

**Notice of Foreclosure Sale**

Notice is hereby given of a public, nonjudicial foreclosure sale.

Deed of Trust: This sale is a nonjudicial deed of trust lien(s) foreclosure sale being conducted pursuant to the power of sale granted by the following described deed(s) of trust:

Dated: August 31, 2018

Grantor: PPF Gin & Warehouse, LLC, a Texas limited liability company

Trustee: Mark A. Miller

Lender: Texas Farm Credit Services, FLCA ("Lender")

Secures: Promissory Note ("Note 1") in the original principal amount of \$10,289,000.00, executed by Patrick Wayne Pilgrim, Individually and as Manager on behalf of PPF Gin & Warehouse, LLC, a Texas limited liability company, and Anne Marie Pilgrim, Individually ("Borrower") and payable to the order of Texas Farm Credit Services, FLCA.

Recorded in: Deed of Trust securing Note 1, recorded in the Official Public Records of Delta County, Texas under Instrument No. 18-0813, Volume 362, Page 455.

Legal Description: TRACT ONE:  
113.462 acres, more or less, in the J.F. Keller Survey, Abstract No. 206, the William Ragsdale Survey, Abstract No. 279, and the J.C. Pierce Survey, Abstract No. 278, Delta County, Texas, and being further described in the Exhibit(s) attached hereto and specifically made a part hereof.

TRACT TWO:  
83.919 acres, more or less, in the J.F. Keller Survey, Abstract No. 206, Delta County, Texas, and being further described in the Exhibit(s) attached hereto and specifically made a part hereof.

TRACT THREE:  
4.891 acres, more or less, in the J.F. Keller Survey, Abstract No. 206, Delta County, Texas and being further described in the Exhibit(s) attached hereto and specifically made a part hereof.

Dated: August 28, 2020

Grantor: Pilgrim Land Management, LLC, a Texas limited liability company, and PPF Gin & Warehouse, LLC, a Texas limited liability company

Trustee: Mark A. Miller

Lender: Texas Farm Credit Services, FLCA ("Lender")

Secures: Promissory Note ("Note 2") in the original principal amount of \$5,060,300.00, executed by Patrick Wayne Pilgrim, Individually and as Manager on behalf of PPF Gin & Warehouse, LLC, a Texas limited liability company, and Anne Marie Pilgrim, Individually ("Borrower") and payable to the order of Texas Farm Credit Services, FLCA.

Recorded in: Deed of Trust securing Note 1 and Note 2, recorded in the Official Public Records of Delta County, Texas under Instrument No. 20-0899, Volume 377, Page 128 and recorded in the Official Public Records of Lamar County, Texas, under Document No. 174201-2020.

Legal Description: 3206.872 acres, more or less, situated in Charles Zanco Survey, Abstract No. 410, the John Reed Survey, Abstract No. 281, the John Jordan Survey, Abstract No. 205, the George Cox Survey, Abstract No. 057, the T.K. Wheeler Survey, Abstract No. 398, the W.C. Yeager Survey, Abstract No. 438, the Jesus Gomez Survey, Abstract No. 147, the A.O. Barbee Survey, Abstract No. 029, the T.K. Wheeler Survey, Abstract No. 398, the Wesley Atkins Survey, Abstract No. 001, the John Hemby Survey, Abstract No. 181, and the William Caudle Survey, Abstract No. 077, Delta County, Texas, the W.C. Yeager Survey, Abstract No. 1331, the Mary Akard Survey, Abstract No. 014, J.M. Evans Survey, Abstract No. 323, the A.O. Barbee Survey, Abstract No. 076, Lamar County, Texas (hereinafter defined as the "Original Property").

Released Property: The Original Property, as herein defined, save and except the following Released Property, which is more particularly described below, and in the Exhibit(s) attached hereto and specifically made a part hereof.

Being a lot, tract or parcel of land situated in the J. Reed Survey, Abstract No. 281, Delta County, Texas, and being part of that certain called 346.50 acre tract of land, called Tract No. 1, conveyed from Burt Farms, Inc. to Pilgrim Land Management, LLC, by Warranty Deed with Vendor's Lien, as recorded in Volume 318, Page 546, Official Public Records, Delta County, Texas, said deed being corrected by Scrivener's Affidavit, as recorded in Volume 367, Page 563, Official Public Records, Delta County, Texas, and being more particularly described in the Exhibit(s) attached hereto and specifically made a part hereof.

Being a lot, tract or parcel of land situated in the J. Jordan Survey, Abstract No. 205, Delta County, Texas, and being part of that tract of land conveyed from Paul Burt et ux to Pilgrim Land Management, LLC, by Warranty Deed with Vendor's Lien, as recorded in Volume 318, Page 543, Official Public Records, Delta County, Texas, and being more fully described as part of that certain called 346.50 acre tract of land, described as Tract No. 1, in a Scrivener's Affidavit, as recorded in Volume 367, Page 563, Official Public Records, Delta County, Texas, and being more particularly described in the Exhibit(s) attached hereto and specifically made a part hereof.

Being a lot, tract or parcel of land situated in the C. Zanco Survey, Abstract No. 410, and the J. Reed Survey, Abstract No. 281, Delta County, Texas, and being part of that certain called 346.50 acre tract of land, called Tract No. 1, conveyed from Burt Farms, Inc. to Pilgrim Land Management, LLC, by Warranty Deed with Vendor's Lien, as recorded in Volume 318, Page 546, Official Public Records, Delta County, Texas, said deed being corrected by Scrivener's Affidavit, as recorded in Volume 367, Page 563, Official Public Records, Delta County, Texas, and being more particularly described in the Exhibit(s) attached hereto and specifically made a part hereof.

Being a lot, tract or parcel of land situated in the T.K. Wheeler Survey, Abstract No. 398, Delta County, Texas, and being part of that tract of land conveyed from Paul Burt et ux to Pilgrim Land Management, LLC, by Warranty Deed with Vendor's Lien, as recorded in Volume 318, Page 543, Official Public Records, Delta County, and being more fully described as all of that certain called 9.26 acre tract of land, described as Tract No. 3, in a Scrivener's Affidavit, as recorded in Volume 367, Page 563, Official Public Records, Delta County, Texas, and being more particularly described in the Exhibit(s) attached hereto and specifically made a part hereof.

Being a lot, tract or parcel of land situated in the J. Hemby Survey, Abstract No. 181, Delta County, Texas, and being part of that tract of land conveyed from Paul Burt et ux to Pilgrim Land Management, LLC, by Warranty Deed with Vendor's Lien, as recorded in Volume 318, Page 543, Official Public Records, Delta County, and being more fully described as all of that certain called 1,750.99 acre tract of land, described as Tract No. 4, in a Scrivener's Affidavit, as recorded in Volume 367, Page 563, Official Public Records, Delta County, Texas, and being more particularly described in the Exhibit(s) attached hereto and specifically made a part hereof.

Being a lot, tract or parcel of land situated in the G. Cox Survey, Abstract No. 057, Delta County, Texas, and being part of that tract of land conveyed from Paul Burt et ux to Pilgrim Land Management, LLC, by Warranty Deed with Vendor's Lien, as recorded in Volume 318, Page 543, Official Public Records, Delta County, and being more fully described as all of that certain called 877.89 acre tract of land, described as Tract No. 5, in a Scrivener's Affidavit, as recorded in Volume 367, Page 563, Official Public Records, Delta County, Texas, and being more particularly described in the Exhibit(s) attached hereto and specifically made a part hereof.

Being a lot, tract or parcel of land situated in the George Cox Survey, Abstract No. 057, Delta County, Texas, and being all of that certain called 50.1078 acre tract, called Tract Nine, conveyed from Bruce Switzer to Burt Farms Inc., by Warranty Deed with Vendor's Lien, as recorded in Volume 263, Page 481, Official Public Records, Delta County, and being more particularly described in the Exhibit(s) attached hereto and specifically made a part hereof.

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Substitute Trustee(s):

Substitute Trustee: Kody Cox

Substitute Trustee's  
Address: 1305 Shannon Road E., Sulphur Springs, Texas 75482

Substitute Trustee: Dustin McClendon

Substitute Trustee's  
Address: 6174 Sherry Lane, Dallas, TX 75225

Substitute Trustee: Lori V. Graham

Substitute Trustee's  
Address: 1301 Hwy. 290 E., Brenham, Texas 77833

(Collectively "Substitute Trustee")

Foreclosure Sale:

Date: Tuesday, January 6, 2026

Time: The sale of the Property shall be no earlier than 10:00 A.M. and no later than 3 hours thereafter. The sale shall be completed by no later than 1:00 P.M. local time.

Place: **Delta County Courthouse**, 200 West Dallas Avenue, Cooper, Texas 75432 at the following location:

On the steps of the East door of the Delta County Courthouse located at 200 West Dallas Avenue, Cooper, Texas 75432, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Texas Farm Credit Services, FLCA's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested the above Substitute Trustee(s) to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given

of Lender's election to proceed against and sell the real property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.


Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Texas Farm Credit Services, FLCA, Attention: Lori V. Graham, telephone: (979) 203-0888.

**NOTICE TO MEMBERS OF THE ARMED FORCES OF THE UNITED STATES:**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

Dated: December 3, 2025.

  
**Kody Cox**  
Branch Manager  
Texas Farm Credit  
1305 Shannon Road E  
Sulphur Springs, TX 75482  
o: 903-885-7608  
[kcox@TexasFCS.com](mailto:kcox@TexasFCS.com)

## EXHIBIT "A" LEGAL DESCRIPTION

PPF GIN & WAREHOUSE LLC:

### TRACT ONE:

All that certain tract or parcel of land situated in Delta County, Texas and being about 8 miles Northwesterly from the City of Cooper and at the Lake Creek community and being Anderson land in the J. F. Keller Survey, Abstract No. 206; the William Ragsdale Survey, Abstract No. 279 and the J. C. Pierce Survey, Abstract No. 278 and being more particularly described as follows;

Beginning at iron stake for corner old fence corner and at the Northeast corner of a 30 acre tract of land in the William Ragsdale Survey and being the same land as described in a deed from L. P. Donaldson et ux to A. L. Anderson and of record in Volume 62, Page 57 of the Delta County Deed Records;

Thence South 3 degrees 45 minutes West, 2342 feet along the Easterly boundary line of said 30 acres and also the Easterly edge of levee to an iron stake for corner;

Thence South 1 degrees 57 minutes, 18 seconds East and along old fence a distance of 1725.15 feet to an iron stake for corner at old post;

Thence West and along South boundary line of Anderson land, 1881.08 feet to an iron stake for corner;

Thence North 94.5 feet to an iron stake for corner;

Thence South 87 degrees, 26 minutes West, 184 feet to an iron stake for corner in the East Right of Way line of FM Hwy No. 1335;

Thence North along said Hwy Right of Way 49.5 feet to iron stake for corner;

Thence North 87 degrees 26 minutes East, 185.5 feet to iron stake for corner in fence;

Thence North 2 degrees, 21 minutes West, 256.5 feet to an iron stake for corner by barn;

Thence North 87 degrees 26 minutes East, 499.3 feet along fence to iron stake for corner;

Thence North 38 degrees East, 143 feet to iron stake for corner;

Thence North 88 degrees East 277 feet to an iron stake for corner in field;

Thence North along Anderson property line a distance of 3671 feet to iron stake for corner in fence;

Thence North 46 degrees 30 minutes East 180 feet along fence to bend in fence;

Thence North 39 degrees East, 616 feet along fence to an iron stake for corner in fence;

Thence South along property line 833 feet to iron stake for corner at post;

Thence East along fence line and also the EBL. of said 30 acre tract a distance of 583 feet to the place of beginning and containing 113.462 acres of land.

TRACT TWO:

Being situated in the J. F. Keller Survey Abstract No. 206 Delta County, Texas and being a part of the land conveyed to George T. DeVaney by E. L. Anderson by deed recorded in Volume 139, Page 221, Deed Records Delta County, Texas and being more particularly described as follows:

Beginning at the Southeast corner of said tract an iron rod for corner and being the intersection of the East line of FM 1335 with a line that is 70.0 feet Northerly from and parallel to the South line of said Keller survey;

Thence N 0 degrees 06' 40" W along the East line of FM 1335 a distance of 2022.08 feet to an angle point in said line an iron rod for corner;

Thence N 5 degrees 22' E continuing along said line, a distance of 527.40 feet to another angle point an iron rod for corner;

Thence N 13 degrees 02' E along an Easterly line of state Highway 24, a distance of 523.40 feet to another angle point;  
Thence N 5 degrees 15' E continuing along said Easterly line a distance of 514.10 feet to another angle point an iron rod for corner;

Thence N 7 degrees 57' W along said line, a distance of 132.65 feet to the Northwest corner of said tract an iron rod for corner;

Thence N 88 degrees 32' 43" E along the North line of said tract and along an old fence line a distance of 837.24 feet to an iron rod for corner;

Thence S 0 degrees 15' 39" E along the East line of said tract a distance of 3701.32 feet to the South line of said tract an iron rod for corner;

Thence S 88 degrees 53' 03" W along said South line being 70.0 feet Northwest from and parallel to the south line of said survey a distance of 1046.15 feet to the point of beginning and containing 83.919 acres of land.

