

STATE OF TEXAS

COUNTY OF BASTROP

LAND DESCRIPTION

Tract #160

Being **338.824 acres** of land, a part of the Joseph Black Survey, Abstract 86, Bastrop County, Texas, and being all of a 339.056 acre (CPS Energy Ref. No. 126) conveyed by the City of San Antonio to TXU Sandow Development Company LP by deed dated August 24, 2007 and recorded in volume 1773, page 196 and being further described in a deed from Homer G. Monson and wife, Lillian Monson to the City of San Antonio dated March 8, 1985 and recorded in volume 363, page 775, LESS a 2.503 acre tract conveyed to Three Oaks Cemetery Association by deed recorded in volume 1764, page 227 all of the Official Records of Bastrop County, Texas. Said **338.824 acre** tract being more particularly described as follows:

BEGINNING at a ½ inch rebar found in the Northeast margin of the Austin Northwestern Railroad (H. & T.C. Railroad), for the South corner of a 66.633 acre Tract No. 2 conveyed to Harold M. Smith et al by deed recorded in volume 320, page 426, the West corner of said 339.056 acre TXU tract, and the West corner hereof; said ½ inch rebar found having coordinates of: Northing: 245603.36 and Easting: 2963881.50

THENCE with the Southeast line of said 66.633 acre Smith tract, the Northwest line of said 339.056 acre TXU tract, **North 42 deg. 02 min. 01 sec. East 2685.25 feet** to a point in the Southwest line of a 200 acre 3rd tract conveyed to Leonard Kastner by deed recorded in volume 96, page 239, for the East corner of said 66.633 acre Smith tract, the North corner of said 339.056 acre TXU tract, and the North corner hereof, said point bears North 42 deg. 02 min. 01 sec. East 132.87 feet from a 3/8 inch rebar found for reference hereof, said point also bears South 47 deg. 13 min. 47 sec. East 251.85 feet from a ½ inch rebar found for reference hereof;

THENCE with the Southwest line of said 200 acre Kastner tract, the Northeast line of said 339.056 acre TXU tract, **South 47 deg. 01 min. 05 sec. East 2014.53 feet** to a point at the end of Dube Ranch Road (Bastrop County Road 99), for the West corner of a 234.920 acre (CPS Energy Ref. No. 130 – Tract 1) conveyed to TXU Sandow Development Company LP by deed recorded in volume 1773, page 196), the South corner of said 200 acre Kastner tract; said point bears North 88 deg. 07 min. 50 sec. East 32.36 feet from a 5/8 inch rebar found for reference hereof;

THENCE within the margins of said Dube Ranch Road (Bastrop County Road 99), with the Westerly Southwest line of said 234.920 acre TXU tract, the Northeast line of said 339.056 acre TXU tract, **South 47 deg. 01 min. 05 sec. East at 1877.35 feet** pass a 5/8 inch rebar with cap marked “4428” set for the West corner of the residue from a 236.39 acre tract conveyed to SMC Mining Company (a/k/a Bluegrass Coal Development Company) by deed recorded in volume 744, page 274, the Westerly South corner of said 234.920 acre TXU tract, and continuing for a total distance of **1911.28 feet** to a 5/8 inch rebar with cap marked “4428” set within the margins of Dube Ranch Road (Bastrop County Road 99), for the West corner of a 1.00 acre tract conveyed to the City of Elgin, Texas by deed recorded in volume 1764, page 239, the North corner of a 1 acre tract conveyed to P.T. Kellermeier et al by deed recorded in volume 23, page 114, the Westerly South corner of said SMC Mining Company tract, an angle corner of said 339.056 acre TXU tract, and an angle corner hereof;

THENCE continuing within the margins of Dube Ranch Road (Bastrop County Road 99), with the West line of said 1 acre Kellermeier tract (23/114), the East line of said 339.056 acre TXU tract, **South 14 deg. 31 min. 40 sec. East 173.49 feet** to a 5/8 inch rebar with cap marked “4428” set for the North corner of a 2.503 acre tract conveyed to Three Oaks Cemetery Association by deed recorded in volume 1764, page 227, and the Northerly East corner hereof;

