

THEENCE N19°40'44"W - 3590.24 feet with the occupied East fence line of said Marosko 118.5 acre tract to a point in the center of Brushy Creek, same being the South line of a Christian Pfluger, Jr. and Hilda Pfluger Revocable Trust 76.67 acre tract (Doc. 19964041) for the Northeast corner of said 118.5 acre tract and for the Northwest corner of this tract, a reference iron pin set bears S19°40'44"E - 18.00 feet;

THEENCE S71°08'00"W - 311.23 feet with the North ROW of said F. M. Highway No. 1466 to an iron pin found at a fence corner post for the Southeast corner of a Max M. Marosko, Jr. 118.5 acre tract (532/044) and for the Southwest corner of this tract;

N10°36'05"W - 129.05 feet to a 4" steel fence corner post in concrete for the Northeast corner of said TXU 0.31 acre tract and for an interior ell corner of this tract;
S80°16'28"W - 99.19 feet to an iron pin found at a fence corner post for the Northwest corner of said TXU 0.31 acre tract and for an interior ell corner of this tract;
S10°08'27"E - 145.15 feet to an iron pin found at a fence corner post on the North ROW of said F. M. Highway No. 1466 for the Southwest corner of said TXU 0.31 acre tract and for an exterior ell corner of this tract;

THEENCE with an occupied fence line of said TXU 0.31 acre tract as follows:

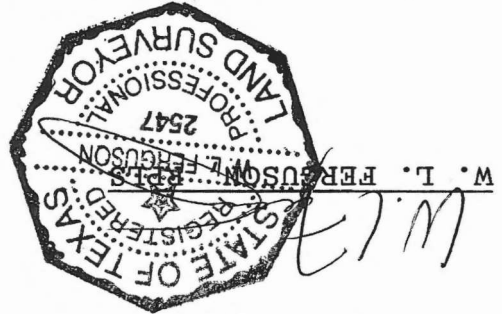
THEENCE S71°08'00"W (Dead Bearing) - 785.83 feet with the North ROW of said F. M. Highway No. 1466 to an iron pin found at a fence corner post for the Southeast corner of a TXU Electric Delivery Co. 0.31 acre tract (Doc. 2002000081) and for an exterior ell corner of this tract;

BEGINNING at an iron pin found at a fence corner post on the North ROW of F. M. Highway No. 1466 for the Southwest corner of a Martin Everett Turner 21.190 acre tract (2030/172) and for the Southeast corner of this tract;

All that certain tract or parcel of land situated in Williamson County, Texas, being part of the Thomas A. Moore Survey, Abstract No. 430 and being all of a 100.36 acre tract (100.174 acres surveyed by me this date) as conveyed from George Heger to E. L. Kendrick by Deed dated August 9, 1977 and being recorded in Volume 679, Page 193 of the Deed Records of said Williamson County and being more particularly described by metes and bounds as follows, to wit:

In Re: 100.174 Acres
Thomas A. Moore Survey, A-430
Williamson County, Texas





I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify that the above survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 4th day of December, 2003.

THENCE S19°38'10"E - 3490.46 feet with the west line and occupied fence line prolongation of said Turner 17.268 acre tract, a Robert Elam Lee 25.062 acre tract (2056/576) and said Turner 21.190 acre tract, respectively, to the PLACE OF BEGINNING and containing a total of 100.174 Acres of Land.

N70°10'00"E - 166.54 feet to a point for an exterior ell
 corner of this tract;
 N78°12'00"E - 100.83 feet to a point for an interior ell
 corner of this tract;
 N53°35'00"E - 331.21 feet to a point for an interior ell
 corner of this tract;
 N16°38'00"E - 191.87 feet to a point for an exterior ell
 corner of this tract;
 N63°29'00"E - 93.38 feet to a point for an exterior ell
 corner of this tract;
 S88°47'00"E - 134.19 feet to a point for an exterior ell
 corner of this tract;
 S50°44'00"E - 83.82 feet to a point for an exterior ell
 corner of this tract;
 S22°11'00"E - 111.02 feet to a point for an interior ell
 corner of this tract;
 S28°02'00"E - 89.77 feet to a point for an interior ell
 corner of this tract;
 S78°15'00"E - 125.39 feet to a point for an interior ell
 corner of this tract;
 N60°32'00"E - 119.25 feet to a point for the Northwest corner
 of a Martin E. Turner, et al 17.268 acre tract (724/151)
 and for the Northeast corner of this tract, a reference
 iron pin set bears S19°38'10"E - 112.69 feet;

THENCE with the center of Brushy Creek, same being the South line of said Pfluger 76.67 acre tract as follows: