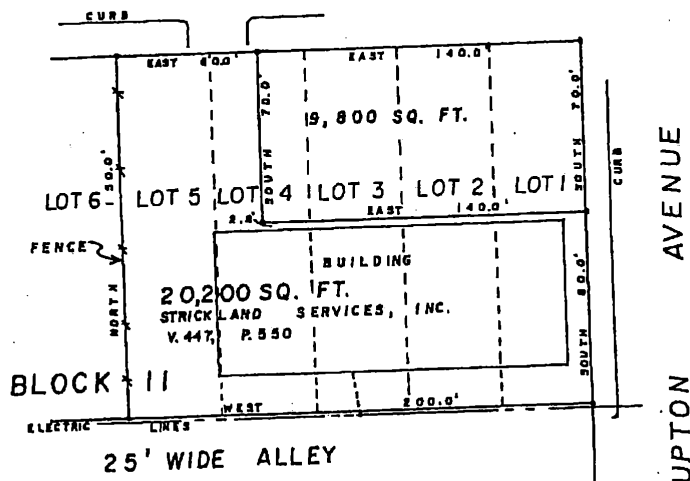


SUMMIT STREET - U.S. HIGHWAY 90



NOTE: The above shown building location does not lie within the 100 Year Flood Hazard Zone as shown on the Flood Insurance Rate Map of the City of Schulenburg, Fayette County, Texas, the effective date is January 22, 1995.

20,200 SQUARE FEET
STRICKLAND SERVICES, INC.
A PART OF LOTS 1, 2, 3 and 4, and
ALL OF LOT 5 in BLOCK NO. 11
in the CITY OF SCHULENBURG, per PLAT
as recorded in VOL. 1, PG. 320, DEED RECORDS of
FAYETTE COUNTY, TEXAS

SCALE: 1" = 50'

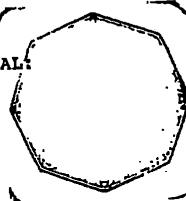
• DENOTES IRON ROD

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
January 22, 1995

SEAL:



Muras Land Surveying, Inc.

3802 KRISCHKE ROAD
SCHULENBURG, TEXAS 78956-5631
PH. (409) 561-8341

STATE OF TEXAS ()
 ()
COUNTY OF FAYETTE ()

Strickland Services, Inc.
20,200 Square Feet Lot

All that certain tract or parcel of land situated in Fayette County, Texas, a part of Lots 1, 2, 3 and 4, and all of Lot 5, in Block No. 11 in the City of Schulenburg, Texas, as per plat of record in Volume 1, Page 320 of the Deed Records of Fayette County, Texas, same being that 20,200 square feet lot described in a deed from Emilee Wolters, et al. to Strickland Services, Inc., dated December 31, 1971 and recorded in Volume 447, Page 550 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 set for the Southeast corner, same being the Southeast corner of the said Strickland Services, Inc. 20,200 square feet lot, same being the Southeast corner of said Lot 1, same lying in the North margin of a 25 feet wide alley, same lying in the West margin of Upton Avenue;

THENCE, along the South boundary of the said Strickland Services, Inc. 20,200 square feet lot and the North margin of said alley, WEST 200.0 feet to an iron rod set for the Southwest corner, same being the Southwest corner of the said Strickland Services, Inc. 20,200 square feet lot, same being the Southwest corner of said Lot 5;

THENCE, along the West boundary of the said Strickland Services, Inc. 20,200 square feet lot and the West line of said Lot 5, along an existing fenceline, NORTH 150.0 feet to an iron rod set for the Northwest corner, same being the Northwest corner of the said Strickland Services, Inc. 20,200 square feet lot, same being the Northwest corner of said Lot 5, same lying in the South margin of Summit Street;

THENCE, along the North boundary of the said Strickland Services, Inc. 20,200 square feet lot and the South margin of said Summit Street, EAST 60.0 feet to an iron rod set for the most North Northeast corner, same being the most North Northeast corner of the said Strickland Services, Inc. 20,200 square feet lot, same being the Northwest corner of a 140 feet by 70 feet lot;

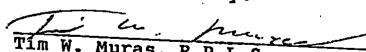
THENCE, along the East boundary of the said Strickland Services, Inc. 20,200 square feet lot and the West boundary of said 140 feet by 70 feet lot, SOUTH 70.0 feet to an iron rod set for an interior corner, same being an interior corner of the said Strickland Services, Inc. 20,200 square feet lot, same being the Southwest corner of said 140 feet by 70 feet lot;

THENCE, along the North boundary of the said Strickland Services, Inc. 20,200 square feet lot and the South boundary of said 140 feet by 70 feet lot, EAST 140.0 feet to an iron rod set for the most East Northeast corner, same being the most East Northeast corner of the said Strickland Services, Inc. 20,200 square feet lot, same being the Southeast corner of said 140 feet by 70 feet lot, same lying in the West margin of said Upton Avenue;

THENCE, along the East boundary of the said Strickland Services, Inc. 20,200 square feet lot and the West margin of said Upton Avenue, SOUTH 80.0 feet to the place of beginning, containing 20,200 square feet 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 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, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas
January 22, 1995

SEAL:

