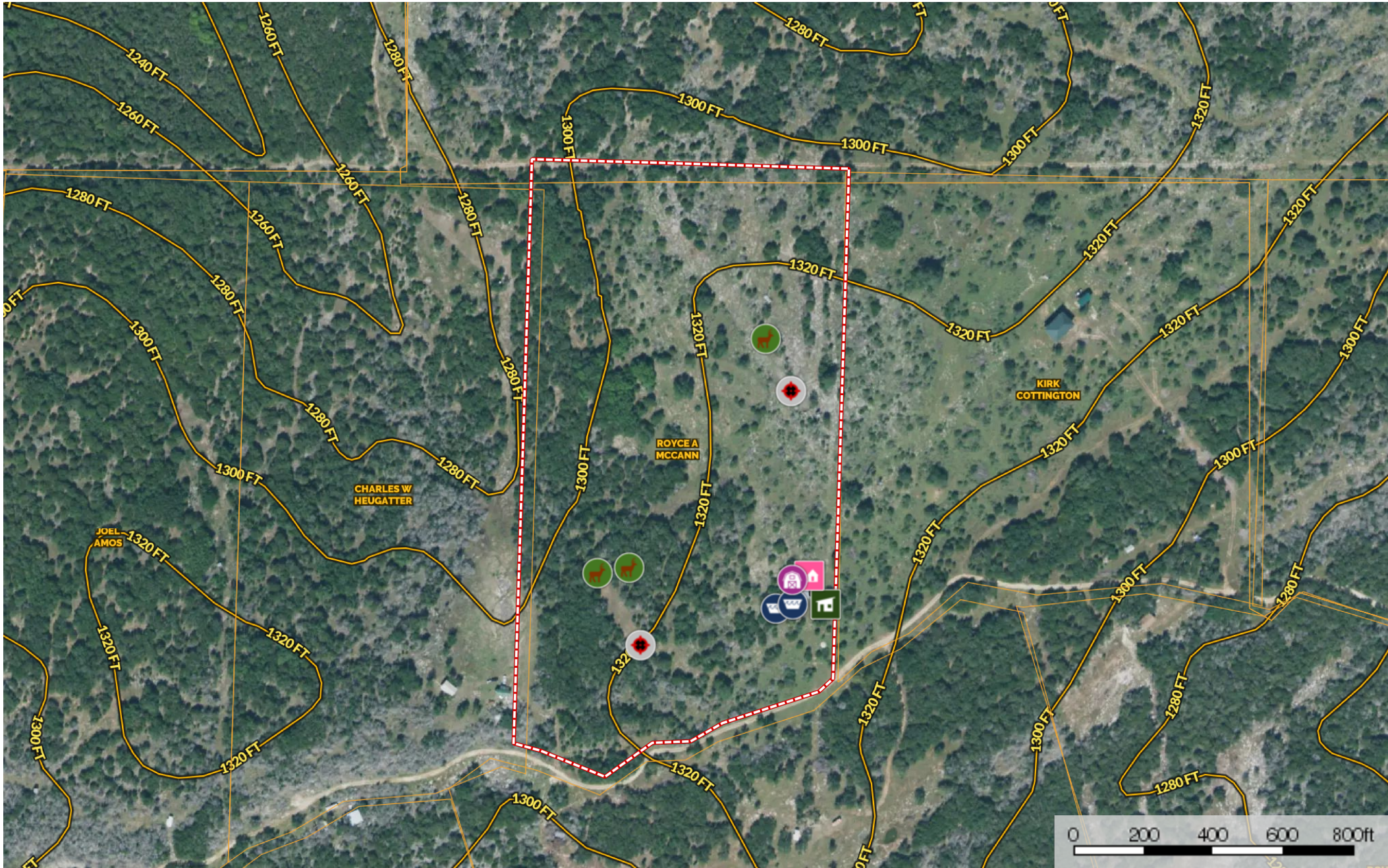


McCann Ranch Smith Ranch
Lampasas County, Texas, 25 AC +/-



- Feeder
- Barn
- Cabin
- Shed / Shack
- Water Storage Tank
- Blind
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

