The Land referred to herein below is situated in the County of Coryell, State of Texas, and is described as follows:

All that certain tract of land lying and being situated in Coryell County, Texas out of the J. P. House Survey, Abstract No. 459, patented to Jos. Ralston by Patent No. 577, and described in two tracts as follows:

TRACT ONE:

Beginning at the NE corner of 200 acres sold by Mathews Royalty Company to C. P. Whatley by deed dated December 29, 1923, the same being the NE corner of 20 acres of land conveyed by Irma lee Dodgion, et al to Gertrude Pearson by partition deed recorded in Volume 175, Page 281, Deed Records of Coryell County, Texas.

THENCE North 71 deg. West at 103 varas pass the NW corner of the 20 acres, the NE corner of 180 acres of land conveyed by Irma Lee Dodgion, et al to S. I Pearson, et ux by deed recorded in Volume 175, Page 278, said deed records; continue the same course and count with the North line of the 180 acres in all 526.5 varas to a point for a corner;

THENCE South 19 deg. West 339 varas to a point for a corner;

THENCE North 71 deg. West 500 varas to a point on the West line of the 180 acres;

THENCE South 19 deg. West with said West line 761 varas to the SW corner of same;

THENCE South 71 deg. East with the South line of the 180 acres of 923.5 varas pass the SE corner of same and the SW corner of the 20 acres, continue the same course and count with the South line of the 20 acres in all 1026.5 varas to the SE corner of same;

THENCE North 19 deg. East with the East line of the 20 acres 1100 varas to the place of beginning, containing 169.86 acres of land.

TRACT TWO:

BEGINNING at a point in the North line of 180 acres of land conveyed by Irma Lee Dodgion, et al to S. I. Pearson, et ux by deed recorded in Volume 175, Page 278, Deed Records of Coryell County, Texas and being 423.5 varas North 71 deg. West form the NE corner of same;

THENCE North 71 deg. West with said North line 500 varas to the NW corner of same;

THENCE South 19 deg. West with the West line of the 180 acres 339 varas to a point for a corner; THENCE South 71 deg. East 500 varas to a point for a corner;

THENCE North 19 deg. East 339 varas to the Place of beginning, containing 30 acres of land.