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METES AND BOUNDS DESCRIPTION

32.00 ACRES OF LAND SITUATED IN THE BASIL DURBIN SURVEY ABSTRACT NO. 175 AND THE I&GN RR SURVEY ABSTRACT NO. 340 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE 92.402 ACRE TRACT CONVEYED TO GCS FARMS LLC BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2014006670 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SHOWN ON THE ATTACHED SKETCH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

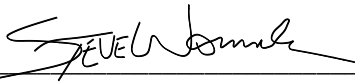
Beginning at an iron rod found on the northerly right-of-way of FM 972 at the southwest corner of a 103.12 acre tract conveyed to Lo Ann Luerden by instrument of record in Document No. 2005037251 OPRWC, being the southeast corner of the referenced 92.402 acre tract, for the **Point of Beginning** and southeast corner of the herein described tract;

Thence N 72 deg 25 min 01 sec W 500.96 feet to an iron rod set on the said right-of-way, for the southwest corner of the herein described tract;

Thence N 16 deg 23 min 44 sec E 2777.16 feet to an iron rod set on the northeast line of the referenced 92.402 acre tract, for the northwest corner of the herein described tract;

Thence S 73 deg 47 min 25 sec E 500.83 feet to an iron rod set at the northeast corner of the said 92.402 acre tract, being also an interior ell corner of the said 103.12 acre tract, for the northeast corner of the herein described tract;

Thence S 16 deg 23 min 42 sec W 2789.17 feet to the **Point of Beginning**, containing 32.00 acres of land, more or less.



Steven W. Womack
Registered Professional Land Surveyor
No. 5025, State of Texas

30 Jan. 2018
Date

