STATE OF TEXAS
COUNTY OF MILAM

BEING all that tract of land in Milam County, Texas, out of the Samuel A. Lang Survey, Abstract Number 240, and the Mrs. W. R. Timmins Survey, Abstract Number 457, and being part of Tract 38 of the Lin Luce Ranches, Part Two, an addition to Milam County, Texas, recorded in Cabinet A, Slide 84-6 of the Plats Records of Milam County, Texas, and being all of that called 5,000 acres of land described in a deed to Baylor University, recorded in Volume 1153, Page 685 of the Official Records of Milam County, Texas, and being further described as follows:

BEGINNING at a 3/8 inch steel rod found in the East line of County Road 342, at the Southeast corner of said 5,000 acres, at the Southeast corner of said Tract 38;

THENCE South 81 degrees 25 minutes 41 seconds West, 1,351.29 feet to a 3/8 inch steel rod found at the Southwest corner of said 5,000 acres, at the West line of said Tract 38;

THENCE North 20 degrees 09 minutes 22 seconds West, 162.12 feet to a 1/2 inch steel rod set at the Northwest corner of said 5,000 acres, in the West line of said Tract 38;

THENCE North 81 degrees 27 minutes 56 seconds East, 1,409.97 feet to a 1/2 inch steel rod set in the East line of County Road 342, at the Northeast corner of said 5,000 acres, in the East line of said Tract 38;

THENCE South 00 degrees 49 minutes 22 seconds West, 160.04 feet to the Point of Beginning, containing 5,019 acres of land.

Bearings based on Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.

NOTES CORRESPONDING TO SCHEDULE B:
1. 9(a) Restriction (581-30, 585-166, 385-247, 403-230) call for a conditional reversion from free removal with 35' of property lines, and is shown herein.
2. 9(a) 45' Road easement (Cabs. & Slides 84-6, 339-22) is shown herein.
3. 9(a) Utility easement (421-159) is blanketed in nature, with no specific width.

The plot as shown hereon was prepared from an on-the-ground survey performed under my supervision on September 7, 2012; there are no visible monuments, encroachments or projections except as shown hereon.

September 14, 2012

Harold Alexander Taylor
R.P.L.S. No. 5176

BOUNDARY SURVEY
5.019 ACRES
PART OF TRACT 38
LIN LUCE RANCHES, PART TWO
MILAM COUNTY, TEXAS

PREPARED FOR:
Baylor University