

THE STATE OF TEXAS X
 X
 COUNTY OF BURNET X

KNOW ALL MEN BY THESE PRESENTS:

That we, M. A. MONTGOMERY, E. E. MONTGOMERY, MOZELLE PRIEST, RAYMOND HAROLD MONTGOMERY, BOBBY MONTGOMERY, MARGURITTE PRIEST, CLORINE LINDERT, DEWARD MONTGOMERY and LYNN MONTGOMERY, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other cash consideration to us in hand paid by THOMAS H. BARNETT and MAC BRANNEN, the receipt of which is hereby acknowledged and confessed, and for the further consideration of the sum of TWO HUNDRED FORTY THOUSAND DOLLARS (\$240,000.00) promised and agreed to be paid to us by them as is evidenced by their certain promissory vendor's lien note of even date herewith in the principal amount of \$240,000.00, signed and executed by them and payable by agreement of the Grantors to the order of M. A. MONTGOMERY as therein provided, said note being secured by the vendor's lien hereinafter expressly retained, and also being additionally and cumulatively secured by a certain deed of trust of even date herewith from the makers of said note to D. V. HAMMOND, Trustee, have GRANTED, SOLD and CONVEYED, and by these presents do hereby GRANT, SELL and CONVEY unto the said THOMAS H. BARNETT and MAC BRANNEN, of Travis County, Texas, all of those certain tracts or parcels of land lying and being situated in Burnet County, Texas, and being particularly described as follows, to-wit:

BEING 542.44 acres of land, more or less, in Burnet County, Texas, and being particularly described in the plats and field notes attached hereto as Exhibit "A", which are hereby referred to and made a part hereof for a full and particular description of the lands and premises conveyed hereunder.

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 grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs,

VOL 218 PAGE 492 *

executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Also, for the consideration aforesaid the Grantors herein do hereby SELL and CONVEY unto the Grantees herein all of their right, title, claim and interest in and to the lands embodied within the right-of-way of that certain public road known as the Lampasas-Oakalla Public Road, and that portion thereof which separates and lies contiguous to the tracts of land conveyed hereunder, this conveyance of such interest in said lands embodied within said right-of-way being without covenant of warranty.

It is hereby expressly agreed and understood that this conveyance is made and accepted subject to any existing telephone and transmission line easements of record or apparent on the ground, covering and affecting the lands and premises conveyed hereunder, and being also subject to the rights, if any of The State of Texas in and to the bed of the Lampasas River.

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 the interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

WITNESS OUR HANDS this 27th day of MARCH, A.D. 1975.

M. A. Montgomery
M. A. MONTGOMERY

Mozelle Priest
MOZELLE PRIEST

Bobby Montgomery
BOBBY MONTGOMERY

Clorine Lindert
CLORINE LINDERT

Lynn Montgomery
LYNN MONTGOMERY

E. E. Montgomery
E. E. MONTGOMERY

Raymond Harold Montgomery
RAYMOND HAROLD MONTGOMERY

Marguerite Priest
MARGURITTE PRIEST

Deward Montgomery
DEWARD MONTGOMERY

VOL 218 PAGE 493

THE STATE OF TEXAS X
COUNTY OF BURNET X

BEFORE ME, the undersigned authority, on this day personally appeared M. A. MONTGOMERY, E. E. MONTGOMERY, MOZELLE PRIEST, RAYMOND HAROLD MONTGOMERY, MARGURIETTE PRIEST, CLORINE LINDERT, and LYNN MONTGOMERY, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 31st day of MARCH, A. D. 1975.

James H. Herbert
Notary Public, Burnet County, Texas

STATE OF TEXAS X
COUNTY OF BURNET X

BEFORE ME, the undersigned authority, on this day personally appeared BOBBY MONTGOMERY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 31st day of MARCH, A. D. 1975.

James H. Herbert
Notary Public, Burnet County, Texas

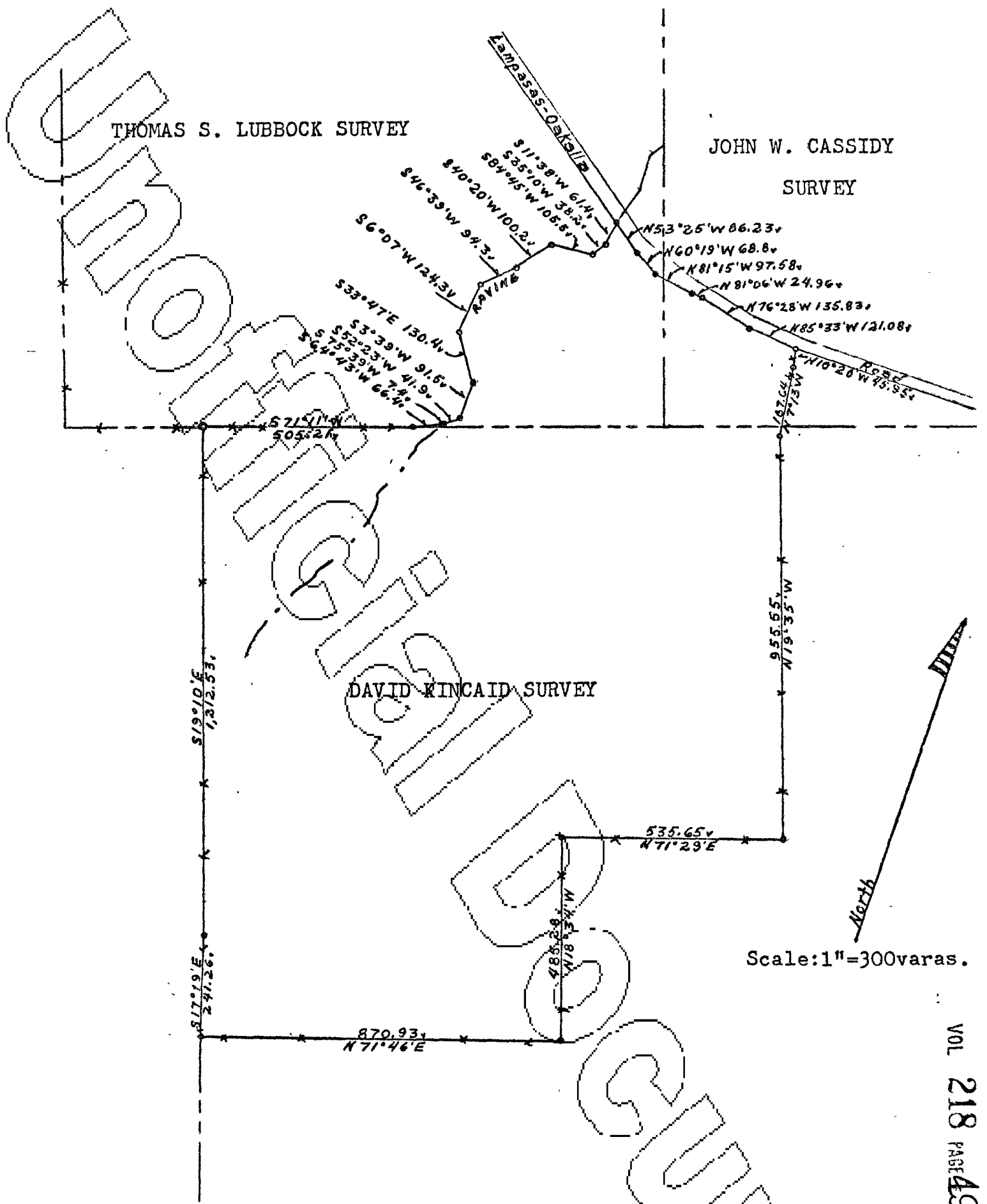
STATE OF TEXAS X
COUNTY OF LLANO X

BEFORE ME, the undersigned authority, on this day personally appeared DEWARD MONTGOMERY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 27 day of March, A. D. 1975.

ee mcdonald County Clerk
Notary Public, Llano County, Texas

VOL 218 PAGE 494



VOL 218 PAGE 495

Flat of a survey made for M. A. Montgomery and E. E. Montgomery of 365.36 acres of land, more or less, situated in Burnet County, Texas. Surveyed October 22, 1974, by John M. Hodges, Registered Public Surveyor #1329.

THE STATE OF TEXAS * Field notes of a survey made for M. A. Montgomery and
* E. E. Montgomery of 365.36 acres of land, more or
* less, situated in Burnet County, Texas, being about
* 314.5 acres of the David Kincaid Survey, Abstract #508,
* about 36.5 acres of the Thomas S. Lubbock Survey,
* Abstract #566, and about 14.36 acres of the John W.
* Cassidy Survey, Abstract #223, Burnet County, Texas,
* and being out of and a part of a 362 acre tract of
* land conveyed by J. P. Adams et al to E. E. Montgomery
* by deed recorded in Vol. 85, Pages 389-393, Deed
COUNTY OF BURNET * Records of Burnet County, Texas.

BEGINNING at a fence corner for the Northwest corner of the David Kincaid Survey which is also the most westerly Northwest corner of a 362 acre tract of land conveyed by J. P. Adams et al to E. E. Montgomery by deed recorded in Vol. 85, Pages 389-393, Deed Records of Burnet County, Texas;

THENCE with fence on the West line of said 362 acre tract South 19 deg. 10 min. East 1,212.53 varas and South 17 deg. 19 min. East 241.26 varas to fence corner, the Southwest corner of said 362 acre tract;

THENCE with fence on the South line of said 362 acre tract North 71 deg. 46 min. East 870.93 varas to fence corner, a Southeast corner of said 362 acre tract;

THENCE with fence on an East line of said 362 acre tract North 18 deg. 34 min. West 485.28 varas to fence corner;

THENCE with fence on a South line of said 362 acre tract North 71 deg. 29 min. East 535.65 varas to its most easterly Southeast corner;

THENCE with fence on the East line of said 362 acre tract:
North 19 deg. 35 min. West 955.55 varas;
North 07 deg. 13 min. West 167.64 varas;
and North 10 deg. 20 min. West 45.95 varas to fence corner on the South side of the Lampasas-Oakalla Road;

THENCE with fence on the South side of said road:
North 85 deg. 33 min. West 121.08 varas;
North 76 deg. 28 min. West 135.83 varas;
and North 81 deg. 06 min. West 24.96 varas;

THENCE with the South side of said road:
North 81 deg. 15 min. West 97.58 varas;
North 60 deg. 19 min. West 68.8 varas;
and North 53 deg. 25 min. West 86.23 varas to the center of the South edge of a concrete culvert in the center of a branch or ravine;

THENCE up the center of said branch with its meanders:
South 11 deg. 38 min. West 61.4 varas;
South 35 deg. 10 min. West 38.2 varas;
South 84 deg. 45 min. West 105.5 varas;
South 40 deg. 20 min. West 100.2 varas;
South 46 deg. 39 min. West 94.3 varas;
South 06 deg. 07 min. West 124.3 varas;
South 33 deg. 47 min. East 130.4 varas;
South 03 deg. 39 min. West 91.5 varas;
and South 52 deg. 23 min. West 41.9 varas;

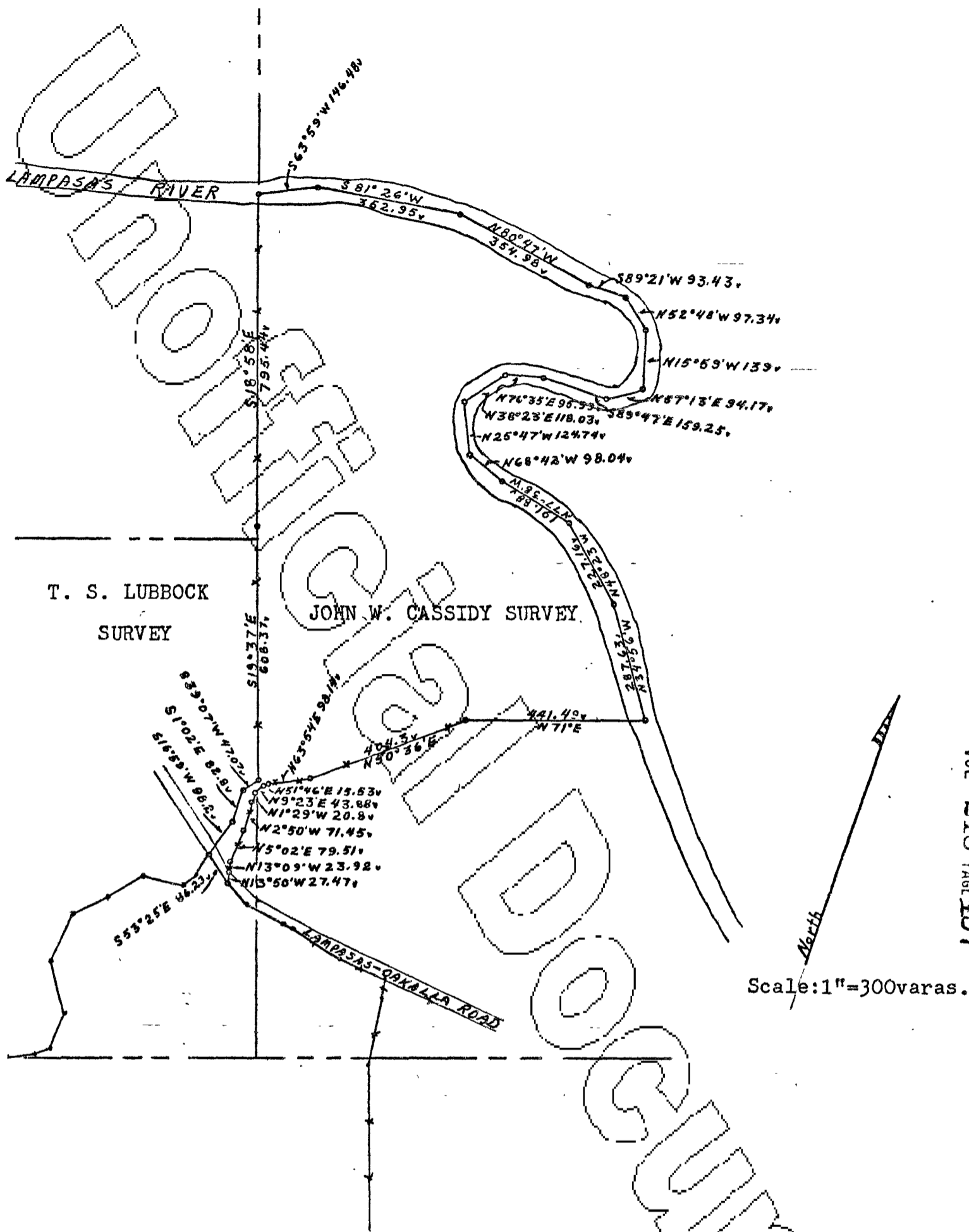
THENCE South 75 deg. 39 min. West 7.4 varas to a large set stone at fence corner;

THENCE with fence South 64 deg. 43 min. West 66.4 varas and South 71 deg. 11 min. West 505.21 varas to the place of the beginning.

I hereby certify that the foregoing described tract of land was surveyed by me on the ground and that the foregoing plat and field notes describe the same as I found it to be on the ground.

Surveyed October 22, 1974.

John M. Hodges
John M. Hodges,
Registered Public Surveyor #1329.



VOL 218 PAGE 497

Scale: 1"=300varas.

Plat of a survey made for E. E. Montgomery and M. A. Montgomery of 177.08 acres of land, more or less, situated in Burnet County, Texas, being about 175.4 acres of the John W. Cassidy Survey, Abstract #223, and about 1.68 acres of the Thomas S. Lubbock Survey, Abstract #566. Surveyed October 29, 1974, by John M. Hodges, Registered Public Surveyor #1329.

THE STATE OF TEXAS * Field notes of a survey made for E. E. Montgomery and
* M. A. Montgomery of 177.08 acres of land, more or
* less, situated in Burnet County, Texas, being about
* 175.4 acres of the John W. Cassidy Survey, Abstract #
* 223, and about 1.68 acres of the Thomas S. Lubbock
* Survey, Abstract #566, Burnet County, Texas, and being
* out of and a part of 2 tracts of land conveyed by J.
* P. Adams et al to E. E. Montgomery by deed recorded
* in Vol. 85, Pages 389-393, Deed Records of Burnet
COUNTY OF BURNET * County, Texas.

BEGINNING at a ½ inch iron stake on the West line of the John W. Cassidy Survey in the center of a ravine or branch, being the North corner of a 362 acre tract of land conveyed by J. P. Adams et al to E. E. Montgomery by deed recorded in Vol. 85, Pages 389-393, Deed Records of Burnet County, Texas;

THENCE up the center of said branch with its meanders:
South 39 deg. 07 min. West 47.07 varas;
South 01 deg. 02 min. East 82.8 varas;
and South 16 deg. 59 min. West 98.2 varas to the center of the South edge of a concrete culvert on the South side of the Lampasas-Oakalla Road;

THENCE with the South side of said road South 53 deg. 25 min. East 86.23 varas to fence corner;

THENCE North 13 deg. 50 min. West 27.47 varas to fence corner on the North side of said road;

THENCE with fence on the East side of said branch:
North 13 deg. 09 min. West 23.92 varas;
North 05 deg. 02 min. East 79.51 varas;
North 02 deg. 50 min. West 71.45 varas;
North 01 deg. 29 min. West 20.8 varas;
and North 09 deg. 23 min. East 43.88 varas to fence corner;

THENCE with fence:
North 51 deg. 46 min. East 15.53 varas;
North 63 deg. 54 min. East 98.14 varas;
and North 50 deg. 36 min. East 404.3 varas to a bunch of Live Oaks;

THENCE North 71 deg. East 441.49 varas to the center of the Lampasas River;

THENCE up the center of said river with its meanders:

North 34 deg. 56 min. West 287.63 varas;
North 48 deg. 23 min. West 227.16 varas;
North 77 deg. 38 min. West 191.88 varas;
North 68 deg. 42 min. West 98.04 varas;
North 25 deg. 47 min. West 124.74 varas;
North 38 deg. 23 min. East 118.03 varas;
North 76 deg. 35 min. East 95.39 varas;
South 89 deg. 47 min. East 159.25 varas;
North 57 deg. 13 min. East 94.17 varas;
North 15 deg. 59 min. West 139 varas;
North 52 deg. 48 min. West 97.34 varas;
South 89 deg. 21 min. West 93.43 varas;
North 80 deg. 47 min. West 354.98 varas;
South 81 deg. 26 min. West 352.95 varas;
and South 63 deg. 59 min. West 146.48 varas to the West line of the John W. Cassidy Survey;

THENCE with fence on the West line of said survey South 18 deg. 58 min. East 795.44 varas and South 19 deg. 37 min. East 608.37 varas to the place of the beginning.

I hereby certify that the foregoing described tract of land was surveyed by me on the ground and that the foregoing plat and field notes describe the same as I found it to be on the ground.

Surveyed October 29, 1974.

John M. Hodges
John M. Hodges,
Registered Public Surveyor #1329.

EXHIBIT "A"

- Page Four -

FILED FOR RECORD 11 DAY OF APRIL A.D., 1975, AT 3:48 O'CLOCK P. M.
RECORDED THIS THE 14TH DAY OF APRIL A.D., 1975, AT 2:26 O'CLOCK A. M.
WAYNE A. BARTON, COUNTY CLERK, BURNET COUNTY, TEXAS. BY: M. Williams DEPUTY.

VOL 218 PAGE 498