

Louis Knox & Associates

SURVEYORS

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OFFICE: 251 EAST HEMPSTEAD
GIDDINGS, TEXAS 78942

W. O. 4633

STATE OF TEXAS)
)
COUNTY OF LEE)

JOHN KNOX, JR. AND
ROBERT M. KNOX
TO
DONALD BORRIACK, ET UX,

REAL PROPERTY DESCRIPTION

All that certain tract or parcel of land lying and being situated in Lee County, Texas, a part of the Aaron C. Dodd League, Abstract 85, and being the residue of a tract said to contain 167 acres of land, more or less, as described in a deed dated October 14, 1942, from Richard Jenke, and wife, Adele Jenke, to Willie Jenke, of record in Volume 81, Page 309, et seq., of the deed records of Lee County, Texas, and being further described as being the same tract of land said to contain 131.715 acres by resurvey as described in a deed dated October 8, 1982, from Forest R. Stewart, Trustee to Louis Knox, Trustee, of record in Volume 419, Page 795, of the deed records of Lee County, Texas, and also being the same tract of land described in a Quitclaim deed from Louis Knox, Trustee, to John Knox, Jr., and Robert M. Knox, of record in Volume 730, Page 676, et seq., of the real property records of said County, and being more fully described as recently surveyed as follows;

BEGINNING at a set stone found in the North line of said Aaron C. Dodd League, common with the South line of the G. Eschberger, Abstract 102, said stone marking the Northeast corner of a tract said to contain 167 acres, more or less, described in a deed dated November 1, 1902, from Wesley Puryear to Andrew Joiner, of record in Volume 13, Page 144, et seq., of the deed records of Lee County, Texas, for the Northwest corner of the premises herein described, and from which the Northwest corner of said tract, same being in an old abandon lane bears South 71°00'00" West 650.64 feet (234.23 varas);

THENCE with the common line between said Dodd League and said Eschberger Survey and the North line of the tract herein described,, North 71°00'00" East at 317.68 feet (114.36 varas) a set stone found protruding 6 inches above ground surface bears North 19°00'00" West 15.38 feet (5.61 varas), at 319.44 feet (115 varas) a 5/8 inch steel pin at a fence corner post marking the Southeast corner of the Rocking I Ranch, Inc., (Volume 239, Page 179) bears North 19°00'00" West 6.39 feet (2.30 varas), same being common with the fenced Southwest corner of the 39.448 acre Bernice Kalbas tract (Volume 366, Page 286) at 1,456.92 feet (524.49 varas) a 5/8 inch steel pin set in the before mentioned abandoned lane for the North or Northeast corner hereof, and from which a 60d nail at a cross tie corner post bears South 19°00'00" East 8.75 feet (3.15 varas), said corner being common with the Northwest corner of a tract now owned by Alma Dittmar Glass, et al, (Volume 108, Page 606, and Volume 748, Page 14);

THENCE departing from said League line and along the West line of said last named tract, South 19°00'00" East 4,074.75 feet (1,466.91 varas) feet to a point in the center of Lee County Road No. 331, also known as the Old Austin and Brenham Road, for the East or Southeast corner of the tract herein described and common with the Southwest corner of said 308 acre tract, from which a 1/2 inch steel pin found next to a set stone bears North 19°00'00" West 12.16 feet (4.36 varas);

THENCE with the approximate center of said road, South 87°22'00" West 1,509.37 feet (543.37 varas) to a point in same in occupied West line of said parent 167 acre tract common with the East line of said Andrew Joiner tract for the South or Southwest corner of the premises herein described, from which a set stone at a large fence corner post in the North margin of said road bears North 19°08'12" West 12.09 feet (4.35 varas);

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THENCE with the common line between said parent 167 acre tract and the residue of said Andrew Joiner tract, North 19°08'12" West 3,649.45 feet (1,313.80 varas) to the PLACE OF BEGINNING and containing 128.765 acres of land, of which approximately 0.403 of 1.000 acre is used as ROW in the aforesaid County Road, and leaving a net acreage of 128.362 acres of land.

The above described premises are subject to one parcel currently under adverse or encroaching fences, said parcel being described by metes and bounds as follows;

BEGINNING at a set stone found in the North line of said Aaron C. Dodd League, common with the South line of the G. Eschberger, Abstract 102, said stone marking the Northeast corner of a tract said to contain 167 acres, more or less, described in a deed dated November 1, 1902, from Wesley Puryear to Andrew Joiner, of record in Volume 13, Page 144, et seq., of the deed records of Lee County, Texas, for the Northwest corner of the premises herein described, and from which the Northwest corner of said tract, same being in an abandoned lane bears South 71°00'00" West 650.64 feet (234.23 varas);

THENCE with said league line, North 71°00'00" East 19.85 feet to a point in same near an old fence corner post at the Northwest corner of the subject tract as presently fenced;

THENCE along the existing fence line between said Knox tract and said Joiner tract, as follows; South 18°41'19" East 716.97 feet to an angle of same, South 18°19'08" East 573.43 feet to an angle of same, South 18°34'44" East 472.83 feet to an angle of same, South 19°52'34" East 458.51 feet to an angle of same, South 19°21'22" East 430.73 feet to an angle of same, and South 07°45'00" East 45.68 feet to the intersection of said fence with the West line of said tract as above described for the most Southern corner of the premises herein described;

THENCE with said last named line, North 19°08'12" West 2,697.17 feet to the PLACE OF BEGINNING and containing 0.587 of 1.000 acre of land, leaving a net area herein described of 128.178 acres of land.

BEARINGS ARE MAGNETIC BASED ON RECORD BEARINGS OF THE EAST AND NORTH LINE OF THE SUBJECT PROPERTY.

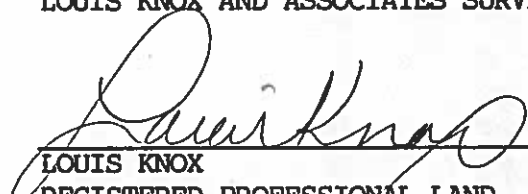
I, Louis Knox, a Registered Professional Land Surveyor, do hereby certify that the above and foregoing description was prepared from an actual on the ground survey, made under my direction and supervision, and completed in August 1995, and that said survey substantially conforms to the standards and specifications of a Category 1A, Condition IV Survey, of the minimum practice standards adopted by the Texas Society of Professional Surveyors Association.

Reference is hereby made to a plat attached hereto and made a part hereof.

Date of Signature, September 5, 1995.

LOUIS KNOX AND ASSOCIATES SURVEYORS




LOUIS KNOX
REGISTERED PROFESSIONAL LAND
SURVEYOR, NO. 875.