

All that tract of land in Milam County, Texas, out of and a part of the Sterrett Dobbins League and the land herein described being a part of that certain 63.1 acre tract described in a Deed from Larry Earl Hillman to Wayne Lee Hillman said Deed being of record in Volume 441, Page 496, Deed Records of Milam County, Texas.

BEGINNING at an iron pipe in a fence corner at the southwest corner of the said 63.1 acre tract for the S.W. corner of this;

THENCE S. $71^{\circ} 36' 45''$ E., 1297.88 feet, with an old fence along the south line of the 63.1 acre tract to an iron pipe at the S.E. corner thereof for the S.E. corner of this;

THENCE N. $18^{\circ} 07' 09''$ E., 802.84 feet, with the east line of the 63.1 acre tract to an iron pipe therein for the N.E. corner of this;

THENCE N. $49^{\circ} 57' 01''$ W., 1354.36 feet, to an iron pipe at an ell corner of the 63.1 acre tract for a corner of this;

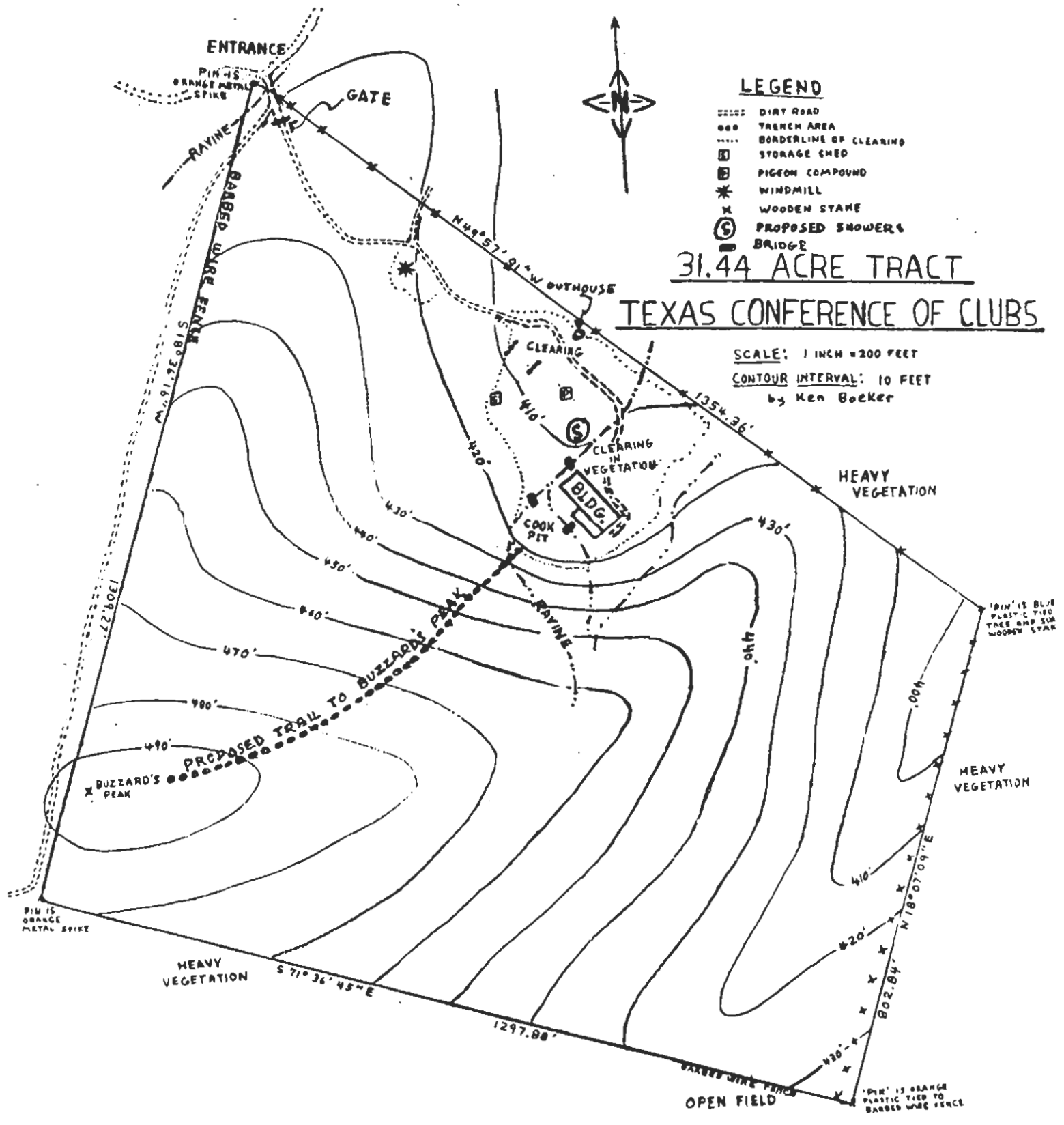
THENCE N. $59^{\circ} 35' 00''$ W., 31.14 feet, with a north line of the said 63.1 acre tract to an iron pin at a fence corner at the most westerly northwest corner of the said 63.1 acre tract for the N.W. corner of this;

THENCE S. $18^{\circ} 36' 16''$ W., 1309.27 feet, to the place of beginning, and containing 31.44 acres of land as fenced and evidenced on the ground.

Also being the same property described in a Trustee's Deed from Charles C. Smith, Jr., Trustee, to Wayne L. Hillman, dated March 2, 1983, of record in Volume 487, Page 846, Official Records of Milam County, Texas.

THERE IS EXCEPTED AND RESERVED UNTO GRANTORS:

There is hereby reserved unto Grantors, their heirs and assigns, all of the oil, gas and other minerals, including, but not limited to, coal, lignite, iron and/or uranium, in, on and under and that may be produced from the above property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, coal, lignite, iron, uranium, and other minerals, and removing the same therefrom.



Geological Summary

Texas Conference of Clubs Land Site

The TCC Land site is underlain primarily by stratified, reddish-brown to yellow medium grained iron-cemented sandstone. This sandstone is geologically known as the Hensell sand of the Travis Peak Formation. The Hensell sand ranges from 200 to 1,200 feet thick in the area and is interbedded with conglomerate and some magnesian limestone. The sands are in the lower part of the Cretaceous period of the Mesozoic era , depositionally dating back approximately 125 million years.

Sandstone on the TCC land site includes numerous fragments of fossilized wood and oyster specimens with a genus classification of gryphaea. The Trinity sand has been ranked as one of the "five great cycad-yielding terranes of North America" by the Geology of Texas (1954). It has been depositionally characterized as a flat, subsident, river and bayou, cycad-dinosaur-conifer, forest land, swept by the shallow edges of the sea.

Economically, the Hensell sandstone has been suggested for use as iron ore. Feasibility studies have been made regarding the use of the sand in smelting ingots to be shipped to steel mills. However, the iron content has proven too poor for economic development. Basal Hensell sandstone has been found to be a natural artesian reservoir in some localities. As a building stone, the Hensell sandstone is friable (it breaks easily). It may be used in construction, however, as evidenced by small construction projects in the immediate area.