

Texas, AC +/-



Boundary

J Frank Monk Real Estate
P (979) 865-3558 monkre@aatt.net

10N Holland St, Bellville, TX 77418



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"EXHIBIT B"

OFFICIAL RECORD

VOL 561 PAGE 576

All that certain tract or parcel of land being situated in Austin County, Texas, in the John Marshall $\frac{1}{4}$ League abstract # 260, and being a part of a certain 4.00 acre tract conveyed to J. P. Pfeffer and Frances Pfeffer by deed dated the 10th day of April 1972 and recorded in Volume 340 page 273 of the deed records of Austin County, Texas, and being more particularly described as follows:

Beginning at an iron pin in the East margin of Wendt Road South $29^{\circ} 39'$ West 128.37 feet from the Northwest corner of said 4.00 acre tract, this point being the Southwest corner of a certain 1.015 acre tract here-to-fore conveyed to Robert Kelly by deed recorded in Volume 526 page 164.

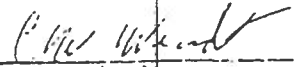
Thence with said Kelly tract, South $58^{\circ} 24' 27''$ East 148.41 feet, South $29^{\circ} 37' 55''$ West 130.56 feet, South $58^{\circ} 24' 27''$ East 5.00 feet, North $29^{\circ} 37' 55''$ East 130.56 feet and South $58^{\circ} 24' 27''$ East 160.62 feet to an iron pin in the East line of said 4.00 acre tract.

Thence South $27^{\circ} 05' 26''$ West 125.87 feet with the East line to an iron pin.

Thence North $62^{\circ} 40' 35''$ West 319.73 feet to an iron pin in the East margin of Wendt Road.

Thence North $29^{\circ} 39'$ East 149.37 feet with said Wendt Road to the place of beginning containing 0.985 acre of land.

Surveyed this 21st day of March, 1987.


C. W. Wendt
Registered Public Surveyor
License Number 1705

FILED FOR RECORD
AT 4:00 O'CLOCK P.M.

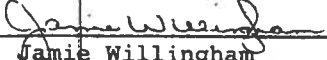
APR 15 1987

DOROTHY HIMLY
CLERK COUNTY COURT, AUSTIN CO., TX

By  Deputy
CATHIE NOVISKIE

Recorded APR 22 1987

at 9:05 A.M.
Dorothy Himly, County Clerk,
Austin County, Texas.

BY: , Deputy
Jamie Willingham

JOHN MARSHALL
SURVEY, A-260
AUSTIN COUNTY, TEXAS

Stake

Found 1.2"
Iron Rod

WENDT

ROAD

Found 1.2"
Iron Rod

Found 3.4"
Iron Rod at
F.C. Post

ROBERT J. KELLY
Collected 0.585 AC
564,573 ORACT

N 58° 31' 34" W
500

N 29° 30' 48" E 30.56
S 29° 30' 48" W 130.56

Note: 1.) There are no pipelines, apparent on the ground, crossing the tract of land shown hereon.

2.) The tract of land shown hereon does not lie within the Flood Hazard Zone according to the F.I.R.M. Flood Insurance Rate Map # 48015C 0150 (L) effective date January 17, 1990.

Found 1.2"
Iron Rod at
F.C. Post

STEPHEN C. JACOBS, TRUSTEE
Collected 100.958 AC
620,411 ORACT

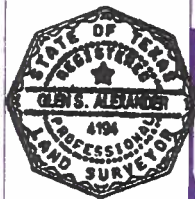
CHARLES MARVIN
HOFF ET AL.
Collected 17.123 AC
371,243 ORACT

Found 3.4"
Iron Rod at
F.C. Post

I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on April 16, 1991, and all corners are as shown hereon. There are no encroachments, conflicts, or protrusions apparent on the ground except as shown.

This survey was performed in connection with the transaction described in G. F. No. 19, #71 Of Belville Abstract Company.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



ROBERT J. & COLLEEN
KELLY



ALEXANDER SURVEYING

238 W. Main St. P.O. Box 386
Belville, Texas 77418
409/865-9145

Glen S. Alexander

County AUSTIN

Field Crew R.W.



**ALEXANDER SURVEYING
LAND SURVEYORS**

house tract

ROBERT J. & COLLEEN KELLY

1.013 ACRES

ALL THAT TRACT OR PARCEL OF LAND consisting of 1.013 Acres located in the John Marshall Survey, A-260, Austin County, Texas. Subject tract being that same tract called 1.015 Acres described in a Deed to Robert J. Kelly, et ux, Colleen Kelly, dated September 27, 1985 and recorded in Volume 526, Page 164 of the Official Records of Austin County, Texas. Said tract consisting of 1.013 Acres and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found at a fence corner post in the Southeast line of Wendt Road and being the Northwest corner of the 1.015 Acre tract and the Northwest corner of the herein described tract;

THENCE S 62° 49' 00" E, with the Southerly line of a 17.733 Acre tract belonging to Charles Marvin Hoff, et al and generally with a barb wire fence, a distance of 306.87 ft. to a 3/4" iron rod found at a fence corner post and being an angle point in a called 100.958 Acre tract belonging to Stephen C. Jacobs, Trustee as recorded in Volume 620, Page 411 O.R.A.C.T. and being the Northeast corner of the herein described tract;

THENCE S 26° 46' 12" W, with a Westerly line of the Jacobs Tract and generally with a barb wire fence, a distance of 151.77 ft. to a 1/2" iron rod found at a fence corner post and being the Northeast corner of a called 0.985 Acre tract belonging to Robert J. Kelly as recorded in Volume 561, Page 573 O.R.A.C.T. and being the Southeast corner of the herein described tract;

THENCE with the common line with said 0.985 Acre Kelly Tract the following courses and distances;

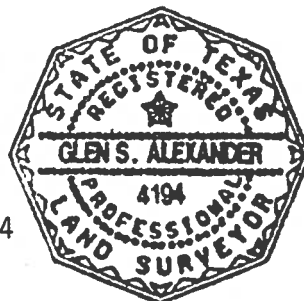
N 58° 31' 34" W, 160.73 ft.;
S 29° 30' 48" W, 130.56 ft.;
N 58° 31' 34" W, 5.00 ft.;
N 29° 30' 48" E, 130.56 ft.;
N 58° 31' 34" W, 148.50 ft. to a 1/2" iron rod found in the Southeasterly line of Wendt Road and being the Northwest corner of the 0.985 Acre tract, for the Southwest corner of the herein described tract;

THENCE N 29° 35' 25" E, with the Southeast line of Wendt Road, a distance of 128.37 ft. to the **PLACE OF BEGINNING** and containing 1.013 Acres.

April 16, 1991
W.O.# 1527

Glen S. Alexander

Glen S. Alexander
Registered Professional Land Surveyor, #4194



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