TRACT THREE:

All that certain tract or parcel of land situated in the J. F. Keller Survey, A-206, located about 8.14 miles N 45° 45' E from the City of Cooper, Delta County, Texas; being part of that certain 7.07 acre tract as described in a Life Estate Deed from Gary Phelan Thompson and wife Geneva Judy Ann Thompson to Duane Phillip Thompson and Geoffrey Paul Thompson, dated June 6, 2016, recorded in Vol. 348, Page 215, Official Public Records of Delta County, Texas; and being more particularly described as follows:

BEGINNING at a ½" rebar set on the South East corner of said 7.07 acre tract, being on the North East corner of a 93.9751 acre tract as described in a deed to Burt Farms, Inc. dated January 15, 1998, recorded in Vol. 224, page 561, Official Public Records, and being on the West boundary line of FM Hwy. 1335;

THENCE N 89° 33' 52" W along the South boundary line of said 7.07 acre tract and the North boundary line of said 93.9751 acre tract a distance of 589.64 feet to a ½" rebar set for a corner, being on the East boundary line of State Hwy. 24, and being N 46° 21' 50" E a distance of 112.50 feet from a found concrete monument on Hwy. Sta. 428+93.6404;

THENCE along the East boundary line of said Hwy. 24 in a North Easterly direction whose long chord is N 41° 23' 22" E a distance of 419.33 feet, and whose radius is 3064.80 feet with a tangent of 210.16 feet and whose central angle for this part is 7° 50' 43" an arc distance of 419.65 feet to a found concrete monument at Hwy. Sta. 434+00;

THENCE N 40° 46' 25" E along the East boundary line of said State Hwy. 24 a distance of 107.52 feet a found concrete

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monument at Hwy. Sta. 435+00;

THENCE along the East boundary line of said Hwy. 24 in North Easterly direction whose long chord is N 31° 40' 36" E a distance of 398.42 feet, and whose radius is 3074.80 feet with a tangent of 199.63 feet and whose central angle for this part is 7° 25' 46" an arc distance of 199.63 feet to a found concrete monument, being on the intersection of the East boundary line of said State Hwy. 24 with the South boundary line of said FM Hwy. 1335;

THENCE S 87° 14' 30" E along the South boundary line of said FM Hwy. 1335 a distance of 44.90 feet to a found concrete monument on an internal corner of said F M 1335;

THENCE S 0° 55' 30" W along the East boundary line of said 7.07 acre tract and the West boundary line of said FM Hwy. 1335 a distance of 737.50 feet to the PLACE OF BEGINNING, and containing 4.891 acres of land.

#### LAMAR COUNTY PROPERTY 9.34 ACRES:

Being a lot, tract, or parcel of land situated in the Daniel draper Survey, Abstract No. 280, Lamar County, Texas, and being part of that certain called 4 acre tract, called Second Tract and part of the remainder of that certain called 6 acre tract, called First Tract, conveyed from Earl Gresham, et ux, to Blackland Properties Gin, Inc, deed as recorded in Volume 203, Page 232, Real Property Records, Lamar County, Texas, also including part of that certain tract of land conveyed from Willi Gresham to Blackland Prairie Gin, Inc, by deed as recorded in Volume 561, Page 680, Deed Records, Lamar County, Texas and also including all of a 8.630 acre tract previously surveyed by R. Hammett, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found at the Southeast corner of said 8.630 acre tract, said point being North 34 degrees 52 minutes 05 seconds West, a distance of 38.46 feet from the original Southeast corner of the original 6 acre tract, said point being in the West line of Depot Street and the North line of Dewey Street;

Thence south 88 degrees 23 minutes or seconds West with the South line of said 8.630 acre tract and the North line of said Dewey Street, a distance of 316.19 feet to a 5/8 inch iron rod found;

Thence South 86 degrees 01 minutes 53 seconds West with the South line of said 8.630 acre tract, and the North line of said Dewey street, a distance of 250.73 feet to a point for corner in the center of Mustang Creek at the Southwest corner of said 8.630 acre tract, said point being in the West line of the remainder of said 6 acre tract, from said point, a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) for witness, bears North 86 degrees 01 minutes 53 seconds East, a distance of 33.77 feet;

Thence North 01 degrees 23 minutes 52 seconds East with the center of said Creek, the West line of said 8.630 acre tract and the West line of the remainder of said 6 acre tract, a distance of 391.18 feet to a point for corner;

Thence North 05 degrees 42 minutes 05 seconds West with the center of said creek, the West line of said 8.630 acre tract, and the West line of the remainder of said 6 acre tract, and passing the Northwest corner of the remainder of said 6 acre tract, and the Southwest corner of said 4 acre tract, and continuing in for a total distance of 120.63 feet to a point for corner;

Thence North 34 degrees 26 minutes 59 seconds West with the center of said creek, the West line of said 8.630 acre tract, and the West line of said 4 acre tract a distance of 232.86 feet to a point for corner at the Northwest corner of said 8.630 acre tract and the Northwest corner of said 4 acre tract;

Thence North 86 degrees 18 minutes 20 seconds East with the North line of said 8.630 acre tract, the occupied North line of said 4 acre tract and an existing fence and passing at a distance of 17.46 feet, a 12/ inch iron rod set with a yellow plastic cap stamped (CBG INC) for witness, and continuing on and passing at a distance of 522.75 feet a 5/8 inch iron rod found at the Northern most Northeast corner of said 8.630 acre tract, and continuing on for a total distance of 677.80 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) in the West line of said Depot Street from said point, a 1/2 inch iron rod found with a blue plastic cap stamped (4745) at the occupied Northeast corner of said Draper survey, bears North 01 degrees 54 minutes 17 seconds West a distance of 12.35 feet and North 88 degrees 03 minutes 09 seconds East a distance of 1,404.27 feet;

Thence South 01 degrees 54 minutes 17 seconds East with the West line of said Depot street, and passing at a distance of 82.23 feet a 5/8 inch iron rod found at a Northeast corner of said 8.630 acre tract and continuing on and passing at a distance of 252.51 feet, a 5/8 inch iron rod found at a Southeast corner of said 8.630 acre tract, the South line of said 4 acre tract and the



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North line of said 561/680 and continuing on and passing at a distance of 342.77 feet, a 5/8 inch iron rod found at a Northeast corner of said 8,630 acre tract and the South line of said 561/680 and continuing on for a total distance of 720.92 feet to the Point Of Beginning and containing 407,038 square feet or 9.34 acres of land.

**LEGAL DRESCRIPTION**

**EXHIBIT "A"**

**PILGRIM LAND MANAGEMENT, LLC**

**TRACT NO. 1**

Being a lot, tract, or parcel of land situated in the Charles Zanco Survey, Abstract No. 410, the John Reed Survey, Abstract No. 281, and the John Jordan Survey, Abstract No. 205, Delta County, Texas, and being all of that certain called 174.09 acre tract, called Tract Seven, 109.60 acre tract, called Tract Six, and 58.767 acre tract, called Tract Twelve, conveyed from Bruce Switzer to Burt Farms Inc, by Warranty Deed With Vendor's Lien, as recorded in Volume 263, Page 481, Official Public Records, Delta

County, Texas, and being more particularly described by metes and bounds as follows:  
BEGINNING at a 1/2 inch iron rod found with an orange plastic cap stamped (COOPER) at the Northeast corner of said 174.09 acre tract, and the Northwest corner of a 115 acre tract once owned by S.B. Gill, said point being in the South line of a called 114.164 acre tract conveyed to J&J Livestock LLC, by Warranty Deed, as recorded in Volume 284, Page 465, Official Public Records, Delta County, Texas;

THENCE, South, (Reference Bearing), with the East line of said 174.09 acre tract, and the West line of said 115 acre tract, a distance of 3,575.45 feet to a 1/2 inch iron rod found in County Road No. 4624 at the Eastern most Southeast corner of said 174.09 acre tract, and the Southwest corner of said 115 acre tract, said point being in the North line of said 109.60 acre tract;

THENCE, North 89 Degrees 57 Minutes 06 Seconds East, with the North line of said 109.60 acre tract, the South line of said 115 acre tract, and said County Road No. 4624, and passing the Southeast corner of said 115 acre tract, the Northeast corner of said 109.60 acre tract, the Northwest corner of said 58.767 acre tract, and the Southwest

corner of said 50 acre tract, and a Southwest corner of a called 124.9763 acre tract conveyed to Edna Harvey, by Warranty Deed, as recorded in Volume 273, Page 625, Official Public Records, Delta County, Texas, and continuing on for a total distance of 2,736.31 feet to a 1/2 inch iron rod found at the Northeast corner of said 58.767 acre tract, and an ell corner of said 124.9763 acre tract;

THENCE, South .00 Degrees 33 Minutes 23 Seconds East, with the East line of said 58.767 acre tract, and the Southernmost West line of said 124.9763 acre tract, a distance of 2,426.82 feet to a 1/2 inch iron rod found at the Southeast corner of said 58.767 acre tract, and a Southwest corner of said 124.9763 acre tract, said point being in the North line of a called 100 acre tract conveyed to James Sheer Jr et al, by Warranty Deed, as recorded in Volume 312, Page 169, Official Public Records, Delta County, Texas;

THENCE, South 89 Degrees 26 Minutes 21 Seconds West, with the South line of said 58.767 acre tract, and the North line of said 100 acre tract, a distance of 1,058.09 feet to a 1/2 inch iron rod found at the Southwest corner of said 58.767 acre tract, the Northwest corner of said 100 acre tract, and the Southeast corner of a called 105.043 acre tract conveyed to William Thrower Jr et ux, by Warranty Deed, as recorded in Volume 218, Page 310, Official Public Records, Delta County, Texas;

THENCE, North 01 Degrees 09 Minutes 07 Seconds West, with the West line of said 58.767 acre tract, and the Southernmost East line of said 105.043 acre tract, a distance of 750.35 feet to a 1/2 inch iron rod found at the Southern most Northeast corner of said 105.043 acre tract, and the Southeast corner of said 109.60 acre tract;

THENCE, South 89 Degrees 55 Minutes 09 Seconds West, with the South line of said 109.60 acre tract, and the Southernmost North line of said 105.043 acre tract, a distance of 2,869.40 feet to a 3/8 inch iron rod found at the Southwest corner of said 109.60 acre tract, and an ell corner of said 105.043 acre tract;

THENCE, North 01 Degrees 12 Minutes 46 Seconds West, with the West line of said 109.60 acre tract, and the Northern most East line of said 105.043 acre tract, and passing at a distance of 1,673.99 feet, a 5/8 inch iron rod found for witness, and continuing on for

a total distance of 1,683.69 feet to a point for corner in said County Road No. 4624 at the Northwest corner of said 109.60 acre tract, and the Northern most Northeast corner of said 105.043 acre tract, said point being in the South line of said 174.09 acre tract; THENCE, South 89 Degrees 46 Minutes 59 Seconds West, with the South line of said 174.09 acre tract, the North line of said 105.043 acre tract, and said County Road No. 4624, a distance of 963.27 feet to a 1/2 inch iron rod found with an orange plastic cap stamped (COOPER) at a Southwest corner of said 174.09 acre tract, and the Northwest corner of said 105.043 acre tract, said point being in the East line of a called 38.4988 acre tract conveyed to James Sheer Jr et al, by Warranty Deed, as recorded in Volume 312, Page 166, Official Public Records, Delta County, Texas; THENCE, North 00 Degrees 43 Minutes 09 Seconds West, with a West line of said 174.09 acre tract, the East line of said 38.4988 acre tract, and said County Road No. 4624, a distance of 1,140.16 feet to a point for corner at an ell corner of said 174.09 acre tract, and the Northeast corner of said 38.4988 acre tract; THENCE, North 89 Degrees 29 Minutes 39 Seconds West, with a South line of said 174.09 acre tract, the North line of said 38.4988 acre tract, and County Road No. 4620, a distance of 873.96 feet to a 1/2 inch iron rod found at a Southwest corner of said 174.09 acre tract, and the Southeast corner of a called 50 acre tract conveyed to Daymon Cunningham et ux, by Warranty Deed, as recorded in Volume 311, Page 437, Official Public Records, Delta County, Texas; THENCE, North 01 Degrees 40 Minutes 00 Seconds West, with a West line of said 174.09 acre tract, and the East line of said 50 acre tract, a distance of 237.67 feet to a 1/2 inch iron rod found with an orange plastic cap stamped (COOPER) at a Northwest corner of said 174.09 acre tract, and the Southwest corner of a 35.5 acre tract once owned by C.P. Combs.

THENCE, South 88 Degrees 14 Minutes 57 Seconds East, with a North line of said 174.09 acre tract, and the South line of said 35.5 acre tract, a distance of 917.19 feet to a 1/2 inch iron rod found in said County Road No. 4620 at an ell corner of said 174.09 acre tract, and the Southeast corner of said 35.5 acre tract;

THENCE, North 08 Degrees 15 Minutes 26 Seconds East, with the West line of said 174.09 acre tract, the East line of said 35.5 acre tract, and said County Road No. 4620, a distance of 1,463.10 feet to a point for corner;

THENCE, North 02 Degrees 48 Minutes 22 Seconds East, with the West line of said 174.09 acre tract, the East line of a 50 acre tract once owned by C.P. Combs, and said County Road No. 4620, a distance of 788.83 feet to a point for corner at the Northwest corner of said 174.09 acre tract, and the Southwest corner of said 114.164 acre tract, from said point, a 1/2 inch iron rod found with an orange plastic cap stamped (COOPER), bears North 05 Degrees 35 Minutes 41 Seconds East, a distance of 5.04 feet;

THENCE, South 89 Degrees 44 Minutes 15 Seconds East, with the North line of said 174.09 acre tract, and the South line of said 114.164 acre tract, a distance of 1,911.23 feet to the POINT OF BEGINNING and CONTAINING 15,093,602 square feet or 346.50 acres of land.

