

# Fayette County, Texas

## J. S. Counsel Survey Abstract 36

Survey plat showing a 40.00 acre tract and a 79.02 acre tract of land, being part of the J. S. Counsel Survey, Abstract 36 of Fayette County, Texas, and being all of the residual of the called 122.088 acre tract so conveyed to Raymond H. Krasopala, Charles H. Krasopala, Jr. and Jerry C. Krasopala as recorded in volume 397, page 504 of the Deed Records of Fayette County, Texas.

*Subject Property*

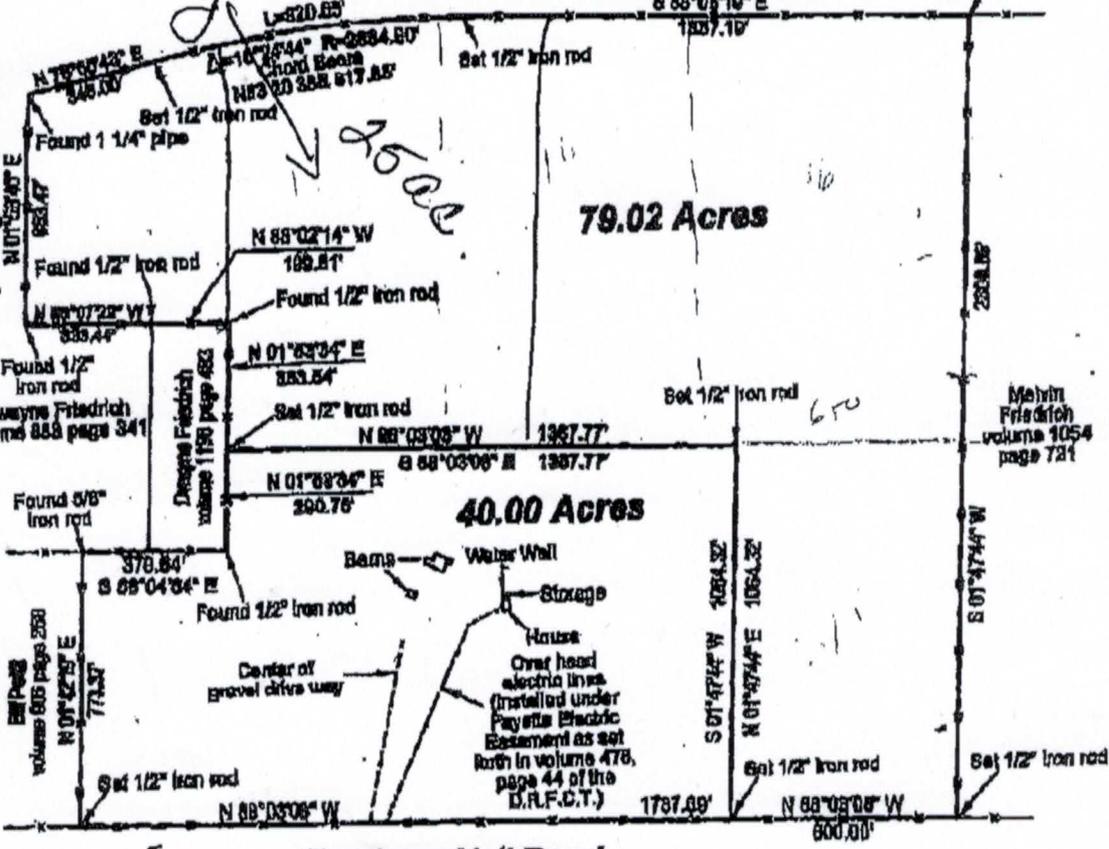
Farm to Market Road 2238

Set 1/2" iron rod

Freyburg Hall Road

79.02 Acres

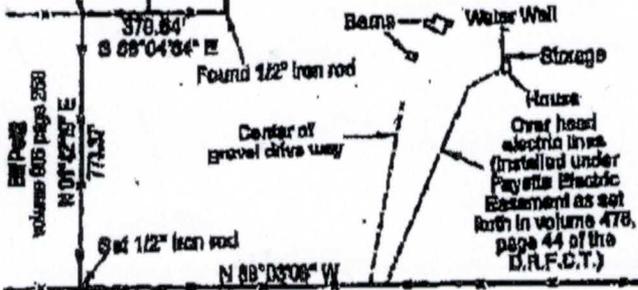
40.00 Acres



Dwayne Friedrich volume 888 page 341

Dwayne Friedrich volume 1190 page 683

Melvin Friedrich volume 1054 page 721



Freyburg Hall Road

These tracts are subject to the Fayette County Granddarter Conservation District Rules as set forth in volume 1280, page 142 of the D.R.F.C.T.

This tract is only fenced where the following line type appears



I hereby certify that this plan conforms to the facts as found during an on the ground survey made under my direct supervision on July 14, 2008, and that it substantially conforms to the record Standards and Specifications for a Category 1A, Meridian TV Survey.

*Rodney Van Roper*

Rodney Van Roper  
Registered Professional Land Surveyor  
Number 4708

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

Beacons based on dead oak are applied to found monuments on West line of the parent tract along Freyburg Hall Road.

According to the FEMA Flood Insurance Rate Map Community Panel No. 450818 0012E, effective date June 1, 1997, it appears that these tracts do not

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

**STATE OF TEXAS**           ()

**COUNTY OF FAYETTE**   ()

25.00 Acre Tract of Land

All that certain tract or parcel of land situated in Fayette County, Texas, a part of the J. S. Counsel League, A-36, same being a part of that 79.02 acre tract of land described in a deed from Raymond E. Krampota, et al. to E. A. Jaksa, Jr., Trustee, dated November 16, 2005 and recorded in Volume 1332, Page 736 of the Official Records of Fayette County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod set for the Northeast corner, same lying in the North boundary of the said E. A. Jaksa, Jr., Trustee 79.02 acre tract of land, same being N 88°11'52" W 1073.08 feet from the Northeast corner of the said E. A. Jaksa, Jr., Trustee 79.02 acre tract, same lying in the Southern Right-of-Way margin of Farm-to-Market Road 2238, same being the Northwest corner of a 30.45 acre tract of land this day surveyed out of said 79.02 acre tract;

THENCE, severing said 79.02 acre tract of land, along the West boundary of said 30.45 acre tract of land, S 01°47'01" W 1234.78 feet to an iron rod set for the Southeast corner, same lying in the South boundary of the said E. A. Jaksa, Jr., Trustee 79.02 acre tract, same lying in the North boundary of a 40.0 acre tract of land described in Volume 1332, Page 715;

THENCE, along the South boundary of the said E. A. Jaksa, Jr., Trustee 79.02 acre tract of land and the North boundary of said 40 acre tract, N 88°03'51" W 894.82 feet to an iron rod set for the Southwest corner, same being a Southwest corner of said 79.02 acre tract, same lying in the East boundary of a tract of land described in a deed to Dwayne Friedrich in Volume 1198, Page 493;

THENCE, along the West boundary of said 79.02 acre tract and the East boundary of the said Dwayne Friedrich tract, N 01°53'34" E 363.3 feet to an iron rod found at the Northeast corner of the said Dwayne Friedrich tract, same being an interior corner of said 79.02 acre tract;

THENCE, severing said 79.02 acre tract and along the East boundary of an 8.92 acre tract this day surveyed, N 01°53'40" E 802.87 feet to an iron rod set for the Northwest corner, same lying in the North boundary of the said E. A. Jaksa, Jr., Trustee 79.02 acre tract, same lying in the South Right-of-Way margin of Farm-to-Market Road 2238;

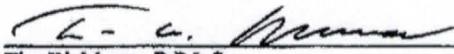
THENCE, along the North boundary of the said E. A. Jaksa, Jr., Trustee 79.02 acre tract of land and the South Right-of-Way margin of Farm-to-Market Road 2238, N 80°18'07" E 99.81 feet to an iron rod set, N 82°17'11" E 100.34 feet to an iron rod set, N 84°19'07" E 100.2 feet to an iron rod set, N 86°25'53" E 100.34 feet to an iron rod set, N 88°42'06" E 100.24 feet to an iron rod set, S 89°18'55" E 112.21 feet to an iron rod set and S 88°11'52" E 284.26 feet to the place of beginning, containing 25.00 acres of land.

# EXHIBIT "A"

Page 2  
25.00 Acre Tract 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  
November 14, 2007

SEAL:

