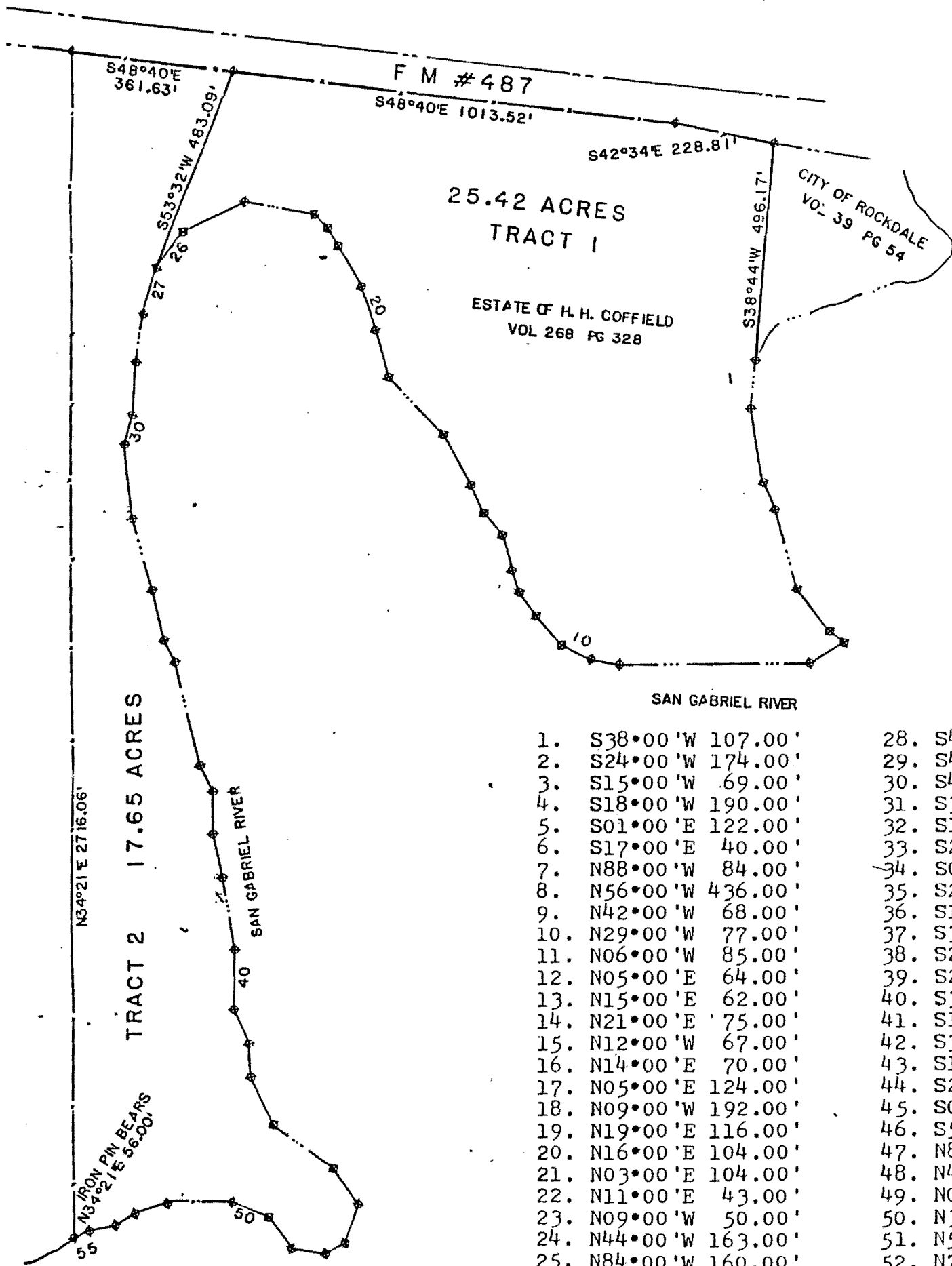




SAN GABRIEL RIVER

1.	S38°00'W	107.00'	28.	S4°
2.	S24°00'W	174.00'	29.	S4°
3.	S15°00'W	69.00'	30.	S4°
4.	S18°00'W	190.00'	31.	S3°
5.	S01°00'E	122.00'	32.	S1°
6.	S17°00'E	40.00'	33.	S2°
7.	N88°00'W	84.00'	34.	S0°
8.	N56°00'W	436.00'	35.	S2°
9.	N42°00'W	68.00'	36.	S1°
10.	N29°00'W	77.00'	37.	S3°
11.	N06°00'W	85.00'	38.	S2°
12.	N05°00'E	64.00'	39.	S2°
13.	N15°00'E	62.00'	40.	S3°
14.	N21°00'E	75.00'	41.	S1°
15.	N12°00'W	67.00'	42.	S3°
16.	N14°00'E	70.00'	43.	S1°
17.	N05°00'E	124.00'	44.	S2°
18.	N09°00'W	192.00'	45.	S0°
19.	N19°00'E	116.00'	46.	S5°
20.	N16°00'E	104.00'	47.	N8°
21.	N03°00'E	104.00'	48.	N4°
22.	N11°00'E	43.00'	49.	N0°
23.	N09°00'W	50.00'	50.	N3°
24.	N44°00'W	163.00'	51.	N5°
25.	N84°00'W	160.00'	52.	N7°
26.	S66°00'W	98.00'	53.	N8°
27.	S51°00'W	110.00'	54.	N5°
28.	S45°00'W	105.00'	55.	S8°

ALL THAT CERTAIN tract or parcel of land lying and being situated in Milam County, Texas, a part of the B. W. Holtzclaw Grant, A-187, and being a part of a tract described as 44 1/2 acres in a deed from H. P. Culpepper and Irene Culpepper to H. H. Coffield dated March 27, 1950 and of record in Volume 268, Page 328 of the Deed Records of Milam County, and being more fully described by metes and bounds as follows;

BEGINNING at a 1/2 inch steel pin set at a corner post at the intersection of the South Right of Way line of F. M. #487 with the West line of the said 44 1/2 acre tract for the Northwest corner of the residue of the said 44 1/2 acre tract and the Northwest corner of the herein described tract;

