



THE STATE OF TEXAS: Leon N. Vernon and Judith Vernon,
COUNTY OF LAMPASAS: 89.90 acres, Henry Sawyer Survey,
A-891 and J. C. Boutland Survey, A-1190.

All that certain 89.90 acres, being approximately 51.98 acres in the Henry Sawyer Survey, A-891 and 37.92 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 89.90 acres being described as follows:

BEGINNING at a 3" pipe corner post at NWC of the Henry Sawyer Survey, A-891, being NWC of the Vernon 482.676 acre tract, for NWC of this tract;

THENCE with fenced line, along general course of North line of the Sawyer Survey and with a South line of the B. F. Crumley Survey of 119.50 acres, as described in Volume 11, Page 141, Deed Records of Lampasas County, Texas, as follows: N. 71 22 46 E. 624.54 feet, a 3" pipe post; N. 66 23 10 E. 188.05 feet, a 3" pipe post; S. 82 13 40 E. 27.50 feet, a 3" pipe post; and N. 68 48 50 E. 672.25 feet to a 3" pipe corner post at NEC of the Sawyer Survey, for Northerly NEC of the 482.676 acre tract and Northerly NEC of this tract;

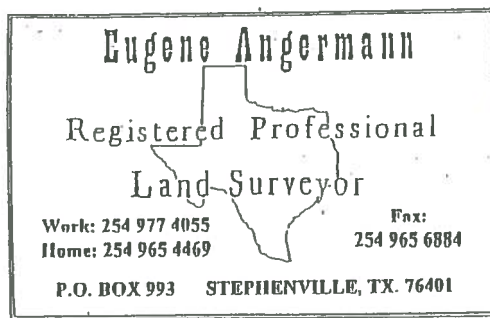
THENCE S. 18 32 38 E. with fence, East line of the Sawyer Survey and a West line of said 119.50 acres, 483.52 feet to a 3" pipe corner post in East line of the Sawyer Survey, for NWC of the J. C. Boutland Survey, A-1190, inner corner of the 482.676 acres and inner corner of this tract;

THENCE N. 72 06 58 E. with fence, North line of the Boutland Survey and a South line of the 119.50 acre tract, 1234.36 feet to a 3" pipe corner post in West side of County Road No. 116, for North line of the Vernon 482.676 acres and Easterly NEC of this tract;

THENCE with fence and Westerly side of said road, as follows:
S. 28 42 58 E. 284.09 feet, a 3" pipe post; S. 38 32 33 E. 392.16 feet, a 3" pipe post; S. 49 15 27 E. 388.80 feet, a 3" pipe post; and S. 73 31 18 E. 320.00 feet to a 3/8" iron rod set in fence, for SEC of this tract;

THENCE S. 71 27 21 W. across pasture, crossing the 482.676 acres, 2917.05 feet to a 3/8" iron rod set in fence, at a West line of the 482.676 acre tract and





a West line of the Henry Sawyer Survey, for Southerly SWC of this tract;

THENCE N. 18 45 13 W. with fence, 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 acre tract described in deed recorded in Volume 385, Page 317, Deed Records of Lampasas County, Texas, 507.84 feet to a 1/2" iron rod found at fence corner, for inner corner of the Sawyer Survey, inner corner of the Vernon 482.676 acres and an inner corner of this tract;

THENCE S. 71 23 10 W. with fence, a South line of the Sawyer Survey, North line of the Bennett Survey and North line of said Meis 496.98 acres, 461.60 feet to a spike found in corner post at Westerly SWC of the Henry Sawyer Survey, for Westerly SWC of the 482.676 acres and Westerly SWC of this tract;

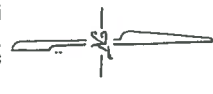
THENCE N. 18 53 18 W. with fence, a West line of the Sawyer Survey and East line of the Geesle Ranch tract described in deed recorded in Volume 110, Page 345, Deed Records of Lampasas County, Texas, 1120.30 feet to the place of beginning, containing 89.90 acres.

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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Home 284 983 4489
P.O. BOX 393 STEPHENVILLE, TX 76081

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