

FIELD NOTES - 161.4 ACRES

All that certain tract or parcel of land, 161.4 acres, situated in Gonzales County, Texas, same being a part of the John Davis 320 Acre Survey, Abstract No. 196, and also a part of the Turner Barnes League, Abstract No. 112, same also being a 102.5 acre tract of land conveyed by Lillie Meisetschlager to Charles Pilat, et ux, of record in Volume 382, Page 316, of the Deed Records of Gonzales County, Texas, and also a part of a 102.4 acre tract of land described in a deed from Woodrow Johnson, et al, to Charles Pilat, et ux, of record in Volume 381, Page 678, Deed Records of Gonzales County, Texas; said 161.4 acres of land also being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin and the southeast corner of the said Charles Pilat 102.5 acre tract, same being situated in the north margin of the Turner Barnes League, same also being situated in the south margin of the John Davis 320 Acre Survey, same also being the eastmost southeast corner of the land herein described;

THENCE SOUTH 89° 33' WEST - 1706.0 feet with the south margin of the said Charles Pilat 102.5 acre tract, same being the common boundary between the said north margin of the said Turner Barnes League and the said south margin of the said John Davis 320 Acre Survey to an iron pin and the southwest corner of the said Charles Pilat 102.5 acre tract, same being situated in the east margin of the said Charles Pilat 102.4 acre tract, same being an interior ell corner of the land herein described;

THENCE SOUTH 1° 03' WEST - 1277.2 feet and SOUTH 1° 20' WEST - 192.3 feet with the said east margin of the said Charles Pilat 102.4 acre tract to an iron pin set on same, same being the southmost southeast corner of the land herein described;

THENCE SOUTH 68° 25' WEST - 402.2 feet and SOUTH 38° 02' WEST - 791.0 feet to an iron pin and the southmost corner of the land herein

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described, same being situated in the northeast margin of F.M. Highway No. 1680;

THENCE NORTH 48° 26' WEST - 679.4 feet and NORTH 49° 29' WEST - 60.8 feet with the said northeast margin of the said F.M. Highway No. 1680 to an iron pin and the southwest corner of the land herein described;

THENCE NORTH 28° 51' EAST - 1058.4 feet and NORTH 11° 36' WEST - 881.3 feet to an iron pin and cedar post set in the bed of Bear Branch;

THENCE NORTH 37° 40' EAST - 163.9 feet, NORTH 37° 45' EAST - 82.8 feet, NORTH 58° 10' EAST - 698.8 feet, NORTH 30° 59' EAST - 49.0 feet, NORTH 29° 11' EAST - 220.4 feet and NORTH 22° 58' EAST - 566.9 feet with the approximate center of the said Bear Branch to an iron pin situated in the west margin of the said Charles Pilat 102.5 acre tract;

THENCE NORTH 0° 14' EAST - 1165.7 feet with the said west margin of the said Charles Pilat 102.5 acre tract to an iron pin and its northwest corner;

THENCE NORTH 89° 56' EAST - 810.5 feet and NORTH 89° 47' EAST - 931.3 feet with the north margin of the said Charles Pilat 102.5 acre tract to an iron pin and its northeast corner;

THENCE SOUTH 0° 40' WEST - 2515.4 feet to the POINT OF BEGINNING and containing within these metes and bounds 161.4 acres of land of which 113.5 acres lie within the limits of the said John Davis 320 Acre Survey and 47.9 acres lie within the limits of the Turner Barnes League; and of which 58.9 acres is a part of the Charles Pilat 102.4 acre tract and of which 102.5 acres is the entire Charles Pilat 102.5 acre tract.

Certified to be true and correct.

DATE: September 24, 1981

SIGNED: J.R. Mica

J.R. Mica, P.E.
Texas Reg. No. 12280
Flatonia, TX

EAL:

