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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: March 15, 2005

Grantor: **Lonnie C. Reyes**

Grantor's Mailing Address (including county): 575 Redtop Lane,
Red Rock, Bastrop County, Texas 78662

Grantee: **The Lonnie Reyes Living Trust**

Grantee's Mailing address (including county): 575 Redtop Lane,
Red Rock, Bastrop County, Texas 78662

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged;

Property (including any improvements):

BEING 64.880 acres of land; described in two tracts as follows:

TRACT 1:

Being 22.251 acres of land out of and a part of the Jasper Gilbert Survey, Abstract No. 113, Caldwell County, Texas; TOGETHER WITH the free and uninterrupted use, liberty, privilege and easement for passing on and along in common with Grantors, their heirs and assigns and their tenants across three (3) thirty-foot (30') wide easements; said 22.251 tract and three access easements more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

TRACT 2:

Being 42.629 acres of land out of and a part of the Jasper Gilbert Survey, Abstract No. 113 Caldwell County, Texas; TOGETHER WITH the free and uninterrupted use, liberty, privilege and easement for passing on and along in common with Grantors, their heirs and assigns and their tenants across two (2) thirty-foot (30') wide easements; said 42.629 acre tract and two access easements more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

All that certain tract or parcel of land situated in Caldwell County, Texas, and being a part of the Jasper Gilbert Survey and being also a part of a 64.88 acre tract of land described in a deed from Joe B. Smith, et ux, to William H. Schroeder, Jr., as recorded in Volume 364, Page 677 of the Deed Records of Caldwell County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin found in the North corner of the above mentioned 64.88 acre tract for the North corner of this tract;

THENCE South 59° 49' East with the Northeast line of the said 64.88 acre tract 336.70 feet to an iron pin set for an angle point;

THENCE South 60° 06' East 412.60 feet to an iron pin set for an angle point;

THENCE South 60° 32' East 12.13 feet to an iron pin set for the East corner of this tract;

THENCE South 28° 46' West 1255.71 feet to an iron pin set for the South corner of this tract;

THENCE North 88° 56' West 17.81 feet to an iron pin set for an angle point;

THENCE North 62° 19' West 739.26 feet to an iron pin set in the occupied West corner of the said 64.88 acre tract for the West corner of this tract;

THENCE North 28° 39' East 381.67 feet to an iron pin set for an angle point;

THENCE North 28° 14' East 627.61 feet to an iron pin set for an angle point;

THENCE North 28° 53' East 284.92 feet to the PLACE OF BEGINNING, containing 22.251 acres of land.

THE WARRANTY DEED TO SELLER HEREIN CONTAINS THE FOLLOWING:

AND ALSO, the free and uninterrupted use, liberty, privilege and easement for passing on and along in common with Grantors, their heirs and assigns and their tenants, the following described tract of land, to-wit:

FIRST TRACT:

BEGINNING at an iron pipe found in the South corner of the above mentioned 64.88 acre tract for the South corner of this easement;

THENCE North 61° 48' West with the Southwest line of the said 64.88 acre tract 27.38 feet to an angle point;

THENCE North 6° 23' West 232.19 feet to an angle point;

THENCE North 28° 36' West 158.58 feet to an angle point;

THENCE North 16° 56' West 214.90 feet to an angle point;

THENCE North 5° 54' West 297.95 feet to an angle point;

THENCE North 19° 42' East 141.26 feet to an angle point;

THENCE North 53° 33' West 678.99 feet to an angle point;

THENCE North 38° 50' West 170.34 feet to an angle point;

THENCE North 27° 21' West 176.45 feet to an angle point;

THENCE North 59° 01' West 361.01 feet to a point on the Southeast line of the said 22.251 acre tract for the West corner of this easement;

EXHIBIT "A"
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THENCE North 28° 46' East with the Southeast line of the said 22.251 acre tract 30.02 feet to the North corner of this easement;
 THENCE South 59° 01' East 370.66 feet to an angle point;
 THENCE South 27° 21' East 181.94 feet to an angle point;
 THENCE South 38° 50' East 163.47 feet to an angle point;
 THENCE South 53° 33' East 697.41 feet to an angle point;
 THENCE South 19° 42' West 156.74 feet to an angle point;
 THENCE South 5° 54' East 288.24 feet to an angle point;
 THENCE South 16° 56' East 208.92 feet to an angle point;
 THENCE South 28° 36' East 161.41 feet to an angle point;
 THENCE South 6° 23' East 222.36 feet to an angle point;
 THENCE South 61° 48' East 12.68 feet to a point on the Southeast line of the said 64.88 acre tract for the East corner of this tract;

THENCE South 30° 15' West 30.01 feet to the PLACE OF BEGINNING.
SECOND TRACT:

A 30 foot wide easement off the Southwest side of and being a part of Lot 7 in the partition deed recorded in Volume 216, Page 283, Deed Records of Caldwell County, Texas, described as follows:
BEGINNING at a 2" iron pipe found in the South corner of Lot 6 and the West corner of Lot 7 in the Partition of a 110.8 acre tract as set out in Volume 216, Page 283 of the Deed Records of Caldwell County, Texas;

THENCE North 30° 15' East with the dividing line between Lots 6 and 7 30.0 feet;

THENCE South 59° 27' East 413.56 feet to a point on the Northeasterly projection of the Southeast line of a 30 foot wide easement along the Northwest line of a 194.2 acre tract as set out in the above mentioned partition;

THENCE South 31° 37' West 30 feet to the East corner of the 30 foot wide easement last mentioned above.