#### **TRACT NO. 2**

Being a lot, tract, or parcel of land situated in the George Cox Survey, Abstract No. 057, Delta County, Texas, and being all of that certain called 174.236 acre tract, called Tract Five, and 174.216 acre tract, called Tract Eleven, conveyed from Bruce Switzer to Burt Farms Inc, by Warranty Deed With Vendor's Lien, as recorded in Volume 263, Page 481, Official Public Records, Delta County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Southwest corner of said 174.236 acre tract, and the Southeast corner of a called 124.9763 acre tract conveyed to Edna Harvey, by Warranty Deed, as recorded in Volume 273, Page 625, Official Public Records, Delta County, Texas, said point being in the North line of a called 100 acre tract, called Tract Two, conveyed to Kathryn Coble, by Warranty Deed, as recorded in Volume 253, Page 257, Official Public Records, Delta County, Texas;

THENCE, North 00 Degrees 37 Minutes 54 Seconds West, with the West line of said 174.236 acre tract, the East line of said 124.9763 acre tract, and County Road No. 4145, a distance of 2,848.57 feet to a point for corner in County Road No. 4624 at the Northwest corner of said 174.236 acre tract, and a Northeast corner of said 124.9763 acre tract, said point being in the South line of a called 99.8613 acre tract conveyed to Norman Eckhardt, by Warranty Deed, as recorded in Volume 191, Page 541, Deed Records, Delta County, Texas, from said point, a 1/2 inch iron rod found in an existing corn field, bears North 00 Degrees 37 Minutes 54 Seconds West, a distance of 20.68 feet;

THENCE, South 89 Degrees 51 Minutes 00 Seconds East, with the North line of said 174.236 acre tract, and the South line of said 99.8613 acre tract, and passing the Southeast corner of said 99.8613 acre tract, and the Southwest corner of a called 89.671 acre tract conveyed to Brenda Patterson, by Warranty Deed, as recorded in Volume 271, Page 540, Official Public Records, Delta County, Texas, and continuing on and passing the Southeast corner of said 89.671 acre tract, and continuing on for a total distance of 2,708.95 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the Northeast corner of said 174.236 acre tract, said point being in the West line of a 134 acre tract once owned by O.W. White;

THENCE, South 00 Degrees 37 Minutes 54 Seconds East, with the East line of said 174.236 acre tract, and the West line of said 134 acre tract, a distance of 2,804.16 feet to a 5/8 inch iron pipe found at the Southeast corner of said 174.236 acre tract, the Southwest corner of said 134 acre tract, and an angle point in the North line of a called 50.520 acre tract conveyed to Michael Ederer, by Warranty Deed, as recorded in Volume

184, Page 344, Deed Records, Delta County, Texas;

THENCE, South 89 Degrees 12 Minutes 39 Seconds West, with the South line of said 174.236 acre tract, and the North line of said 50.520 acre tract, and passing the Northwest corner of said 50.520 acre tract, and the Northeast corner of said 100 acre tract, and continuing on for a total distance of 2,708.71 feet to the POINT OF BEGINNING and CONTAINING 7,655,757 square feet or 175.75 acres of land.

### **TRACT NO. 3**

Being a lot, tract, or parcel of land situated in the T.K. Wheeler Survey, Abstract No. 398, Delta County, Texas, and being part of the remainder of that certain called 68.030 acre tract conveyed from R.A. Malone et ux to Paul Burt et ux, by Warranty Deed With Vendor's Lien, as recorded in Volume 220, Page 146, Official Public Records, Delta County, Texas, and part of the remainder of a 53.8 acre tract, called Third Tract, conveyed from Warren Tucker to Burt Farms Inc, by Warranty Deed With Vendor's Lien, as recorded in Volume 266, Page 388, Official Public Records, Delta County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the South base of a old fence corner post at the Southernmost Southwest corner of the remainder of said 68.030 acre tract, and the Northwest corner of a called 64.024 acre tract conveyed to Ronald McFadden et ux, by Warranty Deed, as recorded in Volume 253, Page 407, Official Public Records, Delta County, Texas, said point being in the East line of the remainder of a called 84 acre tract conveyed to William Jones et al, by Warranty Deed, as recorded in Volume 273, Page 585, Official Public Records, Delta County, Texas;

THENCE, North 00 Degrees 23 Minutes 18 Seconds East, with a West line of the remainder of said 68.030 acre tract, and the East line of the remainder of said 84 acre

tract, a distance of 687.30 feet to a point for corner at the North base of an old fence corner post in a curve to the right in the South line of Farm To Market No. 198, (Variable Width R.O.W.), with a radius of 914.93 feet, a delta angle of 02 Degrees 49 Minutes.49 Seconds, the chord of which bears South 58 Degrees 41 Minutes 07 Seconds East, for a chord distance of 45.19 feet;

THENCE, along the arc of said curve, the Southwest line of said Farm To Market No. 198, and a Northeast line of the remainder of said 68.030 acre tract, for an arc length of 45.19 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC);

THENCE, South 57 Degrees 21 Minutes 39 Seconds East, with the Southwest line of said Farm To Market No. 198, and a Northeast line of the remainder of said 68.030 acre tract, a distance of 916.75 feet to a concrete right of way monument found;

THENCE, South 52 Degrees 19 Minutes 44 Seconds East, with the Southwest line of said Farm To Market No. 198, and a Northeast line of the remainder of said 68.030 acre tract, a distance of 233.23 feet to a concrete right of way monument;

THENCE, South 64 Degrees 03 Minutes 15 Seconds East, with the Southwest line of said Farm To Market No. 198, and a Northeast line of the remainder of said 68.030 acre tract, and passing a Northeast corner of the remainder of said 68.030 acre tract, and a Northwest corner of the remainder of said 53.8 acre tract, and continuing on for a total distance of 169.55 feet to a concrete right of way monument;

THENCE, South 57 Degrees 19 Minutes 23 Seconds East, with the Southwest line of said Farm To Market No. 198, and a Northeast line of the remainder of said 53.8 acre tract, a distance of 253.51 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at a Southeast corner of the remainder of said 53.8 acre tract, and a Northeast corner of a called 28.9839 acre tract, called Second Tract, conveyed to Dennis Pearson et ux, by Warranty Deed, as recorded in Volume 214, Page 058, Official Public Records, Delta



County, Texas;

THENCE, North 89 Degrees 52 Minutes 36 Seconds West, with a South line of the remainder of said 53.8 acre tract, and the North line of said 28.9839 acre tract, a distance of 333.17 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at a Southwest corner of the remainder of said 53.8 acre tract;

THENCE, North, with a West line of the remainder of said 53.8 acre tract, a distance of 181.29 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at a Southeast corner of the remainder of said 68.030 acre tract;

THENCE, North 89 Degrees 52 Minutes 36 Seconds West, with the Southernmost South line of the remainder of said 68.030 acre tract, and the North line of said 64.024 acre tract, a distance of 1,032.53 feet to the POINT OF BEGINNING and CONTAINING 403,518 square feet or 9.26 acres of land.

#### TRACT NO. 4

Being a lot, tract, or parcel of land situated in the W.C. Yeager Survey, Abstract No. 438, Delta County, Abstract No. 1331, Lamar County, Mary Akard Survey, Abstract No. 014, Lamar County, the Jesus Gomez Survey, Abstract No. 147, Delta County, the J.M. Evans Survey, Abstract No. 323, Lamar County, Texas, A.O. Barbee Survey, Abstract No. 029, Delta County, Abstract No. 076, Lamar County, the T.K. Wheeler Survey, Abstract No. 398, Delta County, the Wesley Atkins Survey, Abstract No. 001, Delta County, and the John Hemby Survey, Abstract No. 181, Delta County, and being part of that certain called 80.24 acre tract, called Tenth Tract, all of the remainder of that certain called 73.22 acre tract, called Ninth Tract, 50.21 acre tract, called Eleventh Tract, 277.38 acre tract, called Fifth Tract, 20 acre tract, called Eighth Tract, 23.95 acre tract, called Twelfth Tract, 46.7 acre tract, called First Tract, 10 acre tract, called Seventh Tract, 11.1 acre tract, called Sixth Tract, 74 acre tract, called Second Tract, 41 acre tract, called Fourth Tract, and part of the remainder of a 53.8 acre tract, called Third Tract, conveyed from

Warren Tucker to Burt Farms Inc, by Warranty Deed With Vendor's Lien, as recorded in Volume 266, Page 388, Official Public Records, Delta County, Texas, also being part of that certain called 299.8567 acre tract, called Tract One, all of that certain called 77.873 acre tract, called Tract Three, 157.80 acre tract, called Tract Two, 428.02 acre tract, called Tract Five, 8.5 acre tract, called Tract Six, and all of the remainder of that certain called 61 acre tract, called Tract Four, conveyed from Ernest Kirchhoff et al to Burt Farms Inc., by Warranty Deed With Vendor's Lien, as recorded in Volume 279, Page 326, Official Public Records, Delta County, Texas, also being part of the remainder of that certain called 68.030 acre tract conveyed from R.A. Malone et ux to Paul Burt et ux, by Warranty Deed With Vendor's Lien, as recorded in Volume 220, Page 146, Official Public Records, Delta County, Texas, and also being all of that certain called 45 acre tract, called Fourth Tract, 25 acre tract, called First Tract, 18 acre tract, called Second Tract, and 3.3 acre tract, called Third Tract, conveyed from Martha Rockwell to Paul Burt, by Warranty Deed With Vendor's Lien, as recorded in Volume 211, Page 115, Official Public Records, Delta County, Texas, and also being all of that certain called 3.559 acre tract conveyed from Doris McInnish, by Cash Warranty Deed, as recorded in Volume 220, Page 821, Official Public Records, Delta County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with an orange plastic cap stamped (JIVLN 4120) on the South edge of a slough at the Northwest corner of said 80.24 acre tract, and an ell corner of a called 1,420.349 acre tract conveyed to Steve Favre, by Warranty Deed, as recorded in Volume 247, Page 149, Official Public Records, Delta County, Texas, said point being in the North line of said Gomez survey, and the South line of the W.R. Leonard Survey, Abstract No. 221, Delta County, Abstract No. 539, Lamar County; THENCE, South 88 Degrees 23 Minutes 35 Seconds East, with a South line of said

1,420.349 acre tract, a distance of 841.98 feet to a 1/2 inch iron rod found at an ell corner of said 1,420.349 acre tract;

THENCE, South 00 Degrees 34 Minutes 06 Seconds West, with a West line of said 1,420.349 acre tract, a distance of 108.49 feet to a point for corner at a "Wetland Reserve Program" staked sign at a Southwest corner of said 1,420.349 acre tract;

THENCE, North 89 Degrees 36 Minutes 05 Seconds East, with a South line of said 1,420.349 acre tract, a distance of 1,084.00 feet to a 1/2 inch iron rod found with an orange plastic cap stamped (JMN 4120) in a slough at a Southeast corner of said 1,420.349 acre tract, said point being in the East line of said 80.24 acre tract, the West line of the remainder of said 73.22 acre tract, the East line of said Gomez survey, and the West line of said Yeager survey;

THENCE, North 00 Degrees 23 Minutes 59 Seconds West, with the an East line of said 1,420.349 acre tract, the West line of the remainder of said 73.22 acre tract, the East line of said Gomez survey, and the West line of said Yeager survey, and passing the Northeast corner of said Gomez survey, and the Southeast corner of said Leonard survey, and continuing on for a total distance of 496.99 feet to a 1/2 inch iron rod found with an orange plastic cap stamped (JMN 4120) at an ell corner of said 1,420.349 acre tract, the Northwest corner of the remainder of said 73.22 acre tract, the Northwest corner of said Yeager survey, and the Western most Southwest corner of said Akard survey;

THENCE, North 89 Degrees 43 Minutes 25 Seconds East, with a South line of said 1,420.349 acre tract, the North line of the remainder of said 73.22 acre tract, a South line of said Akard survey, and the North line of said Yeager survey, and passing at a distance of 1,360.15 feet, a 1/2 inch iron rod found with an orange plastic cap stamped (JMN 4120), and continuing on for a total distance of 1,370.99 feet to a point for corner on the bank of the North Sulphur River at a Northeast corner of the remainder of said 73.22 acre

tract, and the Eastern most corner of said 1,420.349 acre tract;

THENCE, with the bank of said North Sulphur River, the following courses and distances, (there is no monument set at the end of each call):

THENCE, South 28 Degrees 10 Minutes 42 Seconds East, a distance of 191.62 feet;

THENCE, South 59 Degrees 59 Minutes 49 Seconds East, a distance of 199.95 feet;

THENCE, South 41 Degrees 23 Minutes 46 Seconds East, a distance of 215.31 feet;

THENCE, South 28 Degrees 56 Minutes 29 Seconds East, a distance of 166.99 feet;

THENCE, South 44 Degrees 34 Minutes 49 Seconds East, a distance of 356.34 feet;

THENCE, South 53 Degrees 51 Minutes 31 Seconds East, a distance of 371.66 feet;

THENCE, South 54 Degrees 56 Minutes 21 Seconds East, a distance of 1,057.72 feet;

THENCE, South 53 Degrees 57 Minutes 35 Seconds East, a distance of 2,062.20 feet;

