

- Blind
- Horse Stall
- Gate
- Main House
- Pens
- Water Storage Tank
- Trough
- River / Creek
- Pond / Tank
- Boundary



Deed dated June 23, 2000 from Theta Resources Corporation to Hill Realty Company, recorded in Volume 1102, Page 114 of the Official Records of Fayette County, Texas. Said 99.701 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{3}{4}$ " iron pipe, being the Southwest corner of the C. Westner Survey, the Southwest corner of said original tract, an interior ell corner of the Ted Dugey 2713.958 acre tract as surveyed by Darrell D. Rau on May 15, 2002 and the Southwest corner of the herein described 99.701 acre tract;

**THENCE** along the West line of the C. Westner Survey, being along an East line of the Ted Dugey tract, N  $04^{\circ} 09' 17''$  W a distance of 1083.15 feet to found  $\frac{5}{8}$ " iron rod, being the Northwest corner of said original tract, the Southwest corner of a called 101.716 acre tract ( upon resurvey this day found to contain 101.581 acres ) as recorded in Volume 1102, Page 114, Fayette County Official Records and the Northwest corner of the herein described tract;

**THENCE** departing said Survey Line and along the common line between this tract and said 101.581 acre tract, N  $89^{\circ} 30' 00''$  E, at 4020.21 feet passing a capped  $\frac{3}{8}$ " iron rod set on the Westerly right of way line of Old Smithville Road for reference, continuing a total distance of 4040.21 feet to a point in the center of said road for the Northeast corner of the herein described tract and being the Southeast corner of said 101.581 acre tract;

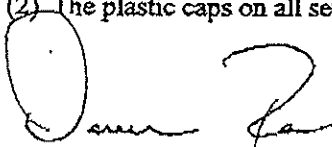
**THENCE** along the center of Old Smithville Road for the Eastern boundary of this tract, the following calls:

- S  $07^{\circ} 15' 11''$  E 211.00 feet, and
- S  $00^{\circ} 53' 34''$  E 864.56 feet to a point for the Southeast corner of the herein described tract;

**THENCE** S  $89^{\circ} 24' 06''$  W ( Basis of Bearing – Record Adjoining Deed Call), at 25.00 feet passing a  $\frac{5}{8}$ " iron rod found on the Westerly right of way line of Old Smithville Road for an exterior ell corner of said Ted Dugey tract, continuing along the common line between this tract and the Dugey 2713.958 acre tract, a total distance of 4001.91 feet to the **POINT OF BEGINNING**, containing 99.701 acres of land of which 0.541 acres being within the right of way of Old Smithville Road.

Notes:

- (1) A survey plat to accompany this description.
- (2) The plastic caps on all set  $\frac{3}{8}$ " iron rods are stamped "Rau 4173".



Darrell D. Rau  
Registered Professional Land Surveyor  
Registration No. 4173

Date: August 6, 2002



# FAYETTE COUNTY, TEXAS

## C. WESTNER SURVEY

### ABSTRACT NO. 317

Property Buyers: William J. Dugey (101.581 Acre Tract)  
 Bruce and Sharon Dugey (99.701 Acre Tract)

Property Address: Old Smithville Road  
 Flatonia, TX 78941

Vera Jackson Roberts  
 (124.20 Acres)  
 Volume 384, Page 536  
 Fayette County Deed Records

(East - 3304.83')  
 N 89°32'48"E 3303.98'  
 N 89°37'48"E 3278.98'

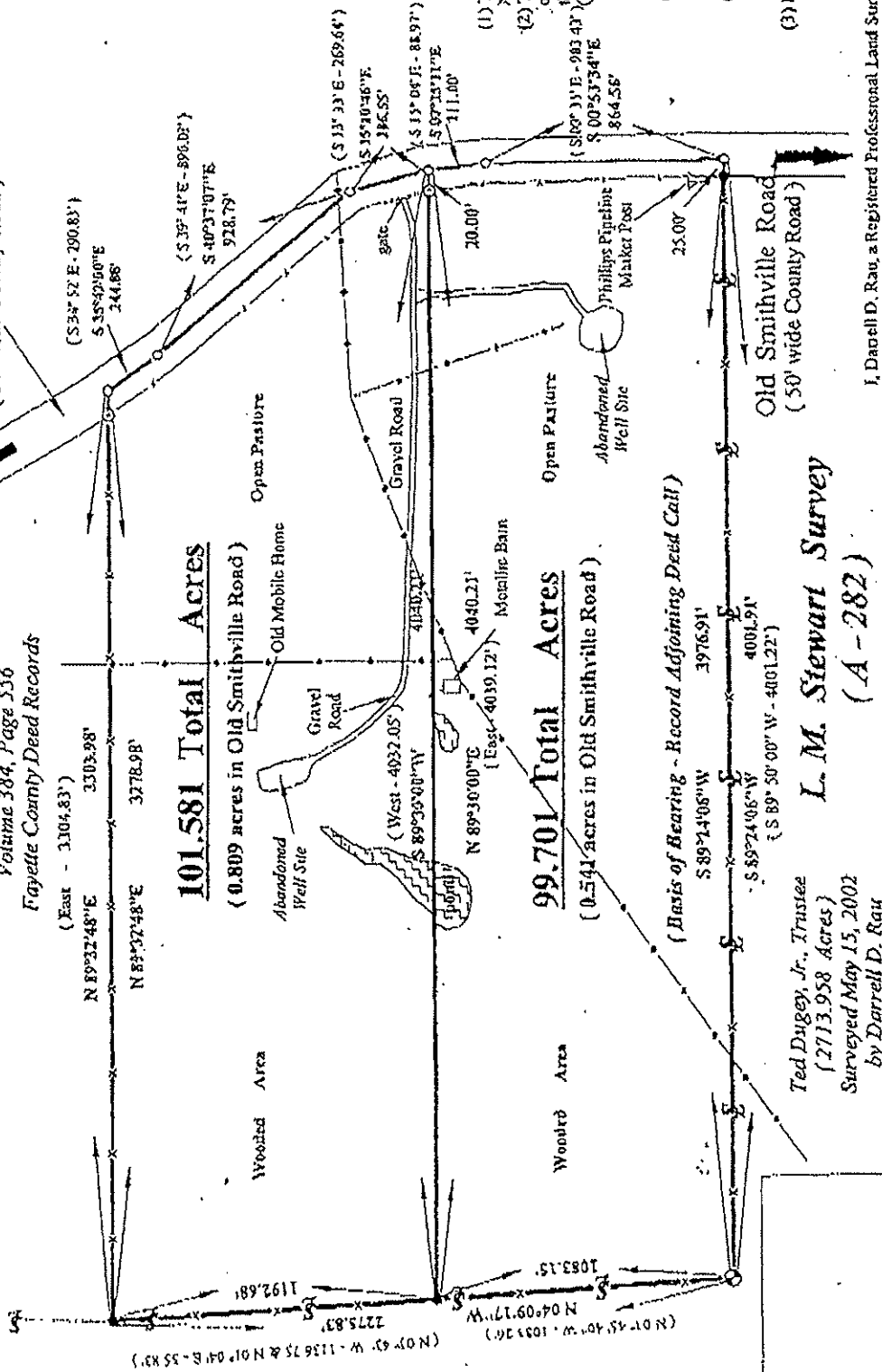
**101.581 Total Acres**  
 (0.809 acres in Old Smithville Road)

Ted Dugey, Jr., Trustee  
 (2713.958 Acres)  
 Surveyed May 15, 2002  
 by Darrell D. Rau

**99.701 Total Acres**  
 (0.541 acres in Old Smithville Road)

Ted Dugey, Jr., Trustee  
 (2713.958 Acres)  
 Surveyed May 15, 2002  
 by Darrell D. Rau

**L. M. Stewart Survey**  
 (A-282)



Survey Plat of the following tracts of land situated in the C. Westner Survey, Abstract No. 317, Fayette County, Texas:  
 (1) 101.581 acres of which 0.809 acres being within the right of way of Old Smithville Road and being that same land described as 101.716 acres in Deed dated June 23, 2000 from Theta Resources Corporation to Hill Realty Company, recorded in Volume 1102, Page 114, Fayette County Official Records;  
 (2) 99.701 acres of which 0.541 acres being within the right of way of Old Smithville Road and being that same land described as 99.480 acres in deed as referenced above.

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, certify that this survey was made on the ground, under my supervision, and there are no encroachments apparent on the ground, and I believe to be wholly within the property lines, except as shown or noted hereon, which comply with the current Texas Society of Professional Surveyors a Category II, Condition IV Survey.

Surveyor's Address: P.O. Box 692  
 Columbus, TX 78954  
 Phone (979) 752-8494  
 Fax (979) 752-8481

Darrell D.

- (1) This property is: No. 480315 0004 or File No. 16091 the following use (a) Easements to 638 & 639, Fayette County Deed Volume 572, (b) Right of Way (Blk) Volume 572, (c) Easement to Pages 760-771 (Blk) (3) Property description