

120 Days expires 9-15-84

6-1-84
D.H.

File S. F. 16452

BOSQUE County

SCHOOL LAND

Cayuga Investment Corp.
(Good Faith Claimant)

Acres

Section No.

Block Tsp. Cert.

Act of June 19, 1939 R16. Sk. 2

See Surveyors Report of No Vacancy within.

VOID FOR FAILURE TO COMPLETE WITHIN TIME ALLOWED BY LAW, 10-3-84

Garry Mauro
Garry Mauro Commissioner

CONTENTS

No. 1-Application ~~and~~ Obligation 5-21-84 *W*

No. 2-Questionnaire 5-21-84 *W*

No. 3-Affidavit 5-21-84 *W*

No. 4-Ltr. to Attorney 5-29-84

No. 5-Surveyors Report 9-12-84 77

No. 6-Dead 5-25-84

- No. -
- No. -
- No. -
- No. -
- No. -
- No. -

Obligation _____

Vol. _____ Page _____

APPLICATION TO PURCHASE

(Good Faith Claimant)

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

1. I hereby apply to purchase under a preference right without condition of settlement the tract of unsurveyed school land hereinafter described, under the provisions of an Act approved June 19, 1939, and other laws relating to the sale of unsurveyed school land.
2. The said tract of land is situated in Bosque County, Texas, about 8 miles Northwest from Meridian, the county seat, and is described as follows, to-wit:

Property description of surrounding land is attached hereto as Exhibit A.

3. I am a good faith claimant under the terms of said Act, as is fully shown by the attached instruments marked Exhibit S. A. & B.
4. Remarks:*

The field notes accompanying this application describe the property owned by the Good Faith Claimant. The vacancy appears to be completely surrounded by the land described in the field notes. Also attached as Exhibit B is a preliminary sketch of the property. The vacancy appears to be surrounded by the William Graham, the W.D. Payne, the R.J. Harper, the S.A. Meance, and the J.M. Heron surveys. A field note description and platted survey of the vacancy has not yet been prepared but will be prepared within one hundred twenty (120) days of the date of this application. We have included the attached field notes and survey sketch to indicate the general location of the vacancy. The exact location will be ascertained by the survey and field note description which we will provide within the one hundred twenty (120) day period.

5F-16452
CAYUGA INVESTMENT CORPORATION

By: Michael J. Vaughn
Michael J. Vaughn, President (Good Faith Claimant)

Post Office _____

IMPORTANT NOTICE!

- *NOTE: (1) The Good Faith Claimant should clearly indicate his position as to the existence of a vacancy.
(2) If there should be no prior filing by an applicant, the good faith claimant should state whether application is accompanied by field notes or whether same will be filed within 120 days from date of filing of application with Commissioner of General Land Office.
(3) Any other statement pertinent to the application to purchase may be included.

(OVER)

(3) Any other statement pertinent to the application to purchase may be included.

date of filing of application with Commissioner of General Land Office application is accompanied by field notes or whether same will be filed within 120 days from (S) If there should be no prior filing **CERTIFICATE** the Good Faith Claimant should state whether

NOTE: (1) The Good Faith Claimant should clearly indicate his position as to the existence of a vacancy. I, Secretary of the School Land Board, do hereby certify that at a regular meeting of said board held in the General Land Office, Austin, Texas, on the

..... day of, A. D. 19....., the price at which the area of land described in the above application No..... shall be sold, was fixed by the School Land Board at..... Dollars per acre, all of which is shown in Vol..... Page..... of the Minutes of said Board. Given under my hand this the..... day of, A. D. 19..... at Austin, Texas.

CAUYUGA INVESTMENT CORPORATION
Secretary of the School Land Board

1. Remarks: which we will provide within the one hundred twenty (120) day period. location will be ascertained by the survey and field note description sketch to indicate the general location of the vacancy. The exact application. We have included the attached field notes and survey and blasted survey of the vacancy has not yet been prepared but will be the S.V. Messner and the J.M. Heron surveys. A field note description to be surrounded by the William Graham, the W.D. Payne, the R.C. Barber, Exhibit B is a preliminary sketch of the property. The vacancy appears surrounded by the Good Faith Claimant. The vacancy appears to be completely owned by the Good Faith Claimant. The vacancy appears to be completely the field notes accompanying this application describe the property

GENERAL LAND OFFICE
Austin, Texas

S. F. No. 16452

APPLICATION TO PURCHASE
UNSURVEYED SCHOOL LAND
(Good Faith Claimant)

of Cayuga Investment Corp.,
Hico, Texas.

WITHOUT SETTLEMENT

..... acres
in Bosque County, Texas.

Filed May 21, 1924
Harry Mauro
Commissioner

Approved _____
Rejected _____ 19.....
Commissioner

5. The said tract of land is situated in Bosque County, Texas, about miles northwesterly from Mexiglan, the county seat, and is described other laws relating to the sale of unsurveyed school land. I hereby apply to purchase under a preliminary application without condition of settlement the tract of water TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS.

RECEIVED AS STATED
\$ 1.00
DATE 5-21-24
Reg. No. 124809
GENERAL LAND OFFICE

APPLICATION TO PURCHASE

QUESTIONNAIRE

The following information is required with all applications to purchase:

1. Type of land
 - (a) Kind of soil limestone to alluvial
 - (b) Topography of surface very hilly
 - (c) Purpose for which adapted (cultivated or grazing) grazing
2. Type and value of timber, if any some oak, mesquite and cedar - no value
3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$54.38 per acre
4. The assessed value in this county is 11 % of market value.
5. The actual value without improvements is \$100 per acre.
6. The nearest production of oil, gas or minerals is 40 miles (distance), southwest (direction).
7. The nearest drilling oil or gas well is 40 mi (distance) sw (direction).
8. The nearest dry hole is 10 mi. (distance) south (direction).
9. If the land is under oil and gas lease, fill in the following:
 - (a) To whom leased N/A
 - (b) Date of lease N/a
 - (c) Bonus received (per acre) N/A
 - (d) Total amount of rental received N/A
10. If there is production on this tract, fill in the following:
 - (a) Number of producing wells N/A
 - (b) Name of the field in which the tract is located N/A
 - (c) Royalty payments received N/A
11. Do you contemplate a sale of this land in the near future? no
(Yes or No)
If so, what is the sale price per acre? _____

The above information is true and correct according to the best of my knowledge and belief.

WITNESS my hand this 17th day of MAY, 1984.

CAYUGA INVESTMENT CORPORATION

BY: Michael J. Vaughn
Michael J. Vaughn, President

Sworn to and subscribed before me, this the 17th day of MAY, 1984



JOANN BOYD

Joann Boyd
Notary Public in and for
McLENNAN County

MY COMMISSION EXPIRES 6-9-85

TOWN BOYS



State of New York
 County of Albany
 I, Alfred T. Winkler, President
 of the Albany Environmental Supervision
 Board, do hereby certify that the 1/13/84 or NY 1
 above information is true and correct according to the best of my
 knowledge and belief.

WITNESSED BY AND THIS 13th day of January, 1984

Is so what is the sale price per acre? Yes or No

11. Do you contemplate a sale of this land in the near future? No

(a) Positive payments received NA

(b) Name of the field in which the tract is located NA

(c) Number of producing wells NA

12. Is there an production on this tract? Yes in the following:

(a) Type of oil or natural gas received NA

(b) Gross received (per acre) NA

(c) Date of lease NA

(d) Name of lessor NA

13. The land in under oil and gas lease? Yes in the following:

(a) Name of well is 10 mi. (distance) South (direction).

(b) Type of oil or gas well is 40 mi (distance) SW (direction).

(c) Direction of production of oil, gas or minerals is 10 miles (direction).

(d) Name of well is 10 mi. (distance) South (direction).

14. The tract is in without improvements is Yes 100 sq feet area.

15. The assessed value of this tract? 100 sq or other NA

16. Assessed value: (If not assessed for taxation, give your assessed value
 of the tract) 100

17. The kind of timber, if any, on the tract, including the kind - no value

18. The use for which assessed (including or excluding) agricultural

19. The number of acres very little

20. The name of the person or persons

owning the tract

The following information is furnished with all information on this page

QUESTIONNAIRE

SF-16452 **2**

Questionnaire
 5-21-84
 W

AFFIDAVIT

THE STATE OF TEXAS
COUNTY OF McLENNAN

X
X KNOW ALL MEN BY THESE PRESENTS:
X

BEFORE ME, the undersigned authority, on this day personally appeared Michael J. Vaughn, President of Cayuga Investment Corporation ("Affiant"), known to me to be the person whose name is subscribed below, and who being by me first duly sworn did on his oath state as follows:

1. Affiant is President of Cayuga Investment Corporation, a Texas Corporation ("Cayuga"). Affiant is a competent adult, duly authorized to swear to the matters set forth herein on behalf of Cayuga and has personal knowledge of the matters set forth herein.
2. Cayuga is the owner of the property described on the attached Exhibit A. It is the belief of Cayuga that part of the property within the metes and bounds description on Exhibit A has never been patented by the State of Texas and is therefore eligible for a vacancy. All land to be considered as a vacancy is presently being used for grazing purposes. It is not used for exploring or removing oil, gas or other minerals nor are there any prospects for using it for such use in the future.
3. Affiant believes in good faith that the vacant land was included in bounds of surveys previously titled to prior owners under circumstances that would have vested title thereto had said area has actually been located within said surveys.
4. The land being considered for a vacancy is surrounded by land that is under fence.
5. Affiant and his predecessors in interest in good faith believe that he and his predecessors in interest have been the owners of the vacant land for a period of more than ten (10) years.
6. The land joining the vacant land is owned by affiant and is being held for grazing purposes.
7. To the best of affiant's knowledge the nearest drilling oil or gas is forty (40) miles distant in a southwest direction.

EXECUTED this 17th day of MAY, 1984.

CAYUGA INVESTMENT CORPORATION

By: Michael J. Vaughn
Michael J. Vaughn, President

THE STATE OF TEXAS

COUNTY OF McLENNAN



SUBSCRIBED AND SWORN to before me the undersigned authority
on this 17th day of MAY, 1984.

A handwritten signature in cursive script that reads "Joann Boyd".

Notary Public, State of Texas

My Commission Expires: 6-9-85

4000

SF-16452

3.

Affidavit

5-21-84

lr

THE STATE OF TEXAS
COUNTY OF WATKINS



do hereby certify that the within and sworn to before me the undersigned authority
day of MAY 1984.

[Handwritten Signature]

Notary Public, State of Texas

My Commission Expires: 6-1-87



General Land Office

Jack Giberson
Chief Clerk

Garry Mauro
Commissioner

May 29, 1984

Vaughn, Terrell, Lynn & Crowden
900 Republic Bank Tower
501 Franklin Avenue
Waco, Texas 76701

Attention Mr. Steve Collier

Gentlemen:

2/11/85
to Stephen
This will acknowledge receipt of the Good Faith Claimant application of Cayuga Investment Corporation to purchase alleged unsurveyed land in Bosque County, along with questionnaire, affidavit and \$26.00 for filing fees.

The application was filed of record May 21, 1984, and assigned File No. S. F. 16452. All supporting documents should be furnished within 120 days in order to protect your rights.

We have also received certified copies of four deeds dated April 18, 1984. These deeds cannot be filed until we are furnished the statutory filing fees. We do need deeds to establish your chain of title for a period of ten years.

Sincerely yours,

Lorene Ramsey
Administrative Assistant

lr

11

Administrative Assistant

Lesene Ramsey

Sincerely yours,

for a period of ten years.

toy filing fees. We do need deeds to establish your chain of title

1984. These deeds cannot be filed until we are furnished the statu-

We have also received certified copies of four deeds dated April 18,

within 180 days in order to protect your rights.

Application was filed of record May 21, 1984, and assigned
No. S. F. 16452. All supporting documents should be furnished

and \$80.00 for filing fees.

entitled land in Bosque County, along with questionnaire, affi-

dition of Cayuga Investment Corporation to purchase alleged

This will acknowledge receipt of the Good Faith Claimant appli-

Confirmation:
Attention Mr. Steve Collier

Waco, Texas 76701

501 Franklin Avenue

909 Republic Bank Tower

Wagon, Terrell, Lynn & Crowden

May 29, 1984

Comptroller
Garry Masuro

Chief Clerk
Jack Garrison

General Land Office



S. F. 16452 4.

Letter to Attorney

5-29-84

b-99

ARVIN McDONALD and ASSOCIATES

REGISTERED PUBLIC SURVEYOR

September 3, 1984

LICENSED STATE LAND SURVEYOR

8712 PANTHER

WACO, TEXAS 76710

772-0659

Michael J. Vaughn, Attorney
900 Republicbank Tower
501 Franklin Avenue
Waco, Texas 76701

Dear Mr. Vaughn:

This is a report of a survey made by me at your request to determine if a vacancy does exist between the R. J. Harper Survey, P-3664, Abstract No. 1015 and the J. M. Herren Survey, P-550, Abstract No. 408, this area is located about 10 miles north 86 deg west from the City of Meridian, in Bosque County, Texas.

Please refer to the attached plat made by me by survey on the ground. I was able to locate a rock pile on the north line of the Timothy R. Hankins Survey for the southwest corner of the S. A. Mims Survey and from this corner I ran north 60 deg east 677 varas to the center of a public road for the southeast corner of the Mims and northeast corner of the Hankins Survey. I then ran north 29 deg 50 min west 309 varas to the established inside corner of the Mims and the northwest corner of the J. M. Herren Survey and found a Live Oak stump south 76 deg east 38 varas from this corner.

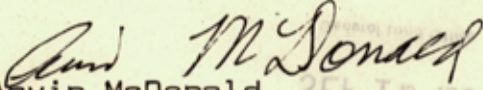
I ran north 60 deg 52 min east 536 varas with a fence line to a corner post for the southeast corner of the Mims Survey and the southwest corner of the R. J. Harper as located by me from other surveys. Please note on the map that I located the northeast corner and southeast corner of the Harper Survey, with bearing trees.

I ran north 29 deg 16 min west 690 varas with a fence line and east line of the Mims and west line of the Harper Survey to a corner post for the corner common to the Mims and Harper Surveys.

I have made an extensive survey in this area to locate the original corners of these surveys. There is no vacancy in this area.

Thank you for your consideration of me in this matter and trust that this information is all you need.

Sincerely,


Arvin McDonald
Licensed State Land Surveyor



RECEIVED
SEP 15 1984



RECEIVED

SEP 12 1984

General Land Office

Sincerely,

Thank You for your consideration of me in this matter and trust that

corners of these surveys. There is no vacancy in this area to locate the original

the corner common to the Mims and Harper Surveys.

I ran north 58 deg 18 min west 880 yards with a fence line and east line
of the Mims and west line of the Harper Survey to a corner post for
of the Harper Survey, with peeling trees.

note on the map that I located the northeast corner and southeast corner
corner of the R. L. Harper as located by me from other surveys. Please
post for the southeast corner of the Mims Survey and the southwest
I ran north 80 deg 25 min east 238 yards with a fence line to a corner

38 yards from this corner.

the J. M. Heppen Survey and found a live oak stump south 78 deg east
the established inside corner of the Mims and the northwest corner of
of the Heppen Survey. I then ran north 58 deg 20 min west 308 yards to
public road for the southeast corner of the Mims and northeast corner
from this corner I ran north 80 deg east 877 yards to the center of a
Heppen Survey for the southwest corner of the R. A. Mims Survey and
I was able to locate a rock pile on the north line of the Timothy R.
Please refer to the attached plat made by me of survey on the ground.

In Bosque County, Texas.

was located about 10 miles north 82 deg west from the City of Marland,

No. 1075 and the J. M. Heppen Survey, P-220, Abstract No. 408, this
It is noted that a vacancy exists between the R. L. Harper Survey, P-3224, Abstract

Surveyor's Report of No Vacancy
Bosque County
GARRY MAURO, Com'r
By *J. Forbes*

File No. S.F.-16452

Bosque County

Surveyor's Report of No Vacancy

Filed Sep. 12 1984

GARRY MAURO, Com'r

By J. Forbes

WAIN McDONALD and ASSOCIATES

September 3, 1984

WACO, TEXAS 76710

115-0829

RECORDED MAIL MAIL MESSAGE

(5)

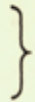
D-11

Prepared by the State Bar of Texas for use by lawyers only. Reviewed
1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

SPECIAL
WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF BOSQUE



KNOW ALL MEN BY THESE PRESENTS:

That I, ALMA MARGARET NAIL PENDER (heir under the Will of Jesse H. Nail,
Deceased, of McLennan County, Texas, and under the Will of R. S. Nail,
Deceased, of Bosque County, Texas) not joined herein by my spouse and owning,
occupying and claiming other real property as my homestead
of the County of Honolulu and State of Hawaii for and in

consideration of the sum of TEN AND NO/100-----
----- (\$10.00) ----- DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which
is hereby acknowledged, and the further consideration of \$217,574.44 paid to the Grantor
herein by WESTERN SAVINGS ASSOCIATION, at the instance and request of the
grantee herein, the receipt of which is hereby acknowledged, as evidence
of which the grantee herein has executed and delivered its one certain
promissory note of even date herewith, in the principal sum of \$1,001,200.00
payable to the order of WESTERN SAVINGS ASSOCIATION as therein provided,
bearing interest at the rates therein specified and providing for
acceleration of maturity in event of default and for attorney's fees,

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed
of trust of even date herewith to Creston Brazzil, Trustee.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
CAYUGA INVESTMENT CORPORATION, a Texas Corporation,
of the County of McLennan and State of Texas my undivided interest in
property in Bosque County, Texas, to-wit: all of the following described real

See EXHIBIT "A", attached hereto and made a part hereof for all purposes.

THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO any portion of the property herein described lying within the boundaries of a public or private roadway or highway.

Taxes having prorated at closing, this conveyance is also made subject to any liens securing unpaid ad valorem taxes assessed against the above described real property for 1984, and Grantee herein assumes and agrees to pay all 1984 said ad valorem taxes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee ~~its~~ successors ~~and~~ assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee ~~its~~ successors ~~and~~ assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under me but not otherwise.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to WESTERN SAVINGS ASSOCIATION, its successors and assigns, the payee named in said note. Patricia Ruth Nail Baskin, Gloria Ann Nail Longley and Roberson Shelby Nail, Jr., have of even date herewith executed comparable deeds of all their undivided interests in the above described real property to the grantee herein. Patricia Ruth Nail Baskin, Gloria Ann Nail Longley, Roberson Shelby Nail, Jr. and the grantor herein are collectively retaining by this deed and said other three deeds an undivided one-half (1/2) interest in all oil, gas and other minerals in, on and under the real property herein described for a period of twenty (20) years provided, however, that all executive leasing rights are being granted, sold and conveyed by this deed and said other three deeds to the grantee herein. At the end of said twenty (20) year period, all oil, gas and other minerals shall revert to the grantee herein unless oil, gas or other minerals are being produced at that time in which case all the oil, gas and other minerals shall not revert to the grantee until production has ceased for ninety (90) days.

EXECUTED this 18th day of April

A. D. 1984.

Alma Margaret Nail Pender
Alma Margaret Nail Pender (heir
under the Will of Jesse H. Nail
Deceased, of McLennan County, Texas
and under the Will of R. S. Nail,
Deceased, of Bosque County, Texas)

Mailing address of each grantee:
Name: Cayuga Investment Corporation
Address: P.O. Box 844
Waco, Texas 76703

Name:
Address:

(Acknowledgment)

m.n.s.

STATE OF ~~TEXAS~~ HAWAII
COUNTY OF HONOLULU

This instrument was acknowledged before me on the
by Alma Margaret Nail Pender

19~~72~~ day of April, 1984

My commission expires:



Marielena R. Meyer
Notary Public, State of ~~Texas~~ Hawaii

Notary's printed name: 8-3-84

MARIELENA R. MEYER

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the
by

day of , 19

My commission expires:

Notary Public, State of Texas
Notary's printed name:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the
by

day of , 19

My commission expires:

Notary Public, State of Texas
Notary's printed name:

(Corporate Acknowledgment)

STATE OF TEXAS

day of

EXHIBIT A

BEING 1,352.98 acres situated in Bosque County, Texas, out of the R. J. HARPER SURVEY, J. M. HERREN SURVEY, W. D. PAYNE SURVEY, WILLIAM GRAHAM 492 ACRE SURVEY and the WILLIAM GRAHAM 984 ACRE SURVEY, being part of a 150 acre tract called "First Tract" in a Deed to Dr. R. S. Nail, recorded in Vol. 186, Page 90, part of a 160 acre tract called "Second Tract" in a Deed to R. S. Nail, recorded in Vol. 148, Page 4, all of a 300 acre tract deeded to Dr. R. S. Nail in Vol. 174, Page 604, all of a 229 acre tract called "First Tract" in a Deed to R. S. Nail in Vol. 148, Page 4, all of a 160 acre tract deeded to R. S. Nail in Vol. 161, Page 66, and all of a 250 acre tract deeded to R. S. Nail in Vol. 147, Page 93, further described as follows:

BEGINNING at an iron rod in the center of a county road, said point being the SWC of the Willaam Graham 984 Acre Survey and the SWC of a certain 250 acre tract described in a Deed dated April 15, 1946, from Otto A. Stanhiser and wife, Mollie B. Stanhiser, to R. S. Nail, recorded in Vol. 147, Page 93 of the Deed Records of Bosque County, Texas, for the most Southerly SWC of this tract;

THENCE with fence and the extension thereof, N 27-37 W begin gence at 22.0 feet, a total of 2,466.2 feet to an iron rod at a corner post, for an innercorner of this tract;

THENCE with fence to iron rods as follows; S 60-57 W 1,079.1 feet; S 71-47 W 14.2 feet; and S 59-28 W with fence and the extension thereof, 1,964.9 feet to an iron rod in the center of a county road and in the West line of the William Graham 492 Acre Survey, for the most Westerly SWC of this tract;

THENCE with the center of said county road to iron rods as follows: N 29-39 W 1,005.9 feet; N 21-07 W 284.4 feet; N 29-49 W 318.4 feet; N 26-46 W 788.7 feet; N 32-04 W 137.8 feet; N 45-25 W 225.9 feet; N 29-56 W 732.7 feet; N 30-08 W 2,156.1 feet; N 39-02 W 292.4 feet; N 30-14 W 606.4 feet; N 29-04 W 1,280.5 feet; and N 28-54 W 1,183.5 feet to the NWC of the J. M. Herren Survey, for the most Westerly NWC of this tract;

THENCE with fence and the extension thereof and the North line of the said Herren Survey, N 60-52 E begin fence at 25.0 feet, a total of 1,490.2 feet to an iron rod at a corner post, for an inner corner of this tract;

THENCE with fence N 29-16 W 1,210.3 feet to an iron rod; and N 30-30 W with fence and the extension thereof, 317.2 feet to an iron rod in the center of a county road and in the West line of the R. J. Harper Survey, for a corner of this tract;

THENCE with the center of said county road to iron rods as follows: N 39-31 E 163.2 feet; N 31-12 W 360.3 feet; and N 15-22 E 88.9 feet to a point in the North line of the R. J. Harper Survey, for the most Notherly NWC of this tract;

THENCE N 60-07 E with the center of said road and the North line of said Harper Survey, 2,184.0 feet to an iron rod, for a corner of this tract;

THENCE continuing with the center of said road, leaving the North line of said Survey, to iron rods as follows: N 70-22 E 158.0 feet; and N 64-27 E 947.9 feet to a point in the East line of said Harper Survey, for the NEC of this tract;

THENCE with the center of said county road to iron rods as follows: S 26-48 E 488.4 feet; S 16-01 E 140.2 feet; S 5-19 E 502.6 feet; S 9-35 E 260.3 feet; S 7-58 W 78.2 feet; S 31-33 W 106.0 feet; S 6-15 W 82.1 feet; S 14-26 E 194.4 feet; S 8-38 E 303.5 feet; S 17-33 E 144.8 feet; S 70-01 E 212.8 feet; S 64-41 E 585.7 feet; S 64-00 E 388.6 feet; S 58-13 E 62.0 feet; and S 46-28 E 30.4 feet to a point in the East line of the W. D. Payne Survey, for corners of this tract;

THENCE S 30-09 E with the center of said road and the East line of said Payne Survey, 1,934.8 feet to an iron rod, for an inner corner of this tract;

THENCE continuing with the center of said county road to iron rods as follows: N 68-02 E 123.1 feet; S 73-26 E 74.8 feet; S 61-02 E 88.4 feet; S 30-01 E 3,961.8 feet; N 61-22 E 479.9 feet; and S 29-37 E 4,105.4 feet to a point in the South line of the William Graham 984 Acre Survey in the center of another county road, for the SEC of this tract;

THENCE S 60-00 W with the center of said road and the South line of said Survey,

2,703.7 feet to the place of beginning, containing 1,352.98 acres, being approximately 150.73 acres in the R. J. Harper Survey, 147.91 acres in the W. D. Payne Survey, 206.00 acres in the J. M. Herren Survey, 469.72 acres in the William Graham 984 Acre Survey, and 378.62 acres in the William Graham 492 Acre Survey.

BEING THE IDENTICAL LAND described in:

- Deed dated December 1, 1949, from H. L. Antwine, a widower, to R. S. Nail, recorded in Vol. 161, Page 66, Deed Records of Bosque County, Texas.
- Deed dated April 15, 1946, from Otto A. Stanhiser and wife, Mollie B. Stanhiser, to R. S. Nail, recorded in Vol. 147, Page 93, Deed Records of Bosque County, Texas.
- Deed dated July 6, 1946, from Mrs. I. E. Lumpkin, a feme sole, to R. S. Nail, recorded in Vol. 148, Page 4, Deed Records of Bosque County, Texas.
- Deed dated July 21, 1960, from W. C. Blue and wife, Fannie Blue, to R. S. Nail, recorded in Vol. 186, Page 90, Deed Records of Bosque County, Texas.
- Deed dated August 30, 1955, from Albert N. Pike and wife, Margie M. Pike, to R. S. Nail, recorded in Vol. 174, Page 604, Deed Records of Bosque County, Texas.

Deed from H. L. Antwine to R. S. Nail, Dec 1, 1949, Vol. 161, Page 66
Deed from Otto A. Stanhiser and wife, Mollie B. Stanhiser, to R. S. Nail, April 15, 1946, Vol. 147, Page 93
Deed from Mrs. I. E. Lumpkin to R. S. Nail, July 6, 1946, Vol. 148, Page 4
Deed from W. C. Blue and wife, Fannie Blue, to R. S. Nail, July 21, 1960, Vol. 186, Page 90
Deed from Albert N. Pike and wife, Margie M. Pike, to R. S. Nail, August 30, 1955, Vol. 174, Page 604

FILED FOR THE RECORD on the 26 day of April, A.D., 1984, at 9:00A M.
 Recorded this the 26 day of April, A.D., 1984, at 2:00P M.
 Document No. 05413
 By Patsy Owen Mize, County Clerk
Carol Kimes -Deputy