

4. Legal description of the land:

**57.500 acres, more or less, out of the JAMES DOYLE SURVEY, ABSTRACT NO. 28, Bastrop County, Texas; said 57.500 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.**

**The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.**

EXHIBIT "A"

Being a 57.500 acre tract or parcel of land out of and being a part of the James Doyle Survey in Bastrop County, Texas, and being a part of that certain 69.873 acre tract described as Tract 12, in a deed from Elbert Williams and wife, Elva Williams, to Billy G. Radford, dated January 10, 1985, recorded in Volume 357, Page 504, Bastrop County Deed Records. Said 69.873 acre tract being a part of that certain 75 acre tract set aside to Elbert Williams in a Partition Deed recorded in Volume 120, Page 141, Bastrop County Deed Records, and being a part of that certain 40 acre tract described as First Tract in a deed from J. T. Pearson and wife, Lillie Mae Pearson, to Elbert Williams, dated March 15, 1946, recorded in Volume 118, Page 345, Bastrop County Deed Records. Herein described 57.500 acre tract or parcel being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found at a fence corner in the Northeast line of the Cedar Creek-Lytton Springs public road, the occupied West corner of the before mentioned 75 acre and 69.873 acre tracts, same being the occupied South corner of that certain 196 acre tract described as Second Tract in a deed from Traveler's Insurance Company to W. D. Moore dated February 11, 1938, recorded in Volume 99, Page 567, Bastrop County Deed Records, for the most Westerly corner of this tract;

THENCE with the Southeast line as fenced of the Moore 196 acre tract, the Northwest line of the said 75 acre and 69.873 acre tracts, North  $45^{\circ} 00' 00''$  East, 1039.73 feet to an iron rod set for the most Northerly corner of this tract, from which the most Northerly corner of the said 69.873 acre tract, the most Easterly corner of the Moore 196 acre tract, an iron rod found at a fence corner bears North  $45^{\circ} 00' 00''$  East, 648.36 feet;

THENCE South  $26^{\circ} 41' 07''$  East, 932.63 feet to an iron rod set for an interior corner of this tract;

THENCE North  $69^{\circ} 55' 28''$  East, 375.00 feet to an iron rod set in the Southwest line of a 60 foot roadway easement which runs along the Northeast line of the before mentioned 69.873 acre tract, for an angle corner of this tract;

THENCE with the Southwest line of the said 60 foot roadway easement, along a line 60 feet from a right angle and parallel to the Northeast line of the said 69.873 acre tract, South  $26^{\circ} 41' 07''$  East, 917.59 feet to an iron rod set where same intersects the North or Northwest line of the before mentioned Cedar Creek-Lytton Springs public road, the South or Southeast line of the before mentioned 69.873 acre tract, for the East or Southeast corner of this tract, from which the East or Southeast corner of the said 69.873 acre tract, an iron rod found at a fence corner bears North  $76^{\circ} 27' 36''$  East, 61.61 feet;

THENCE with the North or Northeast line of the Cedar Creek-Lytton Springs public road, the South and Southwest lines of the said 69.873 acre and before mentioned 75 acre tracts, South  $76^{\circ} 27' 36''$  West, 1798.36 feet to an iron rod found; North  $70^{\circ} 18' 03''$  West, 156.27 feet to an iron rod found; North  $44^{\circ} 50' 07''$  West, 834.68 feet to the POINT OF BEGINNING, containing 57.500 acres of land. As surveyed by Dale L. Olson, Registered Public Surveyor No. 1753.