

GENERAL WARRANTY DEED

STATE OF TEXAS, *
 * KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF BASTROP. *

That we, JAMES E. COOK, JR., M.D., and wife, MARY CAROL COOK, hereinafter referred to as GRANTORS, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to us in hand paid by PAUL WALKER, hereinafter referred to as GRANTEE, the receipt of all of which is hereby acknowledged and confessed, no part of which consideration is secured by a lien either expressed or implied, have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said GRANTEE the following described real property, to-wit:

APPROXIMATELY 4.325 acres of land being out the G.W. WALLACE SURVEY, ABSTRACT NO. 458, in Bastrop County, Texas, and being part of that certain 73.02 acre tract of land more particularly described by metes and bounds in the deeds recorded in Volume 306, Page 686 and in Volume 306, Page 688, Deed Records of Bastrop County, Texas, said 4.325 acre tract being more particularly described in Exhibit "A-1" attached to and made a part hereof by reference.

EASEMENT ESTATE ONLY over and across that certain tract of land called "road easement" as described by metes and bounds in the document recorded in Volume 180, Page 213 and Volume 183, Page 421, Deed Records of Bastrop County, Texas, said easement described by metes and bounds in Exhibit "A-2" attached to and made a part hereof by reference.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, reservations, covenants, conditions, leases, and easements, if any, relating to the hereinabove described property, but only to the extent that they are still in effect, shown of record in the hereinabove mentioned County and State of Texas.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEE, his heirs and assigns forever; and GRANTORS do hereby bind themselves, their heirs and assigns, to warrant and forever defend, all and singular, the said premises unto the said GRANTEE, his heirs and assigns, against every person whomsoever claiming or to claim the same, or any part thereof.

EXECUTED this 29th day of June, 2000.

James E. Cook, Jr., M.D.

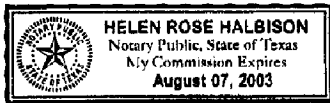
 JAMES E. COOK, JR., M.D.

Mary Carol Cook

 MARY CAROL COOK

STATE OF TEXAS, *
 *
COUNTY OF BASTROP. *

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on this the 29
day of JUNE, 2000, by JAMES E. COOK, JR., M.D. and wife, MARY CAROL
COOK.



Helen Rose Halbison

NOTARY PUBLIC STATE OF TEXAS

DALE L. OLSON
 Registered Professional Land Surveyor
 711 Water Street
 Bastrop, TX 78602
 Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 4.325 ACRE TRACT IN THE GEORGE W. WALLACE SURVEY,
 BASTROP COUNTY, TEXAS.

BEING a 4.325 acre tract, lot, or parcel of land out of and being a part of the George W. Wallace, A-458, Survey in Bastrop County, Texas, and being a part of that certain 73.020 acre tract described in a deed from Claude Edward Cook to James E. Cook, Jr., MD, et ux, recorded in Volume 306, Page 688, Bastrop County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found in the northeast line of the said George W. Wallace Survey and 73.020 acre tract, the southwest line of the James Wallace Survey, A-365, and most westerly corner of that certain 0.546 acre tract described in a deed from Lora I. Dennison, et al, to Paul Walker, recorded in Volume 997, Page 781, Bastrop County Deed Records, the southwest corner of that certain 11.510 acre tract described in a deed from Loyd J. Landry to Mathew P. Mathew, et al, recorded in Volume 554, Page 183, the south or southeast corner of that certain 6.00 acre tract described in a deed from Frank M. Newton to Mathew P. Mathew, et ux, recorded in Volume 666, Page 292, Bastrop County Deed Records, the north or northwest corner of that certain 0.546 acre tract described in a deed from James E. Cook, Jr., MD, et ux, to Paul Walker recorded in Volume 1015, Page 453, Bastrop County Deed Records, for the most northerly northeast corner of this tract.

