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District, and being a portion of LOT SIXTEEN (16) and all of LOT SEVENTEEN (17), MARYLAND FARMS, and designated on the said map as Tract "A" as follows:

Begin at the intersection of the south line of the said 18.314 acre tract where it intersects with the East right-of-way line of the Scotland-Baker Highway, thence North 9°29' East for a distance of seven hundred thirty-eight and 54/100 (738.54) feet; thence North 89°25' East a distance of two hundred fifty (250) feet; thence North 9°29' East a distance of one hundred twenty-five (125) feet; thence North 89°25' East a distance of six hundred eighty-three and 4/10 (683.4) feet; thence South 8°55' West a distance of nine hundred twenty-nine and 97/100 (929.97) feet; thence North 86°28' West a distance of nine hundred thirty-two and 90/100 (932.90) feet to the point of beginning, all as shown on the map aforesaid, LESS AND EXCEPT:

(a) 0.692 acres acquired by South Central Bell Telephone Company from Milton J. Womack by act of Cash Sale, dated February 4, 1969, recorded as Original 75, Bundle 6974, official records in and for East Baton Rouge Parish, Louisiana, more particularly described as follows:

Beginning at the iron pipe on the southeast corner of Lot 16-A of Maryland Farms, Section 54, T6S, R1W, run north 9°25' east along the east property line of Lot 16-A, 125.00 feet, to iron pipe; thence run north 89°25' east along the north property line of Lot 16, 245.00 feet to concrete monument; thence run south 9°31' west, 125.00 feet to concrete monument; thence run southeast 9°23' west, 245.00 feet to Point of Beginning, comprising an area of 0.692 acres, as shown in a plat dated May 13, 1968, prepared by Howard L. Pearson, Civil Engineer.

(b) Servitude granted to Parish Water Company, Inc. by Milton J. Womack, which servitude agreement is dated January 27, 1969, and recorded as Original 7, Bundle 6968, official records in and for East Baton Rouge Parish, Louisiana, and being more particularly described as follows:

Commence at the intersection of the North line of Lot 16, MARYLAND FARMS, with the easterly right of way line of the Scotlandville-Baker Highway (Louisiana 19); thence in a southerly direction along the easterly right of way line of the said Scotlandville-Baker Highway a distance of one hundred twenty-five (125) feet to the point of beginning and corner; thence North 89°25' East a distance of four hundred ninety-five feet (495) to a concrete monument and corner; thence North 9°31' East a distance of seventy-five (75) feet more or less to the southerly boundary of an existing fifty (50) foot servitude held by Grantee; thence North 89°25' East along the southerly boundary of said existing servitude a distance of fifty (50) feet and corner; thence South 9°31' West a distance of thirty-seven (37) feet more or less and corner; thence South 89°25' West a distance of thirty (30) feet more or less and corner; thence South 9°31' West a distance of fifty-eight (58) feet more or less and corner; thence South 89°25' West a distance of five hundred fifteen (515) feet to the easterly right of way line of the Scotlandville-Baker Highway (Louisiana 19) and corner; thence in a northerly direction along the easterly right of way line of the Scotlandville-Baker Highway a distance of twenty (20) feet more or less to the point of