THENCE North 59° 27' West 413.0 feet to the PLACE OF BEGINNING.

THIRD TRACT:

A 30 foot wide easement along the Northwest line of a 194.2 acre tract of land as set out in the partition of the said 194.2 acre tract in Volume 216, Page 283 of the Deed Records of Caldwell County, Texas, and being more particularly described as follows:

BEGINNING at a fence corner post found in the Northeast line of a 40 foot wide public road and the most westerly corner of the said 194.2 acre tract as fenced and occupied on the ground;

THENCE North 31° 37' East 4130.55 feet to the South corner of a 110.8 acre tract;

THENCE South 59° 27' East 30.0 feet to a fence corner post;

THENCE South 31° 37' West 4131.11 feet to a fence corner post found in the Northeast line of the above mentioned public road;

THENCE North 58° 23' West 30.0 feet to the PLACE OF BEGINNING.

EXHIBIT "A"
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All of a certain tract or parcel of land situated in Caldwell County, State of Texas, and being a part of the Jasper Gilbert Survey and being also all of Tract 6 and a part of Tract 5 in the partition of a 110.8 acre tract of land as set out in a Partition Deed recorded in Volume 216, Page 283 of the Deed Records of Caldwell County, Texas, and being more particularly described as follows:

BEGINNING at a 2" iron pipe found in the South corner of Lot 6 in the above mentioned partition on the Southwest line of the said 110.8 acre tract for the South corner this tract; THENCE North 61° 48' West with the southwest line of Lot 6 415.0 feet to a fence post found for an angle point; THENCE North 59° 25' West 579.26 feet to a fence corner post found in the West corner of Lot 6 for reentrant corner this tract;

THENCE with the Northwest line of Lot 6 as found fenced for the following three (3) courses:

- (1) North 107° 34' East 126.22 feet;
(2) North 23° 43' East 180.28 feet;
(3) North 29° 59' East 117.82 feet to an iron pin

found in a fence corner for an ell corner this tract; THENCE North 60° 17' West 993.39 feet to a fence corner and a 16" P.O. for a corner this tract;

THENCE North 28° 46' East with a fence 579.42 feet to an iron pin set for the North corner of this tract; THENCE with the Northeast line of the above mentioned 110.8 acre tract and the Northeast line of Lots 5 and 6 as fenced for the following three (3) courses:

- (1) South 60° 32' East 369.15 feet;
(2) South 59° 45' East 626.57 feet;
(3) South 60° 25' East 1015.18 feet to a 2" iron pipe

found in the East corner of Lot 6 for the East corner this tract; THENCE South 30° 15' West 1278.98 feet to the PLACE OF BEGINNING containing 42.629 acres of land. As surveyed by Claude F. Kinkle, RPS #1612, February, 1977. And being a part of a 64.88 acre tract of land described in a deed from Joe B. Smith, et ux, to William H. Schroeder, Jr., recorded in Volume 364, Page 677 of the Deed Records of Caldwell County, Texas.

AND ALSO, the free and uninterrupted use, liberty, privilege and easement for passing on and along in common with us, our heirs and assigns, and our and their tenants, the following described tracts of land, to-wit:

FIRST TRACT:

A 30 foot wide easement off the Southwest side of and being a part of Lot 7 in the partition deed recorded in Volume 216, Page 283, Deed Records of Caldwell County, Texas, described as follows:

BEGINNING at a 2" iron pipe found in the South corner of Lot 6 and the West corner of Lot 7 in the Partition of a 110.8 acre tract as set out in Volume 216, Page 283 of the Deed Records of Caldwell County, Texas;

THENCE North 30° 15' East with the dividing line between Lots 6 and 7 30.0 feet;

THENCE South 59° 27' East 413.56 feet to a point on the Northeasterly projection of the Southeast line of a 30 foot wide easement along the Northwest line of a 194.2 acre tract as set but in the above mentioned partition;

THENCE South 31° 37' West 30 feet to the East corner of the 30 foot wide easement last mentioned above.

THENCE North 59° 27' West 413.0 feet to the PLACE OF BEGINNING.

SECOND TRACT:

A 30 foot wide easement along the Northwest line of a 194.2 acre tract of land as set out in the partition of the said 194.2 acre tract in Volume 216, Page 283 of the Deed Records of Caldwell County, Texas, and being more particularly described as follows:

BEGINNING at a fence corner post found in the Northeast line of a 40 foot wide public road and the most westerly corner of the said 194.2 acre tract as fenced and occupied on the ground;

THENCE North 31° 37' East 4130.55 feet to the South corner of a 110.8 acre tract;

THENCE South 59° 27' East 30.0 feet to a fence corner post; THENCE South 31° 37' West 4131.11 feet to a fence corner post; found in the Northeast line of the above mentioned public road;

THENCE North 58° 23' West 30.0 feet to the PLACE OF BEGINNING.

EXHIBIT # B
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Any provisions herein which restricts the sale, rental or use of the described property because of color of race is invalid and unenforceable under Federal Law. STATE OF TEXAS COUNTY OF CALDWELL I hereby certify that this instrument was FILED in File Number Sequence on the date and time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Caldwell County Texas on

FILED this 21st day of Mar 2005 9:50 A.M

NINA S. SELLS COUNTY CLERK, CALDWELL COUNTY, TEXAS By Rose Playfou Deputy

MAR 21 2005



Nina S. Sells COUNTY CLERK CALDWELL COUNTY, TEXAS