THENCE with the west line of the last mentioned Walker 0.546 acre tract, S 18 deg. 11 min. 18 sec. W, 158.41 feet to the southwest corner of same, a 5/8 inch iron rod found for an interior corner of this tract.

THENCE with the south line of the last mentioned Walker 0.546 acre tract, S 71 deg. 36 min. 27 sec. E, 300.44 feet to the east or southeast corner of same, a 60d nail found in the northeast line of the G.W. Wallace Survey and 73.020 acre tract, the southwest line of the James Wallace Survey, for the most southerly northeast corner of this tract.

THENCE S 18 deg. 10 min. 16 sec. W, 291.59 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE N 71 deg. 49 min. 44 sec. W, 500.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 18 deg. 10 min. 15 sec. E, 557.19 feet to a 5/8 inch iron rod set in the northeast line of the said George W. Wallace Survey and 73.020 acre tract, the southwest line of the James Wallace Survey, for the northwest corner of this tract.

THENCE with the northeast line of the George W. Wallace Survey and 73.020 acre tract, the southwest line of the James Wallace Survey, S 43 deg. 51 min. 05 sec. E, 226.02 feet to the POINT OF BEGINNING, containing 4.325 acres of land.



Dale L. Olson
 RPLS 1753

EXHIBIT A-1

Order #115800

01069-0398 06-29-2000

A roadway easement out of and being a part of the James Wallace Survey in Bastrop County, Texas, and being a part of that certain 239.27 acre tract described in a deed from Blanche W. Mack, et. al., to Lloyd J. Landry, dated December 3, 1974, recorded in Volume 227, Page 734, Bastrop County Deed Records, the herein described roadway easement being more particularly described by metes and bounds as follows:

BEGINNING at a point at the intersection of the center of the old Bastrop-McDade Road with the southwest line of the James Wallace Survey, the northeast line of the Geo. W. Wallace Survey, the south corner of the before mentioned 239.27 acre tract;

THENCE with the southwest line of the James Wallace Survey, the northeast line of the Geo. W. Wallace Survey, the southwest line of the 239.27 acre tract, as fenced, S. 43° 03' 00" W., 301.23 feet to an iron rod set;

THENCE N. 18° 11' 18" E., 569.63 feet to an iron rod set for an angle corner of the herein described easement;

THENCE N. 71° 36' 27" W., 1,079.24 feet to an iron rod set in the southwest line of the before mentioned James Wallace Survey, the northeast line of the Geo. W. Wallace Survey, the southwest line of the said 239.27 acre tract;

THENCE with the southwest line of the James Wallace Survey, the northeast line of the Geo. W. Wallace Survey, the southwest line of the said 239.27 acre tract, as fenced, N. 43° 49' 36" W., 64.37 feet to an iron rod set;

THENCE S. 71° 36' 27" E., 1,166.08 Feet to a point;

THENCE S. 18° 11' 18" W., 532.43 feet to an iron rod set; S. 44° 00' 00" E., 296.97 feet to a point; S. 43° 15' 00" E., 1,469.76 feet to a point in the center of the old Bastrop-McDade Road, the southeast line of the 239.27 acre tract;

THENCE with the center of the bold Bastrop-McDade Road, the southeast line of the said 239.27 acre tract, S. 22° 34' 00" W., 54.83 feet to the Point of Beginning;

EXHIBIT A-2
FILED AND RECORDED

COUNTY CLERK'S MEMO
PORTIONS OF THIS
DOCUMENT NOT
REPRODUCIBLE
WHEN RECORDED

Shirley Wilhelm

2000 AUG 11 04:24 PM 200011310
Shirley Wilhelm
COUNTY CLERK
BASTROP COUNTY, TEXAS

By _____

RETURN TO:
ALAMO TITLE COMPANY
P. O. BOX 1997
17 LOOP 150 W. #200
BASTROP, TEXAS 78602

080049-24

01069-0399 06-29-2000