

ca = control monument  
 ca = corner (circled) point  
 ca = corner (square)  
 ca = corner (circle)  
 ca = corner (triangle)  
 ca = corner (diamond)  
 ca = corner (star)  
 ca = corner (square with dot)

The tract shown hereon does not lie  
 within the 100 year flood boundary  
 according to the 1974 Flood Insurance  
 Rate Map for the City of Brenham,  
 Washington County, Texas, Community  
 Panel No. 440113 dated 8/17/74.