THENCE, South 67 Degrees 02 Minutes 24 Seconds East, a distance of 768.94 feet;

THENCE, South 74 Degrees 32 Minutes 36 Seconds East, a distance of 709.25 feet to a

point for corner at a Northeast corner of said 428.02 acre tract, and the Northwest corner of a called 3 acre tract conveyed to Vergil McFadden et ux, by Warranty Deed, as

recorded in Volume 563, Page 229, Deed Records, Lamar County, Texas;

THENCE, South 00 Degrees 11 Minutes 50 Seconds West, with an East line of said

428.02 acre tract, the West line of said 3 acre tract, and along an existing fence and tree

line, a distance of 146.42 feet to a point for corner in a 14 inch Hackberry tree fence

corner post found at an ell corner of said 428.02 acre tract, and the Southwest corner of

said 3 acre tract;

THENCE, North 88 Degrees 39 Minutes 07 Seconds East, with a North line of said

428.02 acre tract, and the South line of said 3 acre tract, a distance of 1,047.07 feet to a

point for corner on the bank of said river at the Southeast corner of said 3 acre tract, a

Northeast corner of said 428.02 acre tract, and the Northwest corner of the remainder of

said 61 acre tract;

THENCE, North 84 Degrees 09 Minutes 57 Seconds East, with the North line of the remainder of said 61 acre tract, and the bank of said river, a distance of 1,145.72 feet to a point for corner;

THENCE, North 86 Degrees 53 Minutes 57 Seconds East, with the North line of the remainder of said 61 acre tract, and the bank of said river, a distance of 853.90 feet to a point for corner in a large drainage ditch at the Northeast corner of the remainder of said 61 acre tract, and the Northwest corner of a 156.45 acre tract once owned by Z.H Young, said point being in the East line of said Barbee survey, and the West line of the Henry Stonham Survey, Abstract No. 335, Delta County, Abstract No. 897, Lamar County, from said point, a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) for witness on the West side of said ditch, bears South 50 Degrees 19 Minutes 16 Seconds West, a distance of 40.72 feet;

THENCE, South 00 Degrees 48 Minutes 28 Seconds East, with the East line of the remainder of said 61 acre tract, the West line of said 156.45 acre tract, the East line of said Barbee survey, and the West line of said Stonham survey, and passing the Southeast corner of the remainder of said 61 acre tract, a Northeast corner of said 428.02 acre tract, and continuing on and passing the Eastern most Southeast corner of said 428.02 acre tract, the Southwest corner of said 156.45 acre tract, the Northeast corner of said 299.8567 acre tract, and the Northwest corner of a called 134.5 acre tract, called Fourth Tract, conveyed to Burt Farms Inc, by Warranty Deed, as recorded in Volume 224, Page 822, Official Public Records, Delta County, Texas, and continuing on for a total distance of 3,070.87 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped (KM 5353) South of the old river channel;

THENCE, South 00 Degrees 29 Minutes 06 Seconds East, with an East line of said 299.8567 acre tract, the West line of said 134.5 acre tract, the East line of said Barbee

survey, and the West line of said Stonham survey, a distance of 1,479.33 feet to a 1/2 inch iron rod found at a fence corner post on the North side of a slough at an ell corner of said 299.8567 acre tract, the Southwest corner of said 134.5 acre tract;

THENCE, North 89 Degrees 29 Minutes 26 Seconds East, with a North line of said 299.8567 acre tract, and the South line of said 134.5 acre tract, a distance of 236.86 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG NC);

THENCE, South 00 Degrees 19 Minutes 25 Seconds East, crossing said 299.8567 acre tract, and passing at a distance of 425.89 feet, a 1/2 inch iron rod found at an ell corner of said 299.8567 acre tract, the Northwest corner of a 70 acre tract once owned by George Brooks, the South line of said Stonham survey, and the North line of said Atkins survey, and continuing on for a total distance of 5,469.59 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the South base of an old bois d'arc fence corner post at the Southern most Southeast corner of said 299.8567 acre tract, and the Southwest corner of said 70 acre tract, said point being in the North line of a called 1.908 acre tract conveyed to Delta Double E Ranch Inc, by Warranty Deed, as recorded in Volume 215, Page 532, Official Public Records, Delta County, Texas, the South line of said Atkins survey, and the North line of the John Haze Survey, Abstract No. 191;

THENCE, South 88 Degrees 51 Minutes 12 Seconds West, with a South line of said 299.8567 acre tract, the North line of said 1.908 acre tract, the South line of said Atkins

survey, and the North line of said Haze survey, a distance of 494.53 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG NC) in a curve to the left in the North line of Farm To Market No. 198, (Variable Width R.O.W.), with a radius of 1,004.93 feet, a delta angle of 14 Degrees 06 Minutes 31 Seconds, the chord of which bears North 79 Degrees 39 Minutes 50 Seconds West, for a chord distance of 246.83 feet, from said point, a concrete right of way monument found, bears South 65 Degrees 27 Minutes 51 Seconds East, a distance of 440.16 feet;

THENCE, along the arc of said curve, a South line of said 299.8567 acre tract, and a North line of said Farm To Market No. 198, for an arc length of 247.46 feet to a 1/2 inch

iron rod set with a yellow plastic cap stamped.(CBG INC);

THENCE, North 86 Degrees 43 Minutes 05 Seconds West, with a South line of said 299.8567 acre tract, and a North line of said Farm To Market No. 198, a distance of 221.80 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG LTC) at the beginning of a curve to the right, with a radius of 904.93 feet, a delta angle of 86 Degrees 29 Minutes 00 Seconds, the chord of which bears North 43 Degrees 28 Minutes 35 Seconds West, for a chord distance of 1239.89 feet;

THENCE, along the arc of said curve, a Southwest line of said 299.8567 acre tract, and a Northeast line of said Farm To Market No. 198, for an arc length of 1,365.92 feet to a concrete right of way monument found;

THENCE, North 00 Degrees 14 Minutes 05 Seconds West, with a West line of said 299.8567 acre tract, and an East line of said Farm To Market No. 198, a distance of 924.37 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC);

THENCE, North 05 Degrees 39 Minutes 25 Seconds West, with a West line of said 299.8567 acre tract, and an East line of said Farm To Market No. 198, a distance of 111.88 feet to a concrete right of way monument found at the beginning of a curve to the left, with a radius of 480.74 feet, a delta angle of 19 Degrees 19 Minutes 03 Seconds, the chord of which bears North 09 Degrees 45 Minutes 10 Seconds West, for a chord distance of 161.32 feet;

THENCE, along the arc of said curve, a West line of said 299.8567 acre tract, and an East line of said Farm To Market No. 198, for an arc length of 162.08 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC), said point being in the West line of said Atkins survey, and an East line of said Barbee survey;

THENCE, North 00 Degrees 39 Minutes 00 Seconds West, with a West line of said 299.8567 acre tract, the West line of said Atkins survey, and an East line of said Barbee

survey, and passing at a distance of 288.91 feet, a 1/2 inch iron rod found at the Southeast corner of a called 80.3215 acre tract, called Second Tract, conveyed to Delta Double E Ranch Inc., by Warranty Deed, as recorded in Volume 213, Page 310, Official Public Records, Delta County, Texas, and continuing on for a total distance of 603.66 feet to a 1/2 inch iron rod found at a Northwest corner of said 299.8567 acre tract, and the Southwest corner of a called 1.56 acre tract conveyed to Geni Financial Services, by Warranty Deed, as recorded in Volume 234, Page 504, Official Public Records, Delta County, Texas;

THENCE, North 89 Degrees 17 Minutes 02 Seconds East, with a North line of said 299.8567 acre tract, and the South line of said 1.56 acre tract, a distance of 135.82 feet to a 1/2 inch iron rod found at an ell corner of said 299.8567 acre tract, and the Southeast corner of said 1.56 acre tract;

THENCE, North 00 Degrees 41 Minutes 05 Seconds West, with a West line of said 299.8567 acre tract, and the East line of said 1.56 acre tract, a distance of 499.33 feet to a 1/2 inch iron rod found at an ell corner of said 299.8567 acre tract, and the Northeast corner of said 1.56 acre tract;

THENCE, South 89 Degrees 24 Minutes 12 Seconds West, with a South line of said 299.8567 acre tract, and the North line of said 1.56 acre tract, a distance of 136.12 feet to a 1/2 inch iron rod found at a Southwest corner of said 299.8567 acre tract, and the Northwest corner of said 1.56 acre tract, said point being in the East line of said 80.3215 acre tract, the West line of said Atkins survey, and an East line of said Barbee survey;

THENCE, North 00 Degrees 38 Minutes 20 Seconds West, with a West line of said 299.8567 acre tract, the East line of said 80.3215 acre tract, the West line of said Atkins survey, and an East line of said Barbee survey, and passing an ell corner of said Barbee survey, and the Northwest corner of said Atkins survey, and continuing on for a total



distance of 3,147.40 feet to a 1/2 inch iron rod found in a North-South fence at the Northeast corner of said 80.3215 acre tract, and the Southeast corner of said 18 acre tract; THENCE, North 89 Degrees 26 Minutes 09 Seconds West, with the North line of said 80.3215 acre tract, and the South line of said 18 acre tract, and passing at a distance of 820.16 feet, a 1/2 inch iron rod found for witness, and continuing on for a total distance of 862.66 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) in a cultivated field at the Northwest corner of said 80.3215 acre tract, and the Southwest corner of said 18 acre tract, said point being in the East line of said 25 acre tract; THENCE, South 00 Degrees 01 Minutes 37 Seconds West, with the West line of said 80.3215 acre tract, and the East line of said 25 acre tract, a distance of 331.47 feet to an old axle found at the Southeast corner of said 25 acre tract, and the Northeast corner of a called 15 acre tract, called Second Tract, conveyed to Janice Morrell et al, by Warranty Deed, as recorded in Volume 185, Page 873, Deed Records, Delta County, Texas; THENCE, North 89 Degrees 46 Minutes 26 Seconds West, with the South line of said 25 acre tract, and the North line of said 15 acre tract, a distance of 916.42 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the Southwest base of an old bois d'arc fence corner post found at the Southwest corner of said 25 acre tract, and the Northwest corner of said 15 acre tract, said point being in the East line of the remainder of a called 100 acre tract conveyed to Janice Morrell et al, by Warranty Deed, as recorded in Volume 185, Page 871, Deed Records, Delta County, Texas; THENCE, North 01 Degrees 29 Minutes 42 Seconds West, with the West line of said 25 acre tract, and the East line of the remainder of said 100 acre tract, a distance of 1,166.60 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the North base of an old bois d'arc fence corner post found on the South side of a raised road bed at the Northwest corner of said 25 acre tract, and the Northeast corner of the remainder of

said 100 acre tract, said point being in the South line of said 428.02 acre tract;

THENCE, North 89 Degrees 11 Minutes 43 Seconds West, with the South line of said 428.02 acre tract, and the North line of the remainder of said 100 are tract, and passing the Northwest corner of the remainder of said 100 acre tract, and the Northeast corner of a 100 are tract once owned by A.G. Iglehart, and continuing on and passing a Southwest corner of said 428.02 acre tract, the Southeast corner of said 23.95 acre tract, and a Southeast corner of said 157.80 acre tract, and continuing on for a total distance of 1,838.83 feet to a four inch steel fence corner post found at a Southwest corner of said 23.95 acre tract, a Southwest corner of said 157.80 acre tract, and the Northwest corner of said 100 acre tract, said point being in the East line of a called 23.92 acre tract, called

Third Tract, conveyed to Robert Johnson, by Warranty Deed, as recorded in Volume 235, Page 629, Official Public Records, Delta County, Texas;

THENCE, North 00 Degrees 58 Minutes 14 Seconds East, with a West line of said 23.95 acre tract, a West line of said 157.80 acre tract, and the East line of said 23.92 acre tract, a distance of 106.96 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) on the South side of said raised road bed at an ell corner of said 23.95 acre tract, an ell corner of said 157.80 acre tract, and the Northeast corner of said 23.92 acre tract;

THENCE, South 89 Degrees 17 Minutes 44 Seconds West, with a South line of said 23.95 acre tract, a South line of said 157.80 acre tract, and the North line of said 23.92 acre tract, a distance of 1,826.31 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) on the East side of County Road No. 1155 at the Western most Southwest corner of said 23.95 acre tract, an ell corner of said 157.80 acre tract, and the Northwest corner of said 23.92 acre tract, said point being in the West line of said Barbee survey, and the East line of said Wheeler survey, from said point, a five inch steel fence corner post found, bears North 21 Degrees 59 Minutes 12 Seconds West, a distance of

68.31 feet;

THENCE, South 00 Degrees 53 Minutes 36 Seconds East, with an East line of said 157.80 acre tract, the West line of said 23.92 acre tract, the West line of said Barbee survey, the East line of said Wheeler survey, and said County Road No. 1155, and passing the Northeast corner of said 10 acre tract, and continuing on and passing the Southeast corner of said 10 acre tract, and the Northeast corner of said 46.7 acre tract, and continuing on and passing Southwest corner of said 23.92 acre tract, and the Northwest corner of a called 87.75 acre tract conveyed to Robert Johnson, by Warranty Deed, as recorded in Volume 216, Page 910, Official Public Records, Delta County, Texas, and continuing on and passing the Southeast corner of said 46.7 acre tract, the Southern most Southeast corner of said 157.80 acre tract, and the Southern most Northeast corner of said 77.873 acre tract, and continuing on and passing the Southwest corner of said 87.75 acre tract, and the Northwest corner of a called 0.50 acre tract, called Second Tract, conveyed to Robert Johnson, by Warranty Deed, as recorded in Volume 235, Page 629, Official Public Records, Delta County, Texas, and continuing on and passing the Southwest corner of said 0.50 acre tract, and the Northwest corner of a called 8 acre tract, called First Tract, conveyed to Robert Johnson, by Warranty Deed, as recorded in Volume 235, Page 629, Official Public Records, Delta County, Texas, and continuing on for a total distance of 4,874.99 feet to a point for corner in said road at a Southeast corner of said 77.873 acre tract, and a Southwest corner of said 8 acre tract, said point being in the North line of said Farm To Market No. 198;

THENCE, South 89 Degrees 57 Minutes 09 Seconds West, with a South line of said 77.873 acre tract, and the North line of said Farm To Market No. 198, a distance of 8.40 feet to a 3/8 inch iron rod found bent;

THENCE, South 42 Degrees 22 Minutes 37 Seconds West, with a South line of said

77.873 acre tract, and the North line of said Farm To Market No. 198, a distance of 81.71

feet to a concrete right of way monument found;

THENCE, South 89 Degrees 56 Minutes 11 Seconds West, with a South line of said

77.873 acre tract, and the North line of said Farm To Market No. 198, a distance of

684.51 feet to a 3/8 inch iron rod found at a Southwest corner of said 77.873 acre tract;

THENCE, North 01 Degrees 30 Minutes 24 Seconds East, with a West line of said

77.873 acre tract, a distance of 194.54 feet to an old bois d'arc fence corner post found at

an ell corner of said 77.873 acre tract;

THENCE, North 88 Degrees 44 Minutes 36 Seconds West, with a South line of said

77.873 acre tract, a distance of 250.50 feet to a an old bois d'arc fence corner post found

at an ell corner of said 77.873 acre tract;

THENCE, South 03 Degrees 31 Minutes 36 Seconds East, with an East line of said

77.873 acre tract, a distance of 200.61 feet to a 3/8 inch iron rod found at a Southeast

corner of said 77.873 acre tract, said point being in the North line of said Farm To Market

No. 198;

THENCE, South 89 Degrees 56 Minutes 11 Seconds West, with a South line of said

77.873 acre tract, and the North line of said Farm To Market No. 198, a distance of

222.38 feet to a concrete right of way monument found;

THENCE, North 87 Degrees 37 Minutes 17 Seconds West, with a South line of said

77.873 acre tract, and the North line of said Farm To Market No. 198, a distance of

238.24 feet to a concrete right of way monument found;

THENCE, South 89 Degrees 14 Minutes 32 Seconds West, with a South line of said

77.873 acre tract, and the North line of said Farm To Market No. 198, a distance of

207.28 feet to a 1/2 inch iron rod found at the Southwest corner of said 77.873 acre tract,

and the Southeast corner of a called 52.50 acre tract conveyed to Sheri Wolfe, by

Warranty Deed, as recorded in Volume 261, Page 592, Official Public Records, Delta County, Texas;

THENCE, North 01 Degrees 21 Minutes 24 Seconds East, with the occupied West line of said 77.873 acre tract, and the occupied East line of said 52.50 acre tract, a distance of 963.30 feet to a point for corner;

THENCE, North 00 Degrees 53 Minutes 24 Seconds East, with the occupied West line of said 77.873 acre tract, and the occupied East line of said 52.50 acre tract, a distance of 341.20 feet to a point for corner;

THENCE, North 00 Degrees 20 Minutes 24 Seconds East, with the occupied West line of said 77.873 acre tract, and the occupied East line of said 52.50 acre tract, a distance of 162.30 feet to a point for corner;

THENCE, North 00 Degrees 21 Minutes 36 Seconds West, with the occupied West line of said 77.873 acre tract, and the occupied East line of said 52.50 acre tract, a distance of 1,064.00 feet to a 3/8 inch iron rod found at the North base of an old bois d'arc fence corner post found at the Northwest corner of said 77.873 acre tract, and the Northeast corner of said 52.50 acre tract, said point being in the South line of said 74 acre tract;

THENCE, North 89 Degrees 52 Minutes 36 Seconds West, with the South line of said 74 acre tract, and the North line of said 52.50 acre tract, and passing the Northwest corner of said 52.50 acre tract, and the Northeast corner of the remainder of a called 45 acre tract conveyed to F.E. Basham, by Warranty Deed, as recorded in Volume 093, Page 375, Deed Records, Delta County, Texas, and continuing on and passing the Southwest corner of said 74 acre tract, and the Southeast corner of said 41 acre tract, and continuing on for a total distance of 1,562.43 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) in County Road No. 4399 at the Northwest corner of the remainder of said 45 acre tract, and the Northeast corner of said 3.559 acre tract;

THENCE, South 00 Degrees 28 Minutes 11 Seconds East, with the East line of said 3.559 acre tract, the West line of the remainder of said 45 acre tract, and said County Road No. 4399, a distance of 653.52 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the Southern most corner of said 3.559 acre tract, and a Southwest corner of the remainder of said 45 acre tract, said point being in a curve to the left in the Northeast line of said Farm To Market No. 198, with a radius of 858.51 feet, a delta angle of 39 Degrees 39 Minutes 08 Seconds, the chord of which bears North 37 Degrees 26 Minutes 31 Seconds West, for a chord distance of 582.35 feet;

THENCE, along the arc of said curve, with a Southwest line of said 3.559 acre tract, and the Northeast line of said Farm To Market No. 198, for an arc length of 594.14 feet to a concrete right of way monument found;

THENCE, North 57 Degrees 19 Minutes 23 Seconds West, with the Northeast line of said Farm To Market No. 198, and a Southwest line of said 3.559 acre tract, and passing the Western most corner of said 3.559 acre tract, and a Southwest corner of the remainder of said 53.8 acre tract, and continuing on for a total distance of 736.04 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC);

THENCE, North 52 Degrees 40 Minutes 08 Seconds West, with the Northeast line of said Farm To Market No. 198, and a Southwest line of the remainder of said 53.8 acre tract, and passing a Southwest corner of the remainder of said 53.8 acre tract, and a Southeast corner of the remainder of said 68.030 acre tract, and continuing on for a total distance of 244.05 feet to a concrete right of way monument found;

THENCE, North 64 Degrees 26 Minutes 59 Seconds West, with the Northeast line of said Farm To Market No. 198, and a Southwest line of the remainder of said 68.030 acre tract, a distance of 159.41 feet to a concrete right of way monument found;

THENCE, North 57 Degrees 21 Minutes 39 Seconds West, with the Northeast line of

said Farm To Market No. 198, and a Southwest line of the remainder of said 68.030 acre tract, a distance of 1,022.06 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at a Southwest corner of the remainder of said 68.030 acre tract, and an ell corner in the North line of said Farm To Market No. 198;

THENCE, North 00 Degrees 55 Minutes 48 Seconds West, with an East line of said Farm To Market No. 198, and a West line of the remainder of said 68.030 acre tract, a distance of 70.35 feet to a wood right of way monument found at a Northeast corner of said Farm To Market No. 198, and an ell corner of the remainder of said 68.030 acre tract;

THENCE, North 86 Degrees 14 Minutes 48 Seconds West, with a South line of the remainder of said 68.030 acre tract, and a North line of said Farm To Market No. 198, and passing County Road No. 4395, and continuing on for a total distance of 467.39 feet to a concrete right of way monument found;

THENCE, South 88 Degrees 58 Minutes 33 Seconds West, with a South line of the remainder of said 68.030 acre tract, and a North line of said Farm To Market No. 198, a distance of 373.65 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the Northern most Southwest corner of the remainder of said 68.030 acre tract, and the Southeast corner of a called 36.97 acre tract conveyed to Charles Guffey et ux, by Warranty Deed, as recorded in Volume 314, Page 530, Official Public Records, Delta County, Texas;

THENCE, North 02 Degrees 14 Minutes 33 Seconds East, with the Northern most West line of the remainder of said 68.030 acre tract, and the East line of said 36.97 acre tract, a distance of 1,155.85 feet to a 3/8 inch iron rod found at the Northwest corner of the remainder of said 68.030 acre tract, and the Northeast corner of said 36.97 acre tract, said point being in the South line of a 34 acre tract once owned by EE. Stegall;

THENCE, North 89 Degrees 37 Minutes 16 Seconds East, with the North line of the

remainder of said 68.030 acre tract, and the South line of said 34 acre tract, and passing the Southeast corner of said 34 acre tract, and continuing on and passing at a distance of 583.19 feet, a wood fence corner post found on the West side of said County Road No. 4395, and continuing on for a total distance of 619.63 feet to a point for corner in said County Road No. 4395 at an ell corner of the remainder of said 68.030 acre tract; THENCE, North 00 Degrees 22 Minutes 44 Seconds West, with a West line of the remainder of said 68.030 acre tract, a distance of 15.89 feet to a steel fence corner post found, said point being in the South line of a called 121.120 acre tract conveyed to Leonardo Hernandez, by Warranty Deed, as recorded in Volume 261, Page 030, Official Public Records, Delta County, Texas,

THENCE, North 89 Degrees 26 Minutes 08 Seconds East, with the North line of the remainder of said 68.030 acre tract, and the South line of said 121.120 acre tract, and passing the Northeast corner of the remainder of said 68.030 acre tract, the Northwest corner of the remainder of said 53.8-acre tract, the East line of said Hemby survey, and the West line of said Wheeler survey, and continuing on for a total distance of 1,729.28 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the Southeast corner of said 121.120 acre tract, and the Southwest corner of said 277.38 acre tract;

THENCE, North, (Reference Bearing), with the West line of said 277.38 acre tract, and the East line of said 121.120 acre tract, a distance of 3,992.02 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped (MOORE) at the Northwest corner of said 277.38 acre tract, and the Northeast corner of said 121.120 acre tract, said point being in the South line of said 80.24 acre tract, the North line of said Wheeler survey, and the South line of said Gomez survey;

THENCE, South 89 Degrees 31 Minutes 25 Seconds West, with the North line of said



121.120 acre tract, the South line of said 80.24 acre tract, the North line of said Wheeler survey, and the South line of said Gomez survey, a distance of 469.86 feet to a 1/2 inch iron rod found at the Southwest corner of said 80.24 acre tract, the Northeast corner of a called 70.51 acre tract conveyed to Joe Kerr et ux, by Warranty Deed, as recorded in Volume 222, Page 178, Official Public Records, Delta County, Texas, and a Southeast corner of said 1,420.349 acre tract;

THENCE, North 01 Degrees 28 Minutes 12 Seconds West, with the West line of said 80.24 acre tract, a distance of 1,754.70 feet to the POINT OF BEGINNING and CONTAINING 76,272,443 square feet or 1,750.99 acres of land.

**SAVE AND EXCEPT:**

Situated about 9.5 miles North 60° East from the City of Cooper, in the County of Delta, State of Texas, a part of the T.K. Wheeler Survey #398 and being part of a called 1750.99 acre Tract 4 conveyed to Pilgrim Land Management, LLC by deed recorded in Vol. 367, Page 563 of the Official Public Records of said County and State.

Beginning at a 3/8" iron pin found at an inside corner of the 1750.99 acres and being the Northeast corner of a called 52.5 acre tract conveyed to Shirley Sanders Wolfe by deed recorded in Vol. 261, Page 592 of the Deed Records of said County and State.

Thence N 88°57'42" W along a fence along the North boundary line of the 52.5 acre tract and a Southerly boundary of the 1750.99 acres a distance of 774.31';

Thence N 00°02'02" W passing a metal corner post found at a distance of 5.69' and continuing on for a total distance of 3135.72' to a cross tie post found;

Thence S 52°46'29" E along a fence and passing a metal fence corner post found at a distance of 2928.79' and continuing on for a total distance of 2971.31' to a point in County Road #1155 and being in the West boundary line of a called 87.75 acre tract conveyed to Robert Kelton Johnson by deed recorded in Vol. 216, Page 910 of said Deed Records and from said point a 1/2" iron pin found at an inside corner of the 1750.99 acre tract bears North 0°02'31" East a distance of 1022.24';

Thence S 00°02'31" W along said County Road a distance of 3853.20' to a 3/8" (HF5699) capped iron pin set in the North boundary line of the Farm Market Highway 198 and being a Southeast corner of the 1750.99 acre tract and the Southwest corner of the residue of a called 8 acre First Tract conveyed to said Robert Kelton Johnson by deed recorded in Vol. 235, Page 629 of said Deed Records;

Thence along the North boundary line of said Farm Market Highway 198 as follows: N 89°08'24" W a distance of 8.40' to a 3/8" (HF 5699) capped iron pin set; S 42°50'39" W a distance of 80.75' to concrete highway marker found; N 89°12'54" W a distance of 684.25' to a 3/8" iron pin found at the Southeast corner of the residue of a called 1 acre tract conveyed to C.T. Basham by deed recorded in Vol. 99, Page 435 of said Deed Records;

Thence N 00°48'43" E along a fence a distance of 199.98' to a metal post found at the Northeast corner of the Basham tract;

Thence N 88°56'53" W along a fence a distance of 244.60' to a metal post found at the Northwest corner of the Basham tract;

Thence S 02°31'33" E along a fence a distance of 200.96' to a 3/8" iron pin found at the Southwest corner of the Basham tract and being in the North boundary line of said Farm Market Highway 198;

Thence along said Farm Market Highway 198 as follows: N 89°09'06" W a distance of 222.46' to a concrete highway marker found; N 86°43'40" W a distance of 238.58' to a concrete highway marker found; N 89°47'35" W a distance of 207.20' to a 1/2" iron pin found at a Southwest corner of the 1750.99 acre tract and the Southeast corner of the residue of the 52.55 acre tract;

Thence N 01°23'01" E along a fence a distance of 2530.05' to the point of beginning and containing 215.57 acres of land.

