning and containing 50.00 acres of land.

This conveyance includes all after acquired title from the Texas Veterans Land Board.

**Reservations from and Exceptions to Conveyance and Warranty:**

1. An undivided one-fourth (1/4th) of the oil, gas or other minerals in, on, or under the above described lands as reserved by Rankin Russell, his heirs and assigns, such mineral reservation shall be non-participating in any lease or bonus payments and that the joinder of Rankin Russell, his heirs or assigns or not required in any oil, gas or mineral lease. Said minerals reserved by Rankin Russell, his heirs and assigns and Deeds recorded in the following volume and pages in the Hamilton County Deed Records: Volume 210, Page 812; Volume 210, Page 818; Volume 210, Page 824 and Volume 210, Page 806.

2. Any visible and apparent easement on or across any part of the land and not disclosed by records of the County Clerk of Hamilton County, Texas, including but not limited to roads and utilities in place.