THENCE across said 339.056 acre TXU tract, with the Northwest line of said 2.503 acre Three Oaks tract, **South 42 deg. 02 min. 35 sec. West – 490.02 feet** to a 5/8 inch rebar with cap marked “4428” set for the West corner of said 2.503 acre Three Oaks tract, and an interior corner hereof;

THENCE continuing across said 339.056 acre TXU tract, with the Southwest line of said 2.503 acre Three Oaks tract, **South 47 deg. 57 min. 25 sec. East – 272.58 feet** to a point within the margins of Dube Ranch Road (Bastrop County Road 99), the Southeast line of said 339.056 acre TXU tract, the Northwest line of a 315.584 acre Tract #1 conveyed to Victor James Dube by deed recorded in volume 183, page 230, for the South corner of said 2.503 acre Three Oaks tract, and the Southerly East corner hereof; said point bears South 47 deg. 56 min. 22 sec. East – 30.48 feet from a 5/8 inch rebar with cap marked “4428” set for reference hereof;

THENCE within the margins of Dube Ranch Road (Bastrop County Road 99), with the Northwest line of said 315.584 acre Dube tract, the Southeast line of said 339.056 acre TXU tract, **South 42 deg. 02 min. 35 sec. West 2038.63 feet** to a 5/8 inch rebar with cap marked “4428” set in the North margin of the Austin Northwestern Railroad Right of Way (200' wide), for the West corner of said 315.584 acre Dube tract, the South corner of said 339.056 acre TXU tract, and the South corner hereof; said 5/8 inch rebar with cap marked “4428” set having coordinates of: Northing: 242693.98 and Easting: 2967104.00

THENCE with the Northeast margin of said Austin Northwestern Railroad, the South line of said 339.056 acre TXU tract, **South 85 deg. 27 min. 32 sec. West 949.73 feet** to a 5/8 inch rebar with cap marked “4428” set for the point of curvature of a curve to the right;

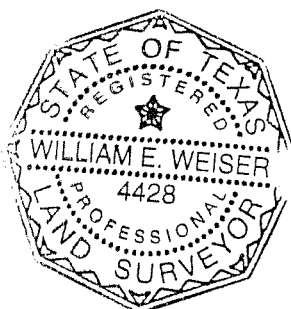
THENCE continuing with the curving Northeast margin of said Austin Northwestern Railroad, a curving Southwest line of said 339.056 acre TXU tract, with said curve to the right with the following curve data as follows: **Length = 2647.21 feet, Radius = 1804.57 feet, Delta = 84 deg. 03 min. 00 sec., Tangent = 1626.27 feet and chord bearing and distance = North 52 deg. 30 min. 58 sec. West 2416.15 feet** to a 5/8 inch rebar with cap marked “4428” set for the point of tangency of said curve;

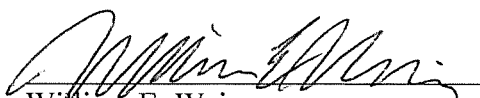
THENCE continuing with the Northeast margin of said Austin Northwestern Railroad, with a Southwest line of said 339.056 acre TXU tract, **North 10 deg. 29 min. 28 sec. West 1014.35 feet** to a 5/8 inch rebar with cap marked “4428” set for the point of curvature of a curve to the left;

THENCE continuing with the curving North margin of said Austin Northwestern Railroad, a curving Southwest line of said 339.056 acre TXU tract with said curve to the left with the following curve data: **Length = 548.05 feet, Radius = 1948.27 feet, Delta = 16 deg. 07 min. 02 sec., Tangent = 275.85 feet and chord bearing and distance = North 18 deg. 32 min. 59 sec. West 546.24 feet** to the **PLACE OF BEGINNING** and containing **338.824 acres** of land.

Bearings are Grid, Texas State Plane Coordinate System, Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in August 2009 and that this Survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV Survey.




William E. Weiser
Professional Land Surveyor
Number 4428
Date of signature: 9-01-09