#### **TRACT NO. 5**

Being a lot, tract, or parcel of land situated in the George Cox Survey, Abstract No. 057,

and the William Caudle Survey, Abstract No. 077, Delta County, Texas, and being all of

that certain called 75 acre tract, called Tract One, 25 acre tract, called Tract Two, 291.549 acre tract, called Tract Four, the remainder of 316.933 acre tract, called Tract Three, 74.930 acre tract, called Tract Ten, and 172.123 acre tract, called Tract Eight, conveyed from Bruce Switzer to Burt Farms Inc., by Warranty Deed With Vendor's Lien, as recorded in Volume 263, Page 481, Official Public Records, Delta County, Texas, and

also being all of that certain called 47 acre tract conveyed from Olen Janes II et al to Burt

Farms Inc., by Warranty Deed With Vendor's Lien, as recorded in Volume 259, Page

426, Official Public Records, Delta County, Texas, and being more particularly described

by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Northwest corner of said 47 acre tract,

and the Northeast corner of a called 50.520 acre tract conveyed to Michael Ederer, by Warranty Deed, as recorded in Volume 184, Page 344, Deed Records, Delta County, Texas, said point being in the South line of a 134 acre tract once owned by O.W. White; THENCE, North 88 Degrees 25 Minutes 33 Seconds East, with the North line of said 47 acre tract, and the South line of said 134 acre tract, and passing the Northeast corner of said 47 acre tract, the Northwest corner of said 75 acre tract, and County Road No. 1140, and continuing on and passing the Southeast corner of said 134 acre tract, and the Southwest corner of a 58 acre tract owned by Dorothy Elliott, and continuing on for a total distance of 2,860.65 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the South base of an old bois d'arc fence corner post at the Northeast corner of said 75 acre tract, and the Southeast corner of said 58 acre tract, said point being in the West line of a 50 acre tract once owned by S.R. George; THENCE, South 00 Degrees 10 Minutes 25 Seconds East, with the East line of said 75 acre tract, and the West line of said 50 acre tract, a distance of 532.31 feet to a 5/8 inch iron rod found at the Southwest corner of said 50 acre tract, and the Northwest corner of said 291.549 acre tract; THENCE, North 89 Degrees 31 Minutes 22 Seconds East, with the North line of said 291.549 acre tract, and the South line of said 50 acre tract, and passing the Southeast corner of said 50 acre tract, and the Northern most Southwest corner of a 49.5 acre tract once owned by Ben Chapman, and continuing on for a total distance of 2,024.24 feet to a 5/8 inch iron rod found at the Southeast base of an old bois d'arc fence corner post at the Northeast corner of said 291.549 acre tract, and an ell corner of said 49.5 acre tract; THENCE, South 00 Degrees 43 Minutes 21 Seconds East, with the Northern most East line of said 291.549 acre tract, and the Southern most West line of said 49.5 acre tract, and passing the Southwest corner of said 49.5 acre tract, and the Northwest corner of a 75

acre tract once owned by Gus Osborn, and continuing on for a total distance of 2,890.41 feet to a 5/8 inch iron rod found at the Northern most Southeast corner of said 291.549 acre tract, and the Southwest corner of said 75 acre tract, said point being in the North line of the remainder of a called 101.108 acre tract conveyed to Norman Eckhardt, by Warranty Deed, as recorded in Volume 203, Page 675, Official Public Records, Delta County, Texas;

THENCE, South 88 Degrees 35 Minutes 45 Seconds West, with the Northern most South line of said 291.549 acre tract, and the North line of the remainder of said 101.108 acre tract, a distance of 35.76 feet to a 5/8 inch iron rod found at the Northwest corner of the remainder of said 101.108 acre tract, and the Northeast corner of the remainder of said 316.933 acre tract;

THENCE, South 00 Degrees 59 Minutes 25 Seconds East, with the East line of the remainder of said 316.933 acre tract, and the West line of the remainder of said 101.108 acre tract, and passing the Southwest corner of the remainder of said 101.108 acre tract, and the Northwest corner of a called 20.001 acre tract conveyed to Norman Eckhardt, by Warranty Deed, as recorded in Volume 191, Page 630, Deed Records, Delta County, Texas, and continuing on for a total distance of 3,077.56 feet to a point for corner at the Southeast corner of the remainder of said 316.933 acre tract, the Southwest corner of said 20.001 acre tract, the Northwest corner of a 50 acre tract once owned by A.P. Oats, and the Northeast corner of a called 12.7 acre tract, called Save and Except Tract Two, in a deed recorded in Volume 263, Page 481, Official Public Records, Delta County, Texas, from said point, a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) for witness, bears South 89 Degrees 58 Minutes 52 Seconds West, a distance of 14.38 feet, and an old bois d'art fence corner post found, bears North 89 Degrees 58 Minutes 52 Seconds East, a distance of 24.39 feet;

THENCE, South 89 Degrees 58 Minutes 52 Seconds West, with the South line of the remainder of said 316.933 acre tract, the North line of said 12.7 acre tract, the South line of said Cox survey, and the North line of the R.C. Christmas Survey, Abstract No. 081, and passing an ell corner of the original 316.933 acre tract, and the Northwest corner of said 12.7 acre tract, and continuing on for a total distance of 4,104.39 feet to a point for corner on the West side of said County Road No. 1140 at the Southwest corner of the remainder of said 316.933 acre tract, the Southeast corner of said 74.930 acre tract, and the Northeast corner of a called 109.5 acre tract conveyed to David Phillips et ux, by Warranty Deed, as recorded in Volume 208, Page 294, Official Public Records, Delta County, Texas, from said point, a wood fence corner post found, bears North 88 Degrees 53 Minutes 43 Seconds East, a distance of 38.84 feet;

THENCE, South 88 Degrees 53 Minutes 43 Seconds West, with the South line of said 74.930 acre tract, the North line of said 109.5 acre tract, the South line of said Cox survey, and the Christmas survey, a distance of 1,883.00 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the North base of an old bois d' arc fence corner post at the Northwest corner of said 109.5 acre tract, the Southern most Northeast corner of said 172.123 acre tract, the Northwest corner of said Christmas survey, and the Northeast corner of said Caudle survey;

THENCE, South 00 Degrees 15 Minutes 01 Seconds East, with the Southern most East line of said 172.123 acre tract, the West line of said 109.5 acre tract, the West line of said Christmas survey, and the East line of said Caudle survey, and passing the Southwest corner of said Christmas survey, and the Northwest corner of the T.O. Leach Survey, Abstract No. 219, and continuing on for a total distance of 1,595.09 feet to a point for corner in a cross tie fence corner post found at the Southeast corner of said 172.123 acre tract, and the Northeast corner of a called 25.03 acre tract conveyed to Shawn Murray et ux, by Warranty Deed, as recorded in Volume 246, Page 004, Official Public Records, Delta County, Texas;

THENCE, North 89 Degrees 49 Minutes 41 Seconds West, with the South line of said 172.123 acre tract, and the North line of said 25.03 acre tract, and passing at a distance of 1,109.47 feet, a 100d nail found at the Northwest corner of said 25.03 acre tract, and the Northeast corner of the remainder of a called 50 acre tract conveyed to Roy Wright et ux, by Warranty Deed, as recorded in Volume 164, Page 583, Deed Records, Delta County, Texas, and continuing on for a total distance of 2,187.17 feet to a point for corner in County Road No. 4145 at the Southwest corner of said 172.123 acre tract, and the Northwest corner of the remainder of said 50 acre tract, said point being in the West line of said Caudle survey, the East line of the Larkin Rattan Survey, Abstract No. 280, and the East line of a 175 acre tract once owned by W.H Jeter Estate, from said point, a wood fence corner post found, bears South 89 Degrees 49 Minutes 41 Seconds East, a distance of 27.25 feet;

THENCE, North 00 Degrees 26 Minutes 40 Seconds West, with the West line of said 172.123 acre tract, the East line of said 175 acre tract, the West line of said Caudle survey, the East line of said Rattan survey, and said County Road No. 4145, and passing the Northwest corner of said Caudle survey, and the Southwest corner of said Cox survey, and continuing on and passing the Northeast corner of said 175 acre tract, and the Southeast corner of a 49.5 acre tract once owned by W.H. Jeter Estate, and continuing on for a total distance of 3,690.14 feet to a point for corner in said road at the Northwest corner of said 172.123 acre tract, and the Southwest corner of a called 71.25 acre tract, called Tract Three, conveyed to Kathryn Coble, by Warranty Deed, as recorded in Volume 253, Page 257, Official Public Records, Delta County, Texas;

THENCE, North 89 Degrees 11 Minutes 39 Seconds East, with the Northern most North line of said 172.123 acre tract, and the South line of said 71.25 acre tract, a distance of 1,900.06 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at

the Northern most Northeast corner of said 172.123 acre tract, the Southeast corner of said 71.25 acre tract, the Southwest corner of a called 42 acre tract, called Tract Five, conveyed to Kathryn Coble, by Warranty Deed, as recorded in Volume 253, Page 257, Official Public Records, Delta County, Texas, and the Northwest corner of a called 30 acre tract, called Tract One, conveyed to Kathryn Coble, by Warranty Deed, as recorded in Volume 253, Page 257, Official Public Records, Delta County, Texas;

THENCE, South 01 Degrees 30 Minutes 05 Seconds East, with the Northern most East line of said 172.123 acre tract, and the West line of said 30 acre tract, a distance of 1,251.92 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the South base of an old bois d'arc fence corner post at the Southwest corner of said 30 acre tract, and the Southernmost Northwest corner of said 74.930 acre tract;

THENCE, North 86 Degrees 43 Minutes 49 Seconds East, with the South line of said 30 acre tract, and the Southernmost North line of said 74.930 acre tract, a distance of 1,087.84 feet to a 5/8 inch iron rod found at the Southeast corner of said 30 acre tract, and an ell corner of said 74.930 acre tract;

THENCE, North 00 Degrees 26 Minutes 00 Seconds West, with the East line of said 30 acre tract, and the Northern most West line of said 74.930 acre tract, a distance of 1,208.30 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at the Northeast corner of said 30 acre tract, the Northern most Northwest corner of said 74.930 acre tract, the Southeast corner of said 42 acre tract, and the Southwest corner of a 35 acre tract once owned by Henry Martin;

THENCE, South 89 Degrees 47 Minutes 19 Seconds East, with the Northern most North line of said 74.930 acre tract, and the South line of said 35 acre tract, and passing at a distance of 1,059.65 feet, a 60d nail set at the East base of an old fence corner post, and continuing on for a total distance of 1,074.57 feet to a point for corner in said County Road No. 1140 at the Northeast corner of said 74.930 acre tract, and the Southeast corner

of said 35 acre tract, said point being in the Western most West line of said 291.549 acre tract;

THENCE, North 00 Degrees 44 Minutes 33 Seconds West, with the East line of said 35 acre tract, the Western most West line of said 291.549 acre tract, and said County Road No. 1140, a distance of 1,704.07 feet to a point for corner at the Northeast corner of said 35 acre tract, and the Southeast corner of said 47 acre tract;

THENCE, South 86 Degrees 59 Minutes 37 Seconds West, with the North line of said 35 acre tract, and the South line of said 47 acre tract, and passing at a distance of 23.19 feet, a 60d nail set at the East base of an old fence corner post, and continuing on for a total distance of 759.03 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) in a ditch at the Southwest corner of said 47 acre tract, and the Southeast corner of a called 50 acre tract, called Tract Four, conveyed to Kathryn Coble, by Warranty Deed, as recorded in Volume 253, Page 257, Official Public Records, Delta County, Texas;

THENCE, North 01 Degrees 01 Minutes 58 Seconds West, with the West line of said 47 acre tract, and the East line of said 50 acre tract, and passing the Northeast corner of said 50 acre tract, and the Southeast corner of said 50.520 acre tract, and continuing on for a total distance of 2,635.91 feet to the POINT OF BEGINNING and CONTAINING 38,240,445 square feet or 877.89 acres of land.

