

(RICE)

Legal Description:

Three (3) tracts of land in NW/4 NE/4 of Section 16, Block H, Thomas Kelly Subdivision, Parmer County, Texas, being described as follows:

Tract 1:

BEGINNING at a point 2202.31 feet S89°25'W of the Northeast corner Section 16, Block "H" of the Thomas Kelly Subdivision;
THENCE S89°25'W, along the North line Section 16, a distance of 433.0 feet to the Northwest corner of the Northeast quarter of Section 16;
THENCE S0°53'16"W, along the West line of the Northeast 1/4 Section 16, a distance of 557.0 feet;
THENCE N89°09'07"E, a distance of 433.0 feet;
THENCE N0°53'37"E, a distance of 550.0 feet to the POINT AND PLACE OF BEGINNING.
Said tract contains 5.525 acres of land;

SAVE AND EXCEPT an 0.184 acre tract of land described as follows:

BEGINNING at a set rebar being 218.92 feet S00°53'16"W and 184.77 feet S89°05'2"E from the Northwest corner of Northeast Quarter of Section 16, Block H, Thomas Kelly Subdivision;
THENCE S89°05'52"E, a distance of 80.0 feet to a rebar set for the Northeast corner of said tract;
THENCE S00°54'08"W, a distance of 100.0 feet to a rebar set for the Southeast corner of said tract;
THENCE N89°05'52"W, a distance of 80.0 feet to a rebar set for the Southwest corner of said tract;
THENCE N00°54'08"E, a distance of 100.00 feet to a rebar set for the Northwest corner of said tract and said rebar being the point and place of beginning.

Tract 2:

BEGINNING at the Northeast corner of the Northwest Quarter of Section 16, Block "H" of the Thomas Kelly subdivision;
THENCE S0°53'16"W, along the East line of the Northwest 1/4 section 16, a distance of 481.68 feet;
THENCE N89°42'24"W, a distance of 109.79 feet;
THENCE N0°53'16"E, parallel to the East line of the Northwest 1/4 of Section 16, a distance of 480.0 feet to a point on the North line of Section 16;
THENCE N89°25'E, along the North line Section 16, a distance of 109.79 feet to the POINT AND PLACE OF BEGINNING.
Said tract contains 1.212 acres of land.

Tract 3:

That certain right-of-way easement to be used jointly with Grantor and Grantor's heirs,

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successors and assigns forever, for the free, uninterrupted and perpetual use of, and separate right to maintain an easement over a passageway located along the Northern boundary line of the East One-Half (½) of Section 16, Block H, Thomas Kelly Subdivision, Parmer County, Texas, SAVE AND EXCEPT a 5.525 acre tract fully described in Warranty Deed dated March 17, 2000 and filed of record in Volume 270, Page 832, Deed Records, Parmer County, Texas. Said easement being 20 feet in width and 2,202.31 feet in length. The purpose of the easement is to provide free and uninterrupted pedestrian and vehicular ingress and egress to and from the 5.525 acre tract described and reserved is above referenced deed, to and from said 5.525 acre tract and County Road 23.