METES AND BOUNDS DESCRIPTION

of a survey of 147.09 acres of land out of the W.C.R.R. Co. Survey Section No. 44, Abstract No. 477, Wharton County, Texas and being that same called 150 acre tract of land described in a deed from Sue Ann Meyer Baker to Irene Rosenfield Robinson, recorded in Volume 741, Page 518, Wharton County, Official Records, for which reference is made and the said 147.09 acre being described by metes and bounds as follows, to-wit:

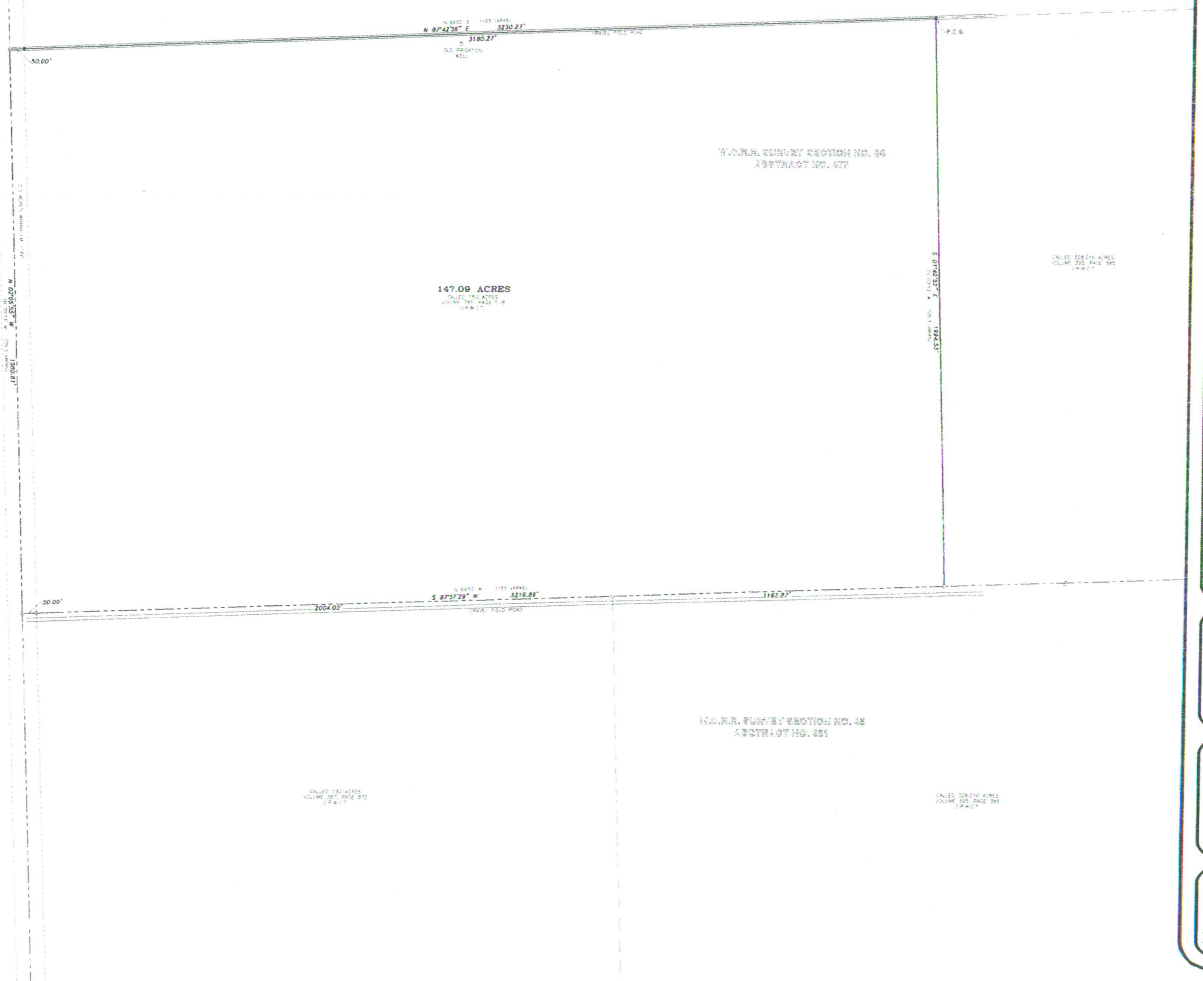
BEGINNING at a 1/2" iron rod found for the solved northwest corner of a called 328.016 acre tract described in Volume 849, Page 385, Wharton County, Official Records, being also a called corner in the common Southern line of a called 87.16 acre tract described in Volume 560, Page 188 Wharton County, Official Records, and being the common northeast corner of the herein described tract;

THENCE South 01° 42' 50" East a distance of 1994.53 feet (called South 00° 13' West - 1258.3 varas) with the Westerly line of the said 328.016 acre tract, being the common Eastern line of the herein described 147.09 acre tract to a 5/8" inch iron pipe found for a solved interior corner of the said 328.016 acre tract, being also the common Southeast corner of the herein described tract;

THENCE South 87° 57' 29" West (called South 89° 50' West) with a lower Northern line of the said 328.016 acre tract and at 1162.37 feet a 1/2" inch iron rod found for a lower northwest corner of the said 328.016 acre tract, being also the lower northeast corner of a called 2.00 acre tract described in Volume 387, Page 513 Wharton County, Official Records and continuing with the Northern line of the said 328.016 acre tract and at 2162.89 feet a 5/8" iron rod set with cap "FRANK" for reference and continuing for a total distance of 3216.89 feet (called 1165 varas) to a point in the centerline of said FM Highway No. 1162 for the Southwest corner of the herein described tract;

THENCE North 02° 26' 58" West a distance of 1980.81 feet (called North 00° 13' West - 1258.3 varas) with the centerline of said FM Highway No. 1162, being the Western line of the herein described tract to a point in said centerline for the Southwest corner of the said 321.15 acre tract, being also the common northwest corner of the herein described tract;

THENCE North 87° 42' 50" East (called North 89° 50' East) with the Southern line of the said 321.15 acre tract and at 50.00 feet a 1/2" iron rod found for reference in the Eastern line of said FM Highway No. 1162 and continuing for a total distance of 3330.27 feet (called 1165 varas) to the PLACE OF BEGINNING, containing 147.09 acres of land, more or less.


N 87°42'50" E 3330.27'
S 3180.27'
OLD PRESCRIPTION WELL
P.O.B.
50.00'
W.C.R.R. SURVEY SECTION NO. 44
ABSTRACT NO. 477
147.09 ACRES
CALLED 328.016 ACRES
VOLUME 849, PAGE 385
CALLED 87.16 ACRES
VOLUME 560, PAGE 188
CALLED 2.00 ACRES
VOLUME 387, PAGE 513
CALLED 321.15 ACRES
VOLUME 387, PAGE 372
CALLED 321.15 ACRES
VOLUME 387, PAGE 372
S 87°57'29" W 3216.89'
2004.03'
1162.37'
W.C.R.R. SURVEY SECTION NO. 45
ABSTRACT NO. 331
CALLED 150.16 ACRES
VOLUME 741, PAGE 518
CALLED 150.16 ACRES
VOLUME 741, PAGE 518
CALLED 150.16 ACRES
VOLUME 741, PAGE 518
CALLED 150.16 ACRES
VOLUME 741, PAGE 518
N 02°26'58" W 1980.81'
S 02°26'58" E 1994.53'
N 02°26'58" W 1258.3'
S 02°26'58" E 1258.3