#### **TRACT NO. 6**

Being a lot, tract, or parcel of land situated in the George Cox Survey, Abstract No. 057, Delta County, Texas, and being all of that certain called 50.1078 acre tract, called Tract Nine, conveyed from Bruce Switzer to Burt Farms Inc., by Warranty Deed With Vendor's Lien, as recorded in Volume 263, Page 481, Official Public Records, Delta County, Texas, and being more particularly described by metes and bounds as follows:



BEGINNING at a 1/2 inch iron rod found at the Southeast corner of said 50.1078 acre tract, and the Southwest corner of a 36.5 acre tract once owned by Jack Scott, said point being in the South line of said Cox survey, the North line of the Caleb Wellborn Survey, Abstract No. 400, and the North line of a 50 acre tract once owned by A.P. Oats; THENCE, South 89 Degrees 18 Minutes 11 Seconds West, with the South line of said 50.1078 acre tract, the North line of said 50 acre tract, the South line of said Cox survey, and the North line of said Wellborn survey, and passing at a distance of 1,461.87 feet, a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) for witness, and continuing on for a total distance of 1,486.39 feet to a point for corner in County Road No. 1150 at the Southwest corner of said 50.1078 acre tract, the Northwest corner of said 50 acre tract, the Northeast corner of a 50 acre tract once owned by A.P. Oats, and the Southeast corner of a called 20.001 acre tract conveyed to Norman Eckhardt, by Warranty Deed, as recorded in Volume 191, Page 630, Deed Records, Delta County, Texas;

THENCE, North 00 Degrees 22 Minutes 56 Seconds West, with the Southernmost West line of said 50.1078 acre tract, the East line of said 20.001 acre tract, and said County Road No. 1150, and passing the Northeast corner of said 20.001 acre tract, and the Southeast corner of the remainder of a called 101.108 acre tract conveyed to Norman Eckhardt, by Warranty Deed, as recorded in Volume 203, Page 675, Official Public Records, Delta County, Texas, and continuing on for a total distance of 1,321.42 feet to a 1/2 inch iron rod found at the Southern most Northwest corner of said 50.1078 acre tract, and the Southwest corner of a called 45.577 acre tract described in a Contract For Deed, as recorded in Volume 256, Page 019, Official Public Records, Delta County, Texas; THENCE, South 89 Degrees 26 Minutes 20 Seconds East, with a North line of said 50.1078 acre tract, and a South line of said 45.577 acre tract, a distance of 229.23 feet to

a 1/2 inch iron rod found at an ell corner of said 50.1078 acre tract, and a Southeast corner of said 45.577 acre tract;

THENCE, North 04 Degrees 37 Minutes 13 Seconds West, with a West line of said

50.1078 acre tract, and an East line of said 45.577 acre tract, a distance of 208.33 feet to a 1/2 inch iron rod found at a Northwest corner of said 50.1078 acre tract, and an ell corner of said 45.577 acre tract;

THENCE, North 88 Degrees 48 Minutes 32 Seconds East, with a North line of said

50.1078 acre tract, and a South line of said 45.577 acre tract, and passing the Southeast corner of said 45.577 acre tract, and the Southwest corner of a 16 acre tract once owned by Jack Scott, and continuing on for a total distance of 1,239.16 feet to a 1/2 inch iron rod found at the North base of an old bois d'arc fence corner post at the Northeast corner of said 50.1078 acre tract, and the Northwest corner of said 36.5 acre tract;

THENCE, South 01 Degrees 38 Minutes 02 Seconds East, with the East line of said

50.1078 acre tract, and the West line of said 36.5 acre tract, a distance of 1,535.10 feet to the POINT OF BEGINNING and CONTAINING 2,201,347 square feet or 50.54 acres of land.

## SAVE AND EXCEPT

### 4. Legal Description of Land:

Being a lot, tract or parcel of land situated in the J. Jordan Survey, Abstract No. 205, Delta County, Texas, and being part of that tract of land conveyed from Paul Burt et ux to Pilgrim Land Management, LLC, by Warranty Deed with Vendor's Lien, as recorded in Volume 318, Page 543, Official Public Records, Delta County, Texas, and being more fully described as part of that certain called 346.50 acre tract of land, described as Tract No. 1, in a Scrivener's Affidavit, as recorded in Volume 367, Page 563, Official Public Records, Delta County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in County Road 4624 at the Southern most Northeast corner of said 346.50 acre tract, and an ell corner of a called 124.9763 acre tract of land conveyed to CR 4380 Series, by deed as recorded in Volume 408, Page 875, Official Public Records, Delta County, Texas;

THENCE South 01 degrees 31 minutes 39 seconds East, with a line common to said 346.50 acre tract, and said 124.9763 acre tract, a distance of 2,426.81 feet to a 1/2" iron rod found at the Southeast corner of said 346.50 acre tract, and the middle Southwest corner of said 124.9763 acre tract, said point being in the North line of a called 100 acre tract of land conveyed to James Dee Sheer, Jr., et al, by deed as recorded in Volume 312, Page 169, Official Public Records, Delta County, Texas;

THENCE South 88 degrees 35 minutes 11 seconds West, with a line common to said 346.50 acre tract, and said 100 acre tract, a distance of 1,057.71 feet to a 1/2" iron rod found at the Southern most Southwest corner of said 346.50 acre tract, and a Southeast corner of a called 1000.07 acre tract of land conveyed to Reese Farms, by deed as recorded in Volume 385, Page 406, Official Public Records, Delta County, Texas, from which a spiral iron found, bears North 86 degrees 23 minutes 44 seconds West, a distance of 20.07 feet;

THENCE North 02 degrees 02 minutes 00 seconds West, with a line common to said 346.50 acre tract, and said 1000.17 acre tract, a distance of 749.97 feet to a 1/2" iron rod found;

THENCE South 89 degrees 02 minutes 34 seconds West, with a line common to said 346.50 acre tract, and said 1000.17 acre tract, a distance of 2,870.34 feet to a 1/2" iron rod found;

THENCE North 02 degrees 03 minutes 33 seconds West, with a line common to said 346.50 acre tract, and said 1000.17 acre tract, and passing at a distance of 1,674.12 feet, a 1/2" iron rod found for reference, and continuing on for a total distance of 1,691.62 feet to a point for corner in said County Road 4624 at an ell corner of said 346.50 acre tract, and a Northeast corner of said 1000.17 acre tract;

THENCE North 89 degrees 22 minutes 04 seconds East, over and across said 346.50 acre tract, and generally along the centerline of County Road 4624, a distance of 1,217.47 feet to a 100D nail found at an ell corner of said 346.50 acre tract, and the Southwest corner of a called 208.20 acre tract of land, described as TX-1, in an Exclusion From Easement, as recorded in Volume 407, Page 45, Official Public Records, Delta County, Texas;

THENCE North 89 degrees 01 minutes 28 seconds East, with a line common to said 346.50 acre tract, said 208.20 acre tract, said 124.9763 acre tract, and said County Road 4624, a distance of 2,733.03 feet to the POINT OF BEGINNING and CONTAINING 170.74 acres of land.

## SAVE AND EXCEPT

### 4. Legal Description of Land:

Being a lot, tract or parcel of land situated in the C. Zanco Survey, Abstract No. 410, and the J. Reed Survey, Abstract No. 281, Delta County, Texas, and being part of that certain called 346.50 acre tract of land, called Tract No. 1, conveyed from Burt Farms, Inc to Pilgrim Land Management, LLC, by Warranty Deed with Vendor's Lien, as recorded in Volume 318, Page 546, Official Public Records, Delta County, Texas, said deed being corrected by Scrivener's Affidavit, as recorded in Volume 367, Page 563, Official Public Records, Delta County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the most Western Northwest corner of said 346.50 acre tract, and the Southwest corner of the remainder of a called 39 acre tract of land conveyed to Clyde Waters, Jr., by deed as recorded in Volume 113, Page 387, Deed Records, Delta County, Texas, said point lying in the most Eastern East line of a called 48.73 acre tract of land, called Tract Two, conveyed to Kenneth Wall Jr et ux, by deed as recorded in Volume 369, Page 848, Official Public Records, Delta County, Texas;

THENCE, South 89 Degrees 06 Minutes 59 Seconds East, with a line common to said 346.50 acre tract, and the remainder of said 39 acre tract, a distance of 917.18 feet to a 1/2 inch iron rod found (bent) in County Road No. 4620 at an ell corner of said 346.50 acre tract, and the Southeast corner of the remainder of said 39 acre tract, said point lying in the West line of a 170.78 acre tract of land this same day surveyed out, from said point, a 60D nail found (bent), bears South 08 Degrees 34 Minutes 33 Seconds West, a distance of 0.07 feet;

THENCE, South 08 Degrees 34 Minutes 33 Seconds West, with the West line of said 170.78 acre tract, and said County Road No. 4620, a distance of 220.22 feet to a 100D nail found (bent) at an ell corner of said 346.50 acre tract, and the Northeast corner of a called 38.4988 acre tract of land conveyed to Jason Coclosure et ux, by deed as recorded in Volume 325, Page 757, Official Public Records, Delta County, Texas, said point lying at or near the intersection of County Road No. 4624, with County Road No. 4620;

THENCE, South 89 Degrees 39 Minutes 00 Seconds West, with a line common to said 346.50 acre tract, said 38.4988 acre tract, and said County Road No. 4620, a distance of 873.81 feet to a 1/2 inch iron rod found (bent) in said County Road No. 4620 at the most Western Southwest corner of said 346.50 acre tract, from said point, a 60D nail found (bent), bears South 89 Degrees 39 Minutes 00 Seconds West, a distance of 0.04 feet;

THENCE, North 02 Degrees 31 Minutes 04 Seconds West, with most Western West line of said 346.50 acre tract, and passing the most Eastern Southeast corner of said 48.73 acre tract, and continuing the same course in all a total distance of 237.47 feet to the POINT OF BEGINNING and CONTAINING 4.68 acres of land.

## SAVE AND EXCEPT

### 4. Legal Description of Land:

Being a lot, tract or parcel of land situated in the G. Cox Survey, Abstract No. 057, Delta County, Texas, and being part of that tract of land conveyed from Paul Burt et ux to Pilgrim Land Management, LLC, by Warranty Deed with Vendor's Lien, as recorded in Volume 318, Page 543, Official Public Records, Delta County, Texas, and being more fully described as part of that certain called 877.89 acre tract of land, described as Tract No. 5, in a Scrivener's Affidavit, as recorded in Volume 367, Page 563, Official Public Records, Delta County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" spiral iron rod found at the Northern most Northwest corner of said 877.89 acre tract, and the Northeast corner of a called 49.123 acre tract of land, described as Tract 1, conveyed to Chanticleer Properties, LLC, by deed as recorded in Volume 401, Page 665, Official Public Records, Delta County, Texas, said point being in the South line of a called 47.689 acre tract of land conveyed to Chanticleer Properties, LLC, by deed as recorded in Volume 407, Page 414, Official Public Records, Delta County, Texas, and the South line of a called 0.760 acre Easement Estate, described as Tract 2, conveyed to Chanticleer Properties, LLC, by deed as recorded in Volume 401, Page 665, Official Public Records, Delta County, Texas;

THENCE North 87 degrees 43 minutes 41 seconds East, with the Northern most North line of said 877.89 acre tract, a distance of 752.20 feet to a 1/2" iron rod set capped (By-Line) for corner at or near the West edge of County Road 1140, from which a 1/2" iron rod found capped (CBG INC) at the Northern most Northeast corner of said 877.89 acre tract, bears North 87 degrees 43 minutes 41 seconds East, a distance of 2,108.82 feet;

THENCE South 01 degrees 51 minutes 59 seconds East, over and across said 877.89 acre tract, and generally along the centerline of said County Road 1140, a distance of 2,616.83 feet to a point for corner at an ell corner of said 877.89 acre tract;

THENCE South 86 degrees 18 minutes 00 seconds West, with a South line of said 877.89 acre tract, and passing at a distance of 23.15 feet, a 60D nail found at the Northeast corner of a called 35.235 acre tract of land conveyed to Scott Thomas Landers, by deed as recorded in Volume 409, Page 237, Official Public Records, Delta County, Texas, and continuing on for a total distance of 759.03 feet to a 1/2" iron rod found capped (CBG INC) at the Northern most Southwest corner of said 877.89 acre tract, and the Southeast corner of a called 50 acre tract of land, described as Tract Four, conveyed to Kathryn Bab Janes Coble, by deed as recorded in Volume 253, Page 257, Official Public Records, Delta County, Texas;

THENCE North 01 degrees 43 minutes 33 seconds West, with a line common to said 877.89 acre tract, and said 50 acre tract, and passing at a distance of 1,345.05 feet, and 14.61 feet West of line, a 5/8 inch spiral iron rod found, and continuing on and passing the Northeast corner of said 50 acre tract, and continuing on for a total distance of 2,635.80 feet to the POINT OF BEGINNING and CONTAINING 45.54 acres of land.

## SAVE AND EXCEPT

### 4. Legal Description of Land:

Being a lot, tract, or parcel of land situated in the George Cox Survey, Abstract No. 057, Delta County, Texas, and being all of that certain called 50.1078 acre tract, called Tract Nine, conveyed from Bruce Switzer to Burt Farms Inc., by Warranty Deed With Vendor's Lien, as recorded in Volume 263, Page 481, Official Public Records, Delta County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Southeast corner of said 50.1078 acre tract, and the Southwest corner of a 36.5 acre tract once owned by Jack Scott, said point being in the South line of said Cox survey, the North line of the Caleb Wellborn Survey, Abstract No. 400, and the North line of a 50 acre tract once owned by A.P. Oats;

THENCE, South 89 Degrees 18 Minutes 11 Seconds West, with the South line of said 50.1078 acre tract, the North line of said 50 acre tract, the South line of said Cox survey, and the North line of said Wellborn survey, and passing at a distance of 1,461.87 feet, a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) for witness, and continuing on for a total distance of 1,486.39 feet to a point for corner in County Road No. 1150 at the Southwest corner of said 50.1078 acre tract, the Northwest corner of said 50 acre tract, the Northeast corner of a 50 acre tract once owned by A.P. Oats, and the Southeast corner of a called 20.001 acre tract conveyed to Norman Eckhardt, by Warranty Deed, as recorded in Volume 191, Page 630, Deed Records, Delta County, Texas;

THENCE, North 00 Degrees 22 Minutes 56 Seconds West, with the Southern most West line of said 50.1078 acre tract, the East line of said 20.001 acre tract, and said County Road No. 1150, and passing the Northeast corner of said 20.001 acre tract, and the Southeast corner of the remainder of a called 101.108 acre tract conveyed to Norman Eckhardt, by Warranty Deed, as recorded in Volume 203, Page 675, Official Public Records, Delta County, Texas, and continuing on for a total distance of 1,321.42 feet to a 1/2 inch iron rod found at the Southern most Northwest corner of said 50.1078 acre tract, and the Southwest corner of a called 45.577 acre tract described in a Contract For Deed, as recorded in Volume 256, Page 019, Official Public Records, Delta County, Texas;

THENCE, South 89 Degrees 26 Minutes 20 Seconds East, with a North line of said 50.1078 acre tract, and a South line of said 45.577 acre tract, a distance of 229.23 feet to a 1/2 inch iron rod found at an ell corner of said 50.1078 acre tract, and a Southeast corner of said 45.577 acre tract;

THENCE, North 04 Degrees 37 Minutes 13 Seconds West, with a West line of said 50.1078 acre tract, and an East line of said 45.577 acre tract, a distance of 208.33 feet to a 1/2 inch iron rod found at a Northwest corner of said 50.1078 acre tract, and an ell corner of said 45.577 acre tract;

THENCE, North 88 Degrees 48 Minutes 32 Seconds East, with a North line of said 50.1078 acre tract, and a South line of said 45.577 acre tract, and passing the Southeast corner of said 45.577 acre tract, and the Southwest corner of a 16 acre tract once owned by Jack Scott, and continuing on for a total distance of 1,239.16 feet to a 1/2 inch iron rod found at the North base of an old bois d'arc fence corner post at the Northeast corner of said 50.1078 acre tract, and the Northwest corner of said 36.5 acre tract;

THENCE, South 01 Degrees 38 Minutes 02 Seconds East, with the East line of said 50.1078 acre tract, and the West line of said 36.5 acre tract, a distance of 1,535.10 feet to the POINT OF BEGINNING and CONTAINING 2,201,347 square feet or 50.54 acres of land.

## SAVE AND EXCEPT

### 4. Legal Description of Land:

Being a lot, tract or parcel of land situated in the T.K. Wheeler Survey, Abstract No. 398, Delta County, Texas, and being part of that tract of land conveyed from Paul Burt et ux to Pilgrim Land Management, LLC, by Warranty Deed with Vendor's Lien, as recorded in Volume 318, Page 543, Official Public Records, Delta County, Texas, and being more fully described as all of that certain called 9.26 acre tract of land, described as Tract No. 3, in a Scrivener's Affidavit, as recorded in Volume 367, Page 563, Official Public Records, Delta County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the Northwest corner of said 9.26 acre tract, and the Northeast corner of the remainder of a called 84 acre tract of land conveyed to William Judson Jones et al, by deed as recorded in Volume 273, Page 585, Official Public Records, Delta County, Texas, said point being in a curve to the right in the Southwest line of Farm to Market Road 198, a variable width right-of-way, with a radius of 914.93 feet, a delta angle of 02 degrees 41 minutes 41 seconds, the chord of which bears South 59 degrees 25 minutes 50 seconds East, for a chord distance of 43.03 feet, from which an 8" Bois D'arc fence post bears South 00 degrees 13 minutes 57 seconds East, a distance of 2.43 feet and a concrete right-of-way monument found bears North 76 degrees 18 minutes 09 seconds West, a distance of 489.77 feet;

THENCE with the common line of said 9.26 acre tract, and said Farm to Market Road 198, the following courses and distances:

Along the arc of said curve, for an arc length of 43.03 feet to a concrete right-of-way monument found;  
South 58 degrees 01 minutes 32 seconds East, a distance of 918.17 feet to a concrete right-of-way monument found;  
South 52 degrees 57 minutes 48 seconds East, a distance of 233.03 feet to a concrete right-of-way monument found;  
South 65 degrees 02 minutes 20 seconds East, a distance of 168.40 feet to a point for corner, from which a wood monument found, bears South 58 degrees 01 minutes 32 seconds East, a distance of 1.21 feet; South 58 degrees 01 minutes 32 seconds East, a distance of 254.65 feet to a 1/2" iron rod found capped (CBG INC) at the East corner of said 9.26 acre tract;

THENCE South 89 degrees 22 minutes 02 seconds West, with the Southern most South line of said 9.26 acre tract, a distance of 333.22 feet to a 1/2" iron rod found at the most Southerly Southwest corner of said 9.26 acre tract;

THENCE North 00 degrees 42 minutes 03 seconds West, with a West line of said 9.26 acre tract, a distance of 181.35 feet to a 1/2" iron rod found capped (CBG INC) at an ell corner of said 9.26 acre tract;

THENCE South 89 degrees 24 minutes 51 seconds West, with a line common to said 9.26 acre tract, and a called 64.024 acre tract of land conveyed to Ronald E. McFadden et ux, by deed as recorded in Volume 253, Page 407, Official Public Records, Delta County, Texas, a distance of 1,032.46 feet to a 1/2" iron rod found at the Northern most Southwest corner of said 9.26 acre tract, and the Northwest corner of said 64.024 acre tract, said point being in the East line of the remainder of said 84 acre tract;

THENCE North 00 degrees 13 minutes 57 seconds West, with a line common to said 9.26 acre tract, and the remainder of said 84 acre tract, a distance of 687.26 feet to the POINT OF BEGINNING and CONTAINING 9.26 acres of land.

## SAVE AND EXCEPT

Being a lot, tract or parcel of land situated in the J. Reed Survey, Abstract No. 281, Delta County, Texas, and being part of that certain called 346.50 acre tract of land, called Tract No. 1, conveyed from Burt Farms, Inc to Pilgrim Land Management, LLC, by Warranty Deed with Vendor's Lien, as recorded in Volume 318, Page 546, Official Public Records, Delta County, Texas, said deed being corrected by Scrivener's Affidavit, as recorded in Volume 367, Page 563, Official Public Records, Delta County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the most Northern Northeast corner of said 346.50 acre tract, and the Northwest corner of a called 208.200 acre tract of land, called TX-1, described in that Exclusion from Easement described in Volume 407, Page 45, Official Public Records, Delta County, Texas, said point lying in the most Southern South line of a called 114.164 acre tract of land conveyed to Paul Burt et ux, by deed as recorded in Volume 318, Page 661, Official Public Records, Delta County, Texas;

THENCE, South 00 Degrees 51 Minutes 29 Seconds East, with a line common to said 346.50 acre tract, and said 208.200 acre tract, a distance of 3,578.24 feet to a 100D nail found in County Road No. 4624 at an ell corner of said 346.50 acre tract, and the Southwest corner of said 208.200 acre tract, said point lying in the North line of a 170.74 acre tract of land surveyed out on the 25th day of June, 2025;

THENCE, South 89 Degrees 22 Minutes 04 Seconds West, with the North line of said 170.74 acre tract, and said County Road No. 4624, a distance of 1,217.47 feet to a point for corner at an ell corner of said 346.50 acre tract, the Northwest corner of said 170.74 acre tract, and a Northeast corner of a called 1000.17 acre tract of land conveyed to Merrick Resse et al, by deed as recorded in Volume 385, Page 406, Official Public Records, Delta County, Texas, from said point, a 1/2 inch iron rod found in a West line of said 346.50 acre tract, in the most Western West line of said 170.74 acre tract, and in an East line of said 1000.17 acre tract, bears South 02 Degrees 03 Minutes 33 Seconds East, a distance of 17.50 feet;

THENCE, South 88 Degrees 27 Minutes 55 Seconds West, with a line common to said 346.50 acre tract, said 1000.17 acre tract, and said County Road No. 4624, a distance of 963.16 feet to a 1/2 inch iron rod found with a plastic cap stamped (COOPER) at a Southwest corner of said 346.50 acre tract, said point lying on the Southwest side of said County Road No. 4624;

THENCE, North 01 Degrees 36 Minutes 01 Seconds West, with a West line of said 346.50 acre tract, and said County Road No. 4624, a distance of 1,140.08 feet to a 100D nail found (bent) at an ell corner of said 346.50 acre tract, the Northeast corner of a called 38.4988 acre tract of land conveyed to Jason Coclasure et ux, by deed as recorded in Volume 325, Page 757, Official Public Records, Delta County, Texas, and the Southeast corner of a 4.68 acre tract of land this same day surveyed out, said point lying at or near the intersection of said County Road No. 4624, with County Road No. 4620;

THENCE, North 08 Degrees 34 Minutes 33 Seconds East, with the East line of said 4.68 acre tract, and said County Road No. 4624, a distance of 220.22 feet to a 1/2 inch iron rod found (bent) in said County Road No. 4624 at an ell corner of said 346.50 acre tract, the Northeast corner of said 4.68 acre tract, and the Southeast corner of the remainder of a called 39 acre tract of land conveyed to Clyde Waters, Jr., by deed as recorded in Volume 113, Page 387, Deed Records, Delta County, Texas, from said point, a 60D nail found (bent), bears South 08 Degrees 34 Minutes 33 Seconds West, a distance of 0.07 feet;

THENCE, North 07 Degrees 22 Minutes 21 Seconds East, with a line common to said 346.50 acre tract, the remainder of said 39 acre tract, and said County Road No. 4624, a distance of 1,462.59 feet to a 1/2 inch iron rod found in said County Road No. 4624 at an angle point in a West line of said 346.50 acre tract;

THENCE, North 01 Degrees 55 Minutes 17 Seconds East, with a line common to 346.50 acre tract, remainder of said 39 acre tract, the remainder of a called 50 acre tract of land, called Second Tract, conveyed to Clyde Waters, Jr., by deed as recorded in Volume 113, Page 387, Deed Records, Delta County, Texas and said County Road No. 4624, a distance of 789.74 feet to a point for corner in said County Road No. 4624 at the most Northern Northwest corner of said 346.50 acre tract, from said point, a 1/2 inch iron rod found at a Southwest corner of said 114.164 acre tract, bears North 11 Degrees 56 Minutes 47 Seconds East, a distance of 4.70 feet;

THENCE, North 89 Degrees 24 Minutes 16 Seconds East, with the most Northern North line of said 346.50 acre tract, a distance of 1,911.55 feet to the POINT OF BEGINNING and CONTAINING 170.78 acres of land.



## SAVE AND EXCEPT

### 4. Legal Description of Land:

Being a lot, tract or parcel of land situated in the J. Hemby Survey, Abstract No. 181, Delta County, Texas, and being part of that tract of land conveyed from Paul Burt et ux to Pilgrim Land Management, LLC, by Warranty Deed with Vendor's Lien, as recorded in Volume 318, Page 543, Official Public Records, Delta County, Texas, and being more fully described as part of that certain called 1,750.99 acre tract of land, described as Tract No. 4, in a Scrivener's Affidavit, as recorded in Volume 367, Page 563, Official Public Records, Delta County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (CBG INC) at the most Westerly Southwest corner of said 1,750.99 acre tract of land, and the Southeast corner of a called 36.97 acre tract of land conveyed to Charles Guffey, et ux, by deed as recorded in Volume 314, Page 530, Official Public Records, Delta County, Texas, said point being in the North line of Farm to Market Road 198, a variable width right-of-way;

THENCE North 01 degrees 32 minutes 45 seconds East, with a line common to said 1,750.99 acre tract, and said 36.97 acre tract, a distance of 1,156.53 feet to a 3/8" iron rod found at the most Westerly Northwest corner of said 1,750.99 acre tract, the Northeast corner of said 36.97 acre tract, and the Southeast corner of a called 0.49 acre tract, described as Tract Five, conveyed to Burt Farms Inc, by deed as recorded in Volume 323, Page 312, Official Public Records, Delta County, Texas;

THENCE North 88 degrees 55 minutes 28 seconds East, with a North line of said 1,750.99 acre tract, and passing at a distance of 592.35 feet, a 1/2" iron rod set capped (By-Line) for reference, and continuing on for a total distance of 609.33 feet to a point for corner in County Road 4395;

THENCE over and across said 1,750.99 acre tract and generally along the centerline of County Road 4395, the following courses and distances:

South 16 degrees 49 minutes 55 seconds East, a distance of 131.23 feet to a point for corner at the beginning of a curve to the right, with a radius of 300.00 feet, a delta angle of 16 degrees 49 minutes 34 seconds, the chord of which bears South 08 degrees 25 minutes 08 seconds East, for a chord distance of 87.78 feet;

Along the arc of said curve, for an arc length of 88.10 feet to a point for corner;

South 00 degrees 00 minutes 21 seconds East, a distance of 412.30 feet to a point for corner;

South 02 degrees 27 minutes 56 seconds West, a distance of 547.05 feet to a point for corner in a South line of said 1,750.99 acre tract, and in the North line of said Farm to Market Road 198, from which a wood right-of-way monument found, bears South 86 degrees 56 minutes 58 seconds East, a distance of 173.08 feet;

THENCE with a South line of said 1,750.99 acre tract and with the North line of Farm to Market Road 198, the following courses and distances:

North 86 degrees 56 minutes 58 seconds West, and passing at a distance of 16.15 feet a 1/2" iron rod set capped (By-Line) for reference, and continuing on for a total distance of 294.66 feet to a concrete right-of-way monument found;

South 88 degrees 10 minutes 12 seconds West, a distance of 373.73 feet to the POINT OF BEGINNING and CONTAINING 17.70 acres of land.