FIELD NOTES
OF 25.0 ACRES OF LAND
IN LAMPASAS COUNTY, TEXAS

TRACT NO. 4

BEING 25.0 acres of land out of the Thomas R. Stiff Survey, Abstract No. 602 in Lampasas County, Texas and being out of that certain 8190.2 acre tract conveyed from Mary E. Smith, et al to Ben L. Tamney by Deed as recorded in Vol. 175 at Page 295 et seq. of the DEED RECORDS of Lampasas County, Texas, and further being out of that tract described in Substitute Trustee's Deed to Jim Arnold as recorded in Vol. 300 at Page 80 of the DEED RECORDS of Lampasas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found in the fenced North line of said 8190.2 acre tract and South line of those lands described in Deed from the State National Bank of El Paso to Jerry Saegert as recorded in Vol. 211 at Page 521 of the DEED RECORDS of Lampasas County, Texas, for the Northwest corner hereof; whence the Northeast corner of that certain 30.15 acre tract described in Contract of Sale from the Veteran's Land Board of Texas to Frank D. Sanders as recorded in Vol. 232 at Page 397 of the DEED RECORDS of Lampasas County, Texas, bears N 88° 32' 33" W 1811.90 ft., and the Northeast corner of said 8190.2 acre tract bears S 89° 12' 25" E 17893.6 ft.;

THENCE with the fenced North line of said 8190.2 acre tract S 88° 46' 00" E 348.68 ft., a twelve inch Live Oak and S 88° 29' 33" E 431.02 ft., to an iron pin set for the Northeast corner hereof;

THENCE S 1° 31' 00" W at 1212.15 ft. an iron pin set in the northerly line of that certain 50 foot wide access easement conveyed from Jim Arnold to the owners of land out of said 8190.2 acre tract and described in Exhibit C as recorded in Vol. 304 at Page 453-493 of the DEED RECORDS of Lampasas County, Texas and at 1246.56 ft., in all, the Southeast corner hereof, in the center of said access easement;

THENCE with the centerline of said easement in seven (7) courses and distances as follows:

- 1) S 48° 07' 00" W 46.11 ft.;
- 2) S 71° 40' 30" W 248.36 ft.;
- 3) S 60° 30' 00" W 90.57 ft.;
- 4) S 87° 37' 00" W 94.65 ft.;
- 5) S 54° 16' 00" W 142.30 ft.;
- 6) N 68° 47' 45" W 169.89 ft., and;
- 7) N 74° 21' 45" W 69.37 ft. to the Southwest corner hereof;

THENCE N 1° 31' 00" E at 25.76 ft., an iron pin set in the northerly line of said access easement and at 1425.76 ft., in all, to the Place of BEGINNING hereof and containing 25.0 acres of land.

The undersigned does hereby certify that the foregoing field notes represent the results of an on the ground survey made under my direction and supervision in November, 1981.

WITNESS MY HAND AND SEAL this the 7th day of February, 1994.

Wallace Dale Bergman
Wallace Dale Bergman
Reg. Prof. Land Surveyor
Reg. No. 3103

BERGMAN ENGINEERING
702 BROADWAY PH. (210) 693-2231
MARBLE FALLS, TX 78654



1274 Park Rd, Lampasas, TX 76550

These Items to Convey with the Sale:

Qty. 2 8ft Texas Hunter 4' X 8' Xtreme Deer Blinds with 8' Tower with safety stairs and 2 hunting chairs

Qty. 5 Texas Hunter 300 lb EZ Lift Tripod deer feeder some with night lights for hunting hogs

Qty. 2 Deer block racks that holds two blocks

36ft Travel Trailer under metal roof cover, with a 8' X 16' enclosed porch area

1,000 gallon water storage cistern

Covered deer cleaning station

26ft Travel Trailer inside metal building with a

500 gallon water storage cistern

18 X 30 X 10 Stallion metal building for storage & cover over 26ft travel trailer

10 X 16 ft Water shed built in hunting area to supply three water troughs for deer.