

## LEGAL DESCRIPTION

### Property (including any improvements):

79.706 acres of land situated in Lavaca County, Texas, a part of the Caroline Brown Survey, A-81, and being a part of the 100.72 acre tract described in the deed from Joseph E. Haynes, et ux, to W. I. Reid dated November 25, 1919, and recorded in Volume 84, Page 263, of the Lavaca County Deed Records and also a part of a 50.00 acre tract described in the deed from Alice H. Ory to W. I. Reid, dated November 25, 1919, and recorded in Volume 84, Page 265, of the Lavaca County Deed Records, said 70.706 acres being more particularly described by metes and bounds as follows:

Beginning at a point on the East bank of the Lavaca River marking the West or Southwest corner of the T. J. Roden 146 acre tract, Northwest corner of the said 50 acre tract, same being the Northwest corner of this tract.

THENCE S 28°29'57" E, passing at 50.00 feet to an iron rod set for reference, containing a total distance of 1362.82 feet to a square iron bar found marking the Southwest corner of the said Roden land, same being a reentrant corner of this tract;

THENCE N 84°26'14" E, with the South line of the said Roden 146 acre tract, a distance of 3087.34 feet to an iron rod set at the base of a corner post in the west margin of a graded public road, for the Northwest corner of a second tract owned by the said T. J. Roden, Northeast corner of the said 50 acre tract, same being the Northeast corner of this tract;

THENCE S 06°42'56" E, with the West margin of the said graded road, West line of the said Roden land, a distance of 522.94 feet to an iron rod set for the Northeast corner of a 79.706 acre tract this day surveyed, same being the Southeast corner of this tract.

THENCE S 84°01'12" W, along a line marked with iron rods, a distance of 3097.95 feet to an iron rod set for an angle corner of the said 79.706 acre tract and of this tract.

THENCE N 70°59'07" W, along a line marked with iron rods, a distance of 2217.25 feet to a point on the East bank of the said Lavaca River marking the Northwest corner of the said 79.706 acre tract, same being the southeast corner of this tract and bearing N 70°59'07" W a distance of 14.60 feet from the iron rod set on the high bank;

THENCE with the East bank of the said Lavaca River and its meanders as follows:

N 15°09'09" E a distance of 79.97 feet to a point,  
N 26°56'19" E a distance of 88.62 feet to a point,  
N 44°22'50" E a distance of 41.79 feet to a point,  
S 44°26'43" E a distance of 16.94 feet to a point,  
N 37°57'35" E a distance of 108.56 feet to a point,  
N 52°16'53" E a distance of 111.09 feet to a point,  
N 58°45'28" E a distance of 134.03 feet to a point,  
N 54°13'28" E a distance of 257.09 feet to a point,  
N 57°11'09" E a distance of 60.56 feet to a point,  
N 69°25'39" E a distance of 131.58 feet to a point,  
N 65°44'33" E a distance of 126.56 feet to a point,  
N 57°51'47" E a distance of 173.39 feet to a point,  
N 58°27'53" E a distance of 199.53 feet to a point,  
N 49°46'20" E a distance of 99.95 feet to a point,  
N 61°31'16" E a distance of 92.71 feet to a point,  
N 54°57'50" E a distance of 59.84 feet to the PLACE OF BEGINNING containing 79.706 acres of land.