THENCE with the said R. O. W. South 48° 40' East 361.63 feet to a 1/2 inch steel pin set for the Northeast corner of the herein described tract;

THENCE South 53° 32' West 483.09 feet to a 1/2 inch steel pin set on the West bank of the San Gabriel River for a corner hereof;

THENCE with the said bank of the San Gabriel River South 51° 00' West 110.00 feet; South 45° 00' West 105.00 feet; South 40° 00' West 125.00 feet; South 46° 00' West 65.00 feet; South 31° 00' West 167.00 feet; South 17° 00' West 175.00 feet; South 22° 00' West 120.00 feet; South 05° 00' West 58.00 feet; South 23° 00' West 239.00 feet; South 10° 00' West 75.00 feet; South 34° 00' West 88.00 feet; South 21° 00' West 103.00 feet; South 25° 00' West 172.00 feet; South 36° 00' West 136.00 feet; South 10° 00' West 86.00 feet; South 31° 00' West 75.00 feet; South 10° 00' West 125.00 feet; South 20° 00' East 167.00 feet; South 01° 00' East 104.00 feet; South 59° 00' West 95.00 feet; North 88° 00' West 45.00 feet; North 48° 00' West 76.00 feet; North 92.00 feet; North 33° 00' West 92.00 feet; North 54° 00' West 146.00 feet; North 76° 00' West 79.00 feet; North 86° 00' West 64.00 feet; North 58° 00' West 53.00 feet; and South 89° 00' West 43.50 feet to the Southwest corner of the said 44 1/2 acre tract and the Southwest corner hereof from which an iron pin in concrete found at a corner post bears North 34° 21' East 56.00 feet;

THENCE with the West line of the said 44 1/2 acre tract North 34° 21' East 2716.06 feet to the POINT OF BEGINNING and containing 17.65 acres.