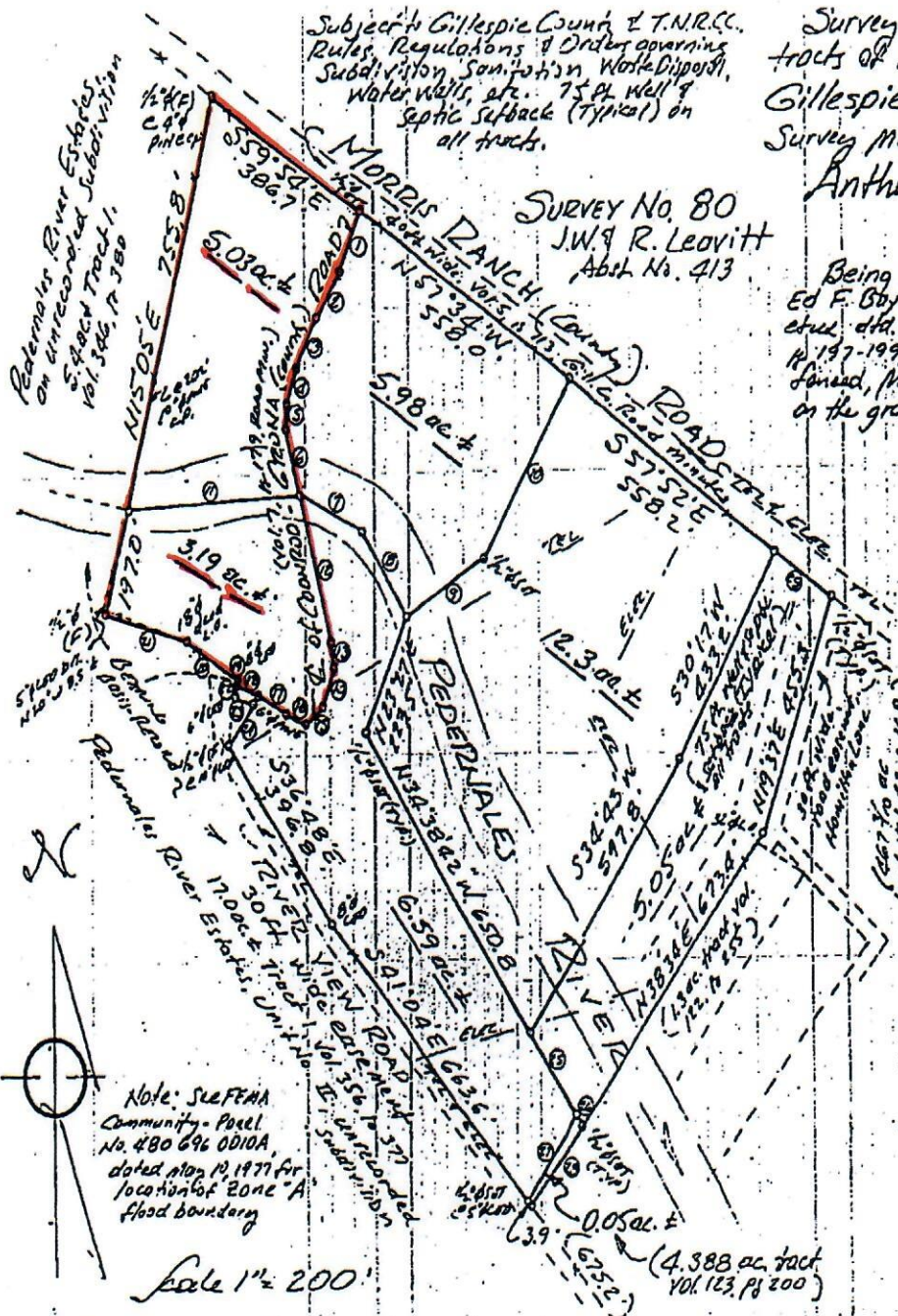


Subject: Gillespie County, T.N.R.C.C.
Rules, Regulations & Orders governing
Subdivision, Sanitation, Waste Disposal,
Water Wells, etc. 75 ft. well &
septic setback (typical) on
all tracts.

Survey Map showing
tracts of land situated in
Gillespie County, Texas
Survey made at the request of
Anthony Sauer

SURVEY No. 80
J.W. & R. Leavitt
Absh. No. 413

Being that 38.19 ac tract to
Ed F. Boyd, by Haden J. Joyner,
et al. dtd. July 23, 1976, Vol. 117,
p. 197-199, Dead Records, of found
found, Monimented and/or used
on the ground.



- ① S22°17'W 124.1'
- ② S31°34'W 101.3'
- ③ S27°53'W 99.3'
- ④ S20°49'W 64.2'
- ⑤ S1°24'W 44.6'
- ⑥ S15°18'E 118.77'
- ⑦ S66°23'E 153.4'
- ⑧ S33°59'E 182.9'
- ⑨ N58°22'E 203.45'
- ⑩ N31°06'E 371.9'
- ⑪ N85°57'E 393.12'
- ⑫ S15°18'E 267.8'
- ⑬ S54°8'E 57.1'
- ⑭ S19°22'W 56.3'
- ⑮ S50°41'W 49.7'
- ⑯ N82°37'W 47.8'
- ⑰ N62°13'W 70.1'
- ⑱ N72°17'W 49.5'
- ⑲ N5°55'E 7.4'
- ⑳ N60°07'W 135.7'
- ㉑ N74°38'W 192.6'
- ㉒ S5°55'W 20.8'
- ㉓ S77°02'E 42.4'
- ㉔ S38°06'W 92.7'
- ㉕ S33°57'E 184.7' (204.1 in all)
- ㉖ S33°57'E 19.4'
- ㉗ N34°12'E 192.6'
- ㉘ S38°34'W 186.9'
- ㉙ N58°09'W 150.4'

Survey completed May 29, 2003
Plat & Field Notes

Central Texas Electric Cooperative, Inc. Easements:
1) February 15, 1971, Vol. 99, p. 712-713; 2) October 26, 1993,
Vol. 158, p. 925-926; 3) September 15, 1983, Vol. 162, p. 877-898.
Road Easement to Lawrence Heinemann November 2, 1955 Vol. 74

NIXON-OTTWILL SURVEYORS, INC.
P.O. BOX 923
FREDERICKSBURG, TX 78624
TEL 630-597-4415

[Signature]
Reg. Prof. Land Surveyor

EXHIBIT "A"

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

542 421

Field notes of an 8.22 acres, more or less, of land, situated in Gillespie County, Texas, being part of the J. W. & R. Leavitt Survey No. 80, Abstract No. 413; being all that "Tract I" 3.19 acre tract and all that "Tract II" 5.03 acre tract described in a conveyance to Anthony Sauer and wife, Jean Sauer, by Barbara Huff, Independent Executrix of the Estate of Ed F. Bayouth, Deceased, dated June 19, 2003, found of record in Volume 508, Pages 922-936 of the Official Public Records of Gillespie County, Texas, as said tract is found fenced, monumented and/or used on the ground; including land, part of the Pedernales River and part of Coonrod-Grona (county) Road.

Said 8.22 acre, more or less, tract of land is described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch dia. steel bar found set at a 4 inch dia. pine post, in the S.W. line of the Morris Ranch (county) Road, for the N.E. corner of that 5.4 acre, more or less, tract described of record in Volume 346, Page 380 of the Real Property Records of Gillespie County, Texas, for the N.W. corner of that "Tract II" 5.03 acre tract described in said conveyance to Anthony Sauer and wife, Jean Sauer, by Barbara Huff, Independent Executrix of the Estate of Ed F. Bayouth, Deceased, found of record in Volume 508, Pages 922-936 of the Official Public Records of Gillespie County, Texas, for the N.W. corner of this tract of land;

THENCE with fence along the S.W. line of the Morris Ranch Road, S. 59° 54' E. 386.7 feet to a 1/2 inch dia. steel bar set in the centerline of Coonrod-Grona (county) Road, for the N.E. corner of said "Tract II" 5.03 acre tract, for the N.E. corner of this tract of land;

THENCE with the centerline of Coonrod-Grona Road as follows:

S. 22° 17' W. 124.1 feet;
S. 31° 34' W. 101.3 feet;
S. 27° 53' W. 99.3 feet;
S. 20° 49' W. 64.2 feet;
S. 1° 24' W. 44.6 feet;
S. 15° 18' E., at 118.77 feet a point on a concrete slab crossing, in the Pedernales River, for the S.E. corner of said "Tract II" 5.03 acre tract and the N.E. corner of said "Tract I" 3.19 acre tract, and continuing a total distance of 386.57 feet;
S. 5° 48' E. 57.1 feet;
S. 19° 22' W. 56.3 feet;
S. 50° 41' W. 49.7 feet;
N. 82° 37' W. 47.8 feet;
N. 62° 13' W. 74.1 feet; and
N. 72° 17' W. 49.5 feet to a point in a cattle-guard gateway in the N.E. boundary of that 17.0 acre, more or less, tract described of record in Volume 356, Page 377 of the Real Property Records of Gillespie County, Texas;

(continued on page 2)

THENCE with the N.E. boundary of said 17.0 acre tract as follows:

N. 5° 55' E. 7.4 feet to an 8 inch dia. cedar post;
N. 60° 07' W. 135.7 feet to an 18 inch dia. dead L.O. tree in fence; and
N. 74° 38' W. 192.6 feet to a 1/2 inch dia. steel bar found set for a N.E. reentrant corner of said 17.0 acre tract, for the W.S.W. corner of said "Tract I" 3.19 acre tract and the W.S.W. corner of this tract of land, from which a 5 inch dia. cedar in fence bears N. 20° W. 8.5 feet;

THENCE with an east line of said 17.0 acre tract and the west line of said "Tract I" 3.19 acre tract, N. 15° 05' E., at 197.0 feet a point in the Pedernales River, for the N.N.E. corner of said 17.0 acre tract, for the N.W. corner of said "Tract I" 3.19 acre tract, for the S.W. corner of said "Tract II" 5.08 acre tract, at 399.0 feet pass a 10 inch dia. pine post in fence, 952.8 feet in all to the place of BEGINNING.

(continued on page 2)

THE STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes of a survey of 12.3 acres, more or less, of land made at the request of Anthony Sauer. Said land is situated in Gillespie County, Texas, being part of the J.W. & R. Leavitt Survey No. 80, Abstract No. 413; being part of that 38.19 acre tract described in a conveyance to Ed F. Bayouth by Hudene J. Joyner, et ux, dated July 23, 1976, found of record in Volume 117, pages 197-199 of the Deed Records of Gillespie County, Texas, as said tract is found fenced, monumented and/or used on the ground; including land, part of the Pedernales River; and being part of an unrecorded subdivision.

Said 12.3 acre, more or less, tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a ½ inch dia. steel bar in the S.W. line of the Morris Ranch (county) Road, 150.4 feet N. 58 deg. 09 min. W. from a ½ inch dia. steel bar set in fence projections, for the N.E. corner of that 38.19 acre tract described in said conveyance to Ed F. Bayouth by Hudene J. Joyner, et ux, found of record in Volume 117, pages 197-199 of the Deed Records of Gillespie County, Texas, for the NE. corner of this tract of land;

THENCE as follows:

S. 30 deg. 17 min. W. 433.2 feet to a ½ inch dia. steel bar set;
S. 34 deg. 43 min. W., crossing the Pedernales River, 597.8 feet in all to a ½ inch dia. steel bar set, for the S.E. corner of this tract of land;

THENCE N. 34 deg. 38 min. 42 sec. W. 650.8 feet to a ½ inch dia. steel bar set, for the W.S.W. corner of this tract of land;

THENCE as follows:

N. 23 deg. 27 min. E. 223.5 feet to a ½ inch dia. steel bar set in the Pedernales River;
N. 59 deg. 26 min. E., crossing the Pedernales River, 203.45 feet in all to a ½ inch dia. steel bar set;
N. 31 deg. 06 min. E. 371.9 feet to a ½ inch dia. steel bar set in fence along the S.W. line of Morris Ranch Road, for the N.W. corner of this tract of land;

THENCE with fence along the S.W. line of Morris Ranch Road, S. 57 deg. 52 min. E. 558.2 feet to the place of beginning.

Survey completed May 29, 2003

Charles E. Ottmers, Reg. Prof. Land Surveyor

Plat & Field Notes



EXHIBIT "B"