

Muras Land Surveying, Inc.
3802 KRISCHKE ROAD
SCHULENBURG, TEXAS 78956-5631
PH. (361) 865-2227

VOL. 1403 PAGE 753

STATE OF TEXAS ()

COUNTY OF FAYETTE ()

Winkelmann Property
0.295 Acre Tract

All that certain tract or parcel of land situated in Fayette County, Texas, same being Lot No. Seven (7) and a part of Lot No. Ten (10) in the Nix and Pennington Subdivision to the City of Schulenburg, according to the Plat of Record in Volume 289, Page 124 of the Deed Records of Fayette County, Texas, same being that 0.295 acre tract described in a deed from Lewis E. Nix and C. A. Pennington to Arthur C. Winkelmann and wife, Edna Winkelmann, dated September 5, 1956 and recorded in Volume 919, Page 89 of the Deed Records of Fayette County, Texas, same lying within the corporate limits of the City of Schulenburg, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod found for the Northeast corner of the said Arthur C. Winkelmann, et ux. 0.295 acre tract of land, same being the Northwest corner of a 0.408 acre tract described in a deed to Christopher McClurg in Volume 1261, Page 417, same lying in the South boundary of a tract of land described to Victor Moeller in Volume 491, Page 712;

THENCE, along the East boundary of the said Arthur C. Winkelmann, et ux. 0.295 acre tract and the West boundary of the said Christopher McClurg 0.408 acre tract, S 00°29'41" E 177.92 feet to an iron rod found for the Southeast corner of the said Arthur C. Winkelmann, et ux. 0.295 acre tract, same lying in the North margin of Eilers Street;

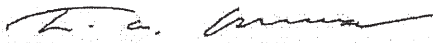
THENCE, along the South boundary of the said Arthur C. Winkelmann, et ux. 0.295 acre tract and the North margin of Eilers Street, N89°34'19"W 72.34 feet to an iron rod found for the Southwest corner of the said Arthur C. Winkelmann, et ux. 0.295 acre tract, same being the Southeast corner of a 0.59 acre tract described in Volume 1096, Pg. 19;

THENCE, along the West boundary of the said Arthur C. Winkelmann, et ux. 0.295 acre tract and the East boundary of said 0.59 acre tract, N 00°29'41" W 177.38 feet to an iron rod found for the Northwest corner of the said Arthur C. Winkelmann, et ux. 0.295 acre, same lying in the South boundary of the said Victor Moeller tract of land;

THENCE, along the North boundary of the said Arthur C. Winkelmann, et ux. 0.295 acre tract and the South boundary of the said Victor Moeller tract of land, EAST 72.33 feet to the place of beginning, containing 0.295 acre of land.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, and that said property has access to and from a dedicated roadway.


Tim W. Muras, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas, June 15, 2005

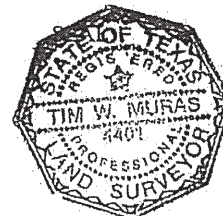
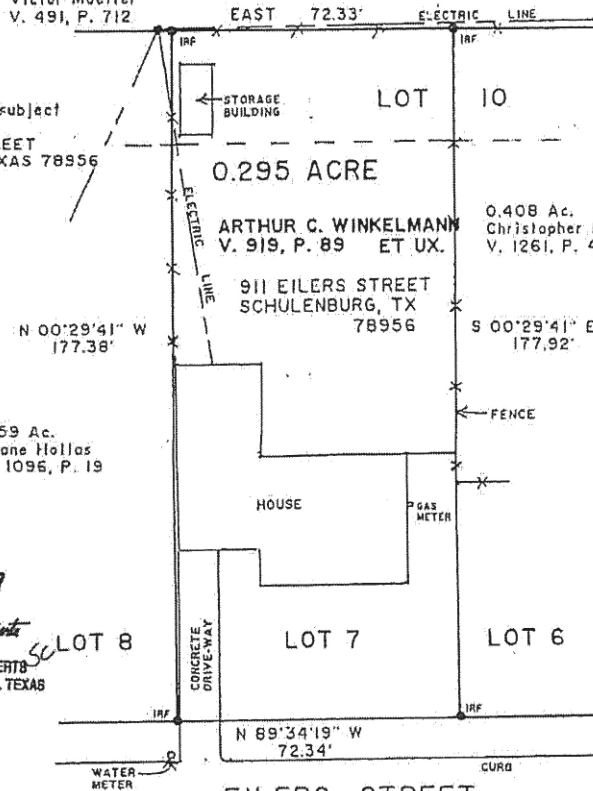


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The address of the subject property is:
911 EILERS STREET
SCHULENBURG, TEXAS 78956

Victor Moeller
V. 491, P. 712



0.59 Ac.
Shane Hollas
V. 1096, P. 19

FILED

11:05 a.m.
JUL - 6 2007

Carolyn Kubos Roberts
CAROLYN KUBOS ROBERTS
CO CLERK, FAYETTE CO., TEXAS

\$28.00 Pd.
Filed by & Hand To:
Clear Title Company

NOTE: The above shown house location does not lie within the 100 Year Flood Hazard Zone.

0.295 ACRE TRACT

ALL of LOT NO. SEVEN (7) and a Part of LOT NO. TEN (10) in the NIX and PENNINGTON SUBDIVISION to the CITY of SCHULENBURG, according to the PLAT of RECORD in VOLUME 289, PAGE 124 of the DEED RECORDS of FAYETTE COUNTY, TEXAS, SCALE: 1"=30'

IRF = IRON ROD FOUND

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Tim W. Muras
Tim W. Muras, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas, June 15, 2005

Exhibit "A"
page 2 of 2



STATE OF TEXAS COUNTY OF FAYETTE
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me, and was duly RECORDED in the Volume and Page of the PUBLIC RECORDS of Fayette County, Texas as stamped hereon by me on.

JUL 06 2007



Carolyn Kubos Roberts
CAROLYN KUBOS ROBERTS
COUNTY CLERK, FAYETTE COUNTY, TEXAS