

THE STATE OF TEXAS: Leon N. Vernon and Judith Vernon,
COUNTY OF LAMPASAS: 101.74 acres, Henry Sawyer Survey,
A-891 and J. C. Boutland Survey, A-1190.

All that certain 101.74 acres, being approximately 21.94 acres in the Henry Sawyer Survey, A-891 and 79.80 acres in the J. C. Boutland Survey, A-1190, Lampasas County, Texas; being part of a 482.676 acre tract described in deed to Leon N. Vernon and Judith Vernon, recorded in Volume 378, Page 446, Deed Records of Lampasas County, Texas, and the 101.74 acres being described as follows:

BEGINNING at a 3/8" iron rod set in fence, at a West line of the Henry Sawyer Survey, A-891 and a West line of the Vernon 482.676 acre tract, from which point a found 1/2" iron rod at inner corner of the Sawyer Survey, inner corner of the Vernon 482.676 acres and NEC of the Charles H. Bennett Survey bears N. 18 45 13 W. 507.84 feet, for NWC of this tract;

THENCE N. 71 27 21 E. across pasture, crossing the 482.676 acres, 2917.05 feet to a 3/8" iron rod set in fence at SW side of County Road No. 116, for Northerly NEC of this tract;

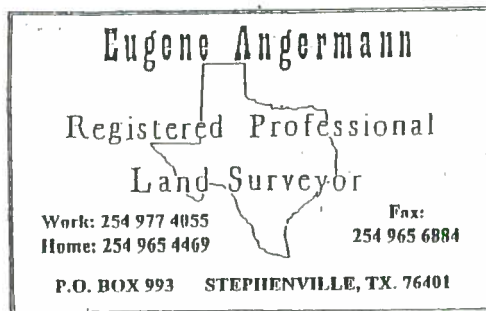
THENCE S. 73 31 18 E. with fence and SW side of road, 810.50 feet to a 3" pipe corner post at a corner of the 482.676 acres, for Easterly NEC of this tract;

THENCE S. 25 34 28 E. with fence and West line of the Treva Fern Horton, et al, 157.2 acre tract described in deed recorded in Volume 331, Page 640, Deed Records of Lampasas County, Texas, 732.61 feet to a 4" pipe corner post, for fenced East line of the J. C. Boutland Survey, A-1190 at SWC of the K. A. Patterson Survey, A-1013 and NWC of the R. W. Owens Survey, A-1306, for a corner of this tract;

THENCE S. 17 46 47 E. with fence, East line of the Boutland Survey, West line of the Owens Survey and West line of said Horton 157.2 acre tract, at 243.80 feet, a 2-1/2" pipe corner post, a total distance of 247.43 feet to a 20" P. O. Tree, for an inner corner of the Vernon 482.676 acres and Easterly SEC of this tract;

THENCE S. 70 41 04 W. with new fence and North line of the Jim Bob Arrott, et ux, 88.00 acres, described in deed recorded in Volume 390, Page





760, Deed Records of Lampasas County, Texas, 1151.35 feet to a 1/2" iron rod found at corner post, for inner corner of this tract;

THENCE S. 20 21 03 E. with new fence and West line of said Arrott 88.00 acres, 13.16 feet to a 2-1/2" pipe corner post in apparent South line of the J. C. Boutland Survey, A-1190, for Southerly SEC of this tract;

THENCE S. 71 12 35 W. with old fence line, South line of the Boutland Survey and North line of the Chris Meis, et ux, 144.335 acre tract, described in deed recorded in Volume 401, Page 775, Deed Records of Lampasas County, Texas, 787.37 feet to a spike found in corner post in South line of the Boutland Survey, for NWC of the D. Chalk Survey, A-158 and Southerly SWC of this tract;

THENCE N. 83 06 57 W. (base bearing) with new fence and a North line of said Meis 144.335 acres, crossing the Boutland Survey and the Sawyer Survey, 1911.80 feet to a 3/8" iron rod set by fence corner, for West line of the Henry Sawyer Survey, a West line of the Vernon 482.676 acres and Westerly SWC of this tract;

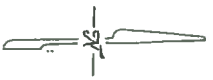
THENCE N. 18 45 13 W. with fence, a West line of the Sawyer Survey, East line of the Charles H. Bennett Survey and East line of the Chris Meis, et ux, 496.98 acres, described in deed recorded in Volume 385, Page 317, Deed Records of Lampasas County, Texas, 650.81 feet to the place of beginning, containing 101.74 acres.

SURVEYED ON THE GROUND: *JUNE 10, 2005*
ALL VISIBLE AND APPARENT EASEMENTS AND ENCROACHMENTS FOUND BY ME
ARE SHOWN ON ATTACHED PLAT.


EUGENE ANGERMANN, TEXAS REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 1579.



SCALE: 1" = 400'



Eugene Angermann
 Registered Professional
 Land Surveyor
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 Phone: 254 977 4825
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 Home: 254 964 4469

SURVEYED ON THE GROUND - JUNE 10, 2005
 ALL VISIBLE AND APPARENT EASEMENTS AND ENCROACHMENTS
 FOUND BY ME ARE SHOWN ON ATTACHED PLAT.
 EUGENE ANGERMANN, TEXAS REGISTERED
 PROFESSIONAL LAND SURVEYOR NO. 1579

CHARLES H. BENNETT SURVEY

BAILEY SURVEY
 E. P. Bailey
 Vol. 110, Pg. 345
 Geesle & Branch tract

HENRY SAWYER SURVEY
 A-891

B. F. CRUMLEY SURVEY
 VOL. 111, PG. 141

Leon N. Vernon and
 Judith Vernon,
 Volume 378, Page 446.

101.74 ACRES

89.90 ACRES

J. C. BOULLAND SURVEY
 A-1190

K. A. PATTERSON SURVEY
 A-1013

D. CHALK SURVEY
 A-158

