

Austin County, Texas

S. G. Bennet Survey Abstract 133

Thomas A. Borden Survey Abstract 120

Survey plat showing a 16.67 acre tract of land, being a part of the S. G. Bennet Survey Abstract 133 and the Thomas A. Borden Survey Abstract 120, both of Austin County, Texas, and being all of that called Tract One as conveyed to L. V. Green Harold as recorded in volume 376, page 650 of the Deed Records of Austin County, Texas.

There is a 30' wide strip of land along the Northwest line of this tract which is part of the land conveyed to L. V. Green Harold as recorded in volume 376, page 650 of the Deed Records of Austin County, Texas. However, this 30' wide strip is also part of a called 1.226 acre tract conveyed from Rogers Green to Jean Davis in volume 360, page 642 of the Deed Records of Austin County, Texas, and by senior rights this 30' wide strip is not part of the L. V. Green Harold tract. Also, Rogers Green did reserve the right of ingress and egress over and across said 1.226 acres for his heirs and assigns (volume 360, page 642). It appears that this 30' wide strip and the road easements recorded in volume 134, page 254 and volume 135, page 147 of the Deed Records of Austin County, Texas, give this tract access to and from Viercek Road, an Austin County maintained public road and the public road system of Austin County, Texas.

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

Bearings based on deed call as applied to found monuments along the Southwest line of this tract.

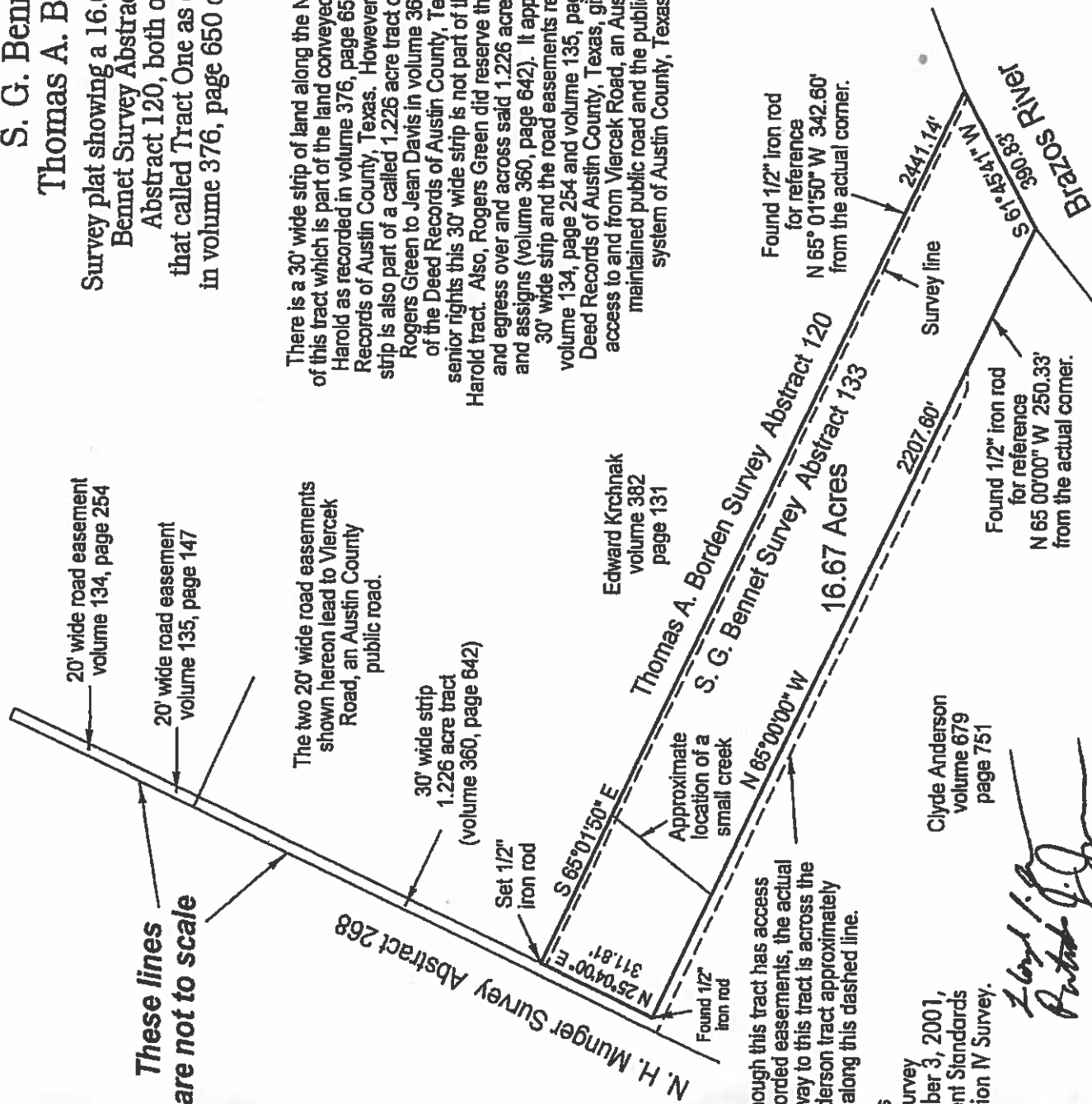
According to the FEMA Flood Insurance Rate Map, Community Panel No. 48015C0200 C, effective date January 17, 1990, it appears that this entire tract lies within a Special Flood Hazard Zone "A".

Date: 12-3-2001
Scale: 1" = 400'
Ref: 21274
W.O. Number: 21668
Drawn By: CSM

Rocky Von Roesler

Registered Professional Land Surveyor
Number 4702

6339 Skillet Road La Grange, Tx. 78945 979-247-4321

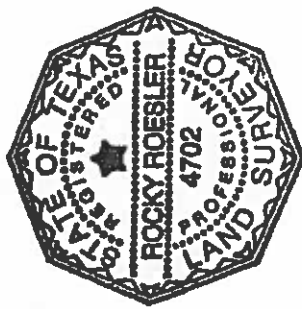


These lines are not to scale

The proposed buyers appear to be:

Lloyd J. Jurecka and Patrick J. Jurecka

Approximately 0.35 acres of this tract lie within the Thomas A. Borden Survey, Abstract 120 and the remainder lies within the S. G. Bennet Survey Abstract 133



I hereby certify that this survey plat represents the facts as found during an on the ground survey made under my direct supervision on December 3, 2001, and that it substantially conforms to the current Standards and Specifications for a Category IA, Condition IV Survey.

Rocky Von Roesler
Rocky Von Roesler
Registered Professional Land Surveyor
Number 4702

Clyde Anderson
volume 679
page 751

Although this tract has access to recorded easements, the actual driveway to this tract is across the Anderson tract approximately along this dashed line.

Found 1/2" iron rod for reference N 65° 00' 00" W 250.33' from the actual corner.

Found 1/2" iron rod for reference N 65° 01' 50" W 342.60' from the actual corner.