

LUSHER SURVEYING CO.
LAND SURVEYING
P. O. Box 327
Madisonville, Texas 77864 (409) 348-2445



BEING a tract or parcel of land containing 104.97 acres in the T.L. Young Survey, A-971, and the J.H. Robinson Survey, A-991, both of Leon County, Texas, and being more particularly part of the certain 207.69 acre-tract of land described in Warranty Deed to L.R. Mayer, and wife, recorded in Vol. 378, Page 832, of the Leon County Deed Records, and all of the 29.7 acre-tract of land described in deed from Jimmy Fisher, et al, to L.R. Mayer, recorded in Vol. 385, Page 267, of the Leon County Deed Records. Said 207.69 acre-tract called to be in the T.L. Young Survey, A-971, and the Moses Scott Survey, A-995, but found to be also part of the J.H. Robinson Survey, A-991, and the T.C.R.R. Survey, A-1145. Said 104.97 acre-tract being more particularly described by metes and bounds as follows

BEGINNING at a set $\frac{1}{4}$ " iron rod, being the SW corner of said 29.7 acre-tract. Said $\frac{1}{4}$ " iron rod being located at the intersection of the center line of a branch, and the center of a county road. Said $\frac{1}{4}$ " iron rod being located 89.28' north of the south line of the T.L. Young Survey.

THENCE along the south line of said 207.69 acre-tract, and the center line of said county road, the following courses and distances:

S $68^{\circ} 50' 58''$ E 291.67' to a set $\frac{3}{8}$ " iron rod,
S $57^{\circ} 02' 07''$ E 597.75' to a set $\frac{3}{8}$ " iron rod,

for called angle point.

THENCE S $50^{\circ} 09' 00''$ E and continuing along said south line, and along said county road, and passing at 141.67' a found $\frac{1}{4}$ " iron rod, for the SE corner of said 29.7 acre-tract, and passing at 184.80' a set $\frac{3}{8}$ " iron rod, located on the south line of the T.L. Young Survey, and continuing into the J.H. Robinson Survey, for a total distance of 720.27' to a set $\frac{3}{8}$ " iron rod, located on the east line of the J.H. Robinson Survey, and the west line of the T.C.R.R. Survey, and from which a 60 "D" spike, set in "X"-tie fence corner, bears N $27^{\circ} 35'$ E at 37.50'.

THENCE N $25^{\circ} 22' 26''$ E and along the east line of the Robinson Survey a distance of 126.83' to a found 2" angle iron, for the common corner of the Young, Robinson, Scott, and T.C.R.R. Surveys.

THENCE N $23^{\circ} 57' 52''$ E and across the Young Survey, and across said 207.69 acre-tract, and slightly west of the divisional line between the Young Survey and the Scott Survey, a distance of 1661.95' to a found $\frac{1}{4}$ " iron rod at fence corner, for an interior corner of said 207.69 acre-tract.

THENCE N $24^{\circ} 28' 01''$ E and along an upper exterior line of said 207.69 acre-tract, and fence line, and slightly west of said divisional line, a distance of 742.41' (Called 722.22') to a set 60 "D" spike in 6" Hackberry Tree used for fence corner (Called iron rod), for the lower NE corner of said 207.69 acre-tract.

THENCE N $59^{\circ} 08' 53''$ W and along the lower north line of said 207.69 acre-tract a distance of 613.89' to a set $\frac{3}{8}$ " iron rod in fence line (Called fence angle).

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THENCE N 71° 34' 20" W and continuing along the lower north line of said 207.69 acre-tract a distance of 188.89' to a set 3/8" iron rod in fence line (Called fence angle).

THENCE N 54° 40' 06" W and continuing along the lower north line of said 207.69 acre-tract a distance of 917.92' (Called 844.44') to a set 60 "D" spike in fence corner (Called iron rod at fence corner), for angle point.

THENCE S 83° 36' 52" W and continuing along the north line of said 207.69 acre-tract a distance of 790.39' (Called 883.33') , to a set 60 "D" spike in Willow stump (Called iron rod), for the NW corner of said 207.69 acre-tract, and from which a 6" Hackberry Tree bears S 13° 56' E at 36.71', and an 8" Elm Tree bears S 70° 41' E at 15.75'.

THENCE S 32° 50' 00" E and across a branch delta, where it fans out before dropping into a creek, a distance of 423.77' to a set 3/8" iron rod in branch, being the west line of said 207.69 acre-tract.

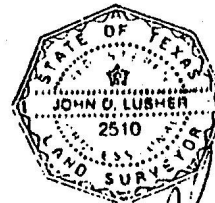
THENCE along the west line of said 207.69 acre-tract, and along the center of said branch the following courses and distances:

S 23° 33' 51" W 197.11'	S 15° 51' 40" W 181.96'
S 31° 19' 59" W 165.96'	S 15° 06' 10" W 65.28'
S 21° 56' 54" E 99.95'	S 28° 04' 12" E 26.05'
S 37° 25' 13" W 66.42'	S 23° 13' 05" E 73.84'
S 44° 04' 51" E 135.52'	S 25° 27' 04" W 133.87'
S 14° 58' 50" W 61.01'	S 45° 46' 51" W 67.97'
S 25° 30' 09" E 61.02'	S 66° 38' 39" W 112.00'
S 17° 22' 31" E 83.62'	S 33° 13' 45" W 20.00'
S 01° 58' 36" E 56.53'	S 23° 14' 58" W 147.04'
S 87° 48' 24" W 21.17'	S 02° 42' 00" E 131.52'
S 36° 26' 10" W 38.04'	S 04° 42' 24" E 112.24'
	S 09° 21' 17" E 96.05'

to the POINT OF BEGINNING and containing 104.97 acres, more or less.

NOTE: Bearings rotated to the monumentated east line of this subject tract.

NOTE: See Plat dated August 17, 1993.



John D. Lusher
 9/17/93

EXHIBIT "A"
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THE STATE OF TEXAS
 COUNTY OF LEON

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 29th day of October, A.D. 1993 at 9:00 o'clock A. M., and was duly recorded by me on the 2nd day of November, A.D. 1993 in Vol. 863 page 832, of the official Records of said County.

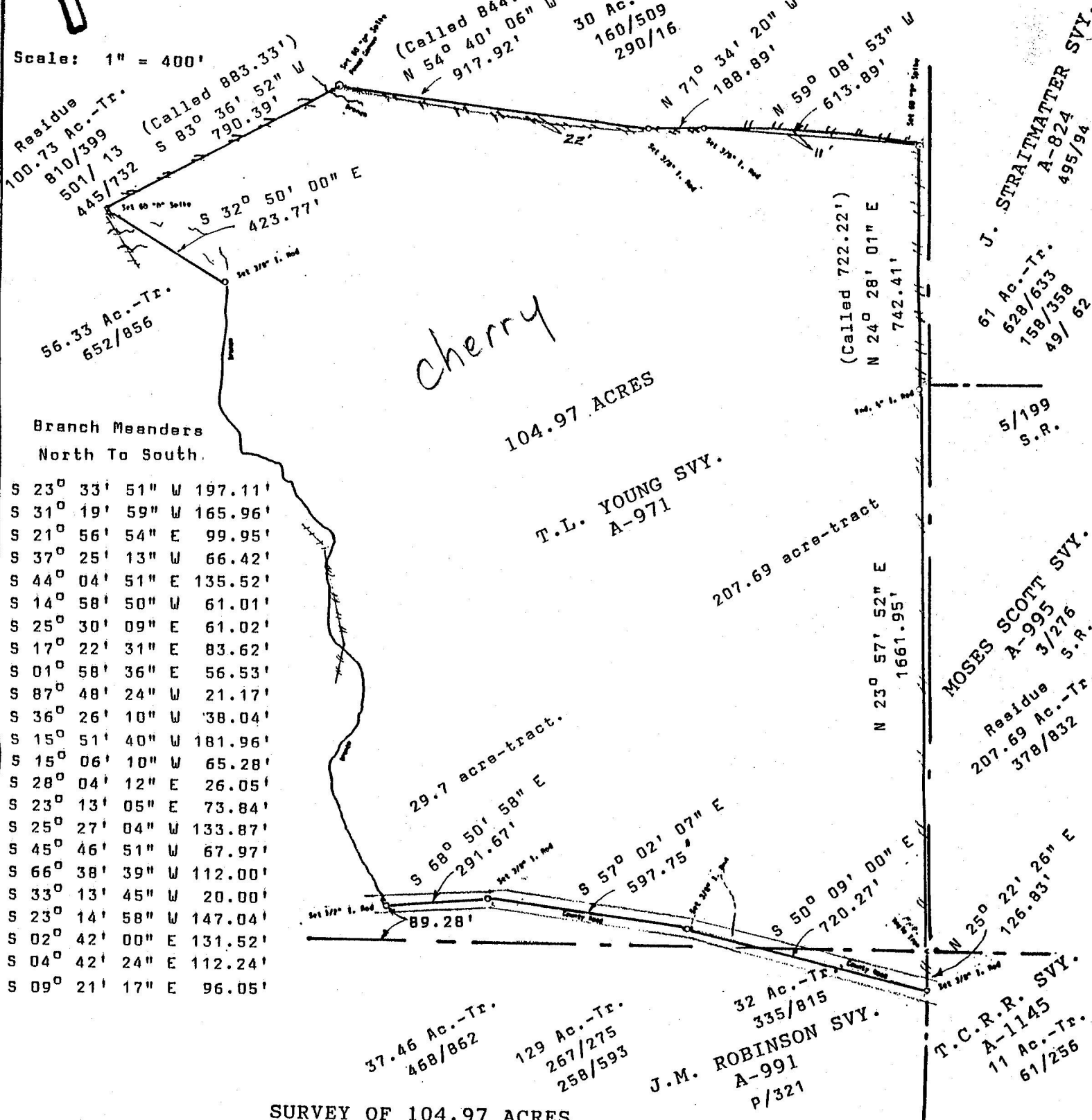
WITNESS MY HAND and the seal of the County Court of said County, at my office in Centerville, Texas, the day and year last above written.

Carla McEachern
 Deputy

MARGARET WELLS
 County Clerk
 Leon County, Texas

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Scale: 1" = 400'



SURVEY OF 104.97 ACRES

In the T.L. Young Survey, A-971, and the J.M. Robinson Survey, A-991, both of Leon County, Texas, and being more particularly part of the certain 207.69 acre-tract of land described in Warranty Deed to L.R. Mayer, and wife, recorded in Vol. 378, Page 832, of the Leon County Deed Records, and all of the 29.7 acre-tract of land described in deed from Jimmy Fisher, et al, to L.R. Mayer, recorded in Vol. 385, Page 267, of the Leon County Deed Records. Said 207.69 acre-tract called to be in the T.L. Young Survey, A-971, and the Moses Scott Survey, A-995, but found to be also part of the J.M. Robinson Survey, A-991, and the T.C.R.R. Survey, A-1145.

See metes and bounds description.

NOTE: Bearings rotated to the monumentated east line of this subject tract.

I, the undersigned, do hereby certify that a survey was made on the ground, on the date shown, of the property legally described, and that the visible facts as shown are true and correct.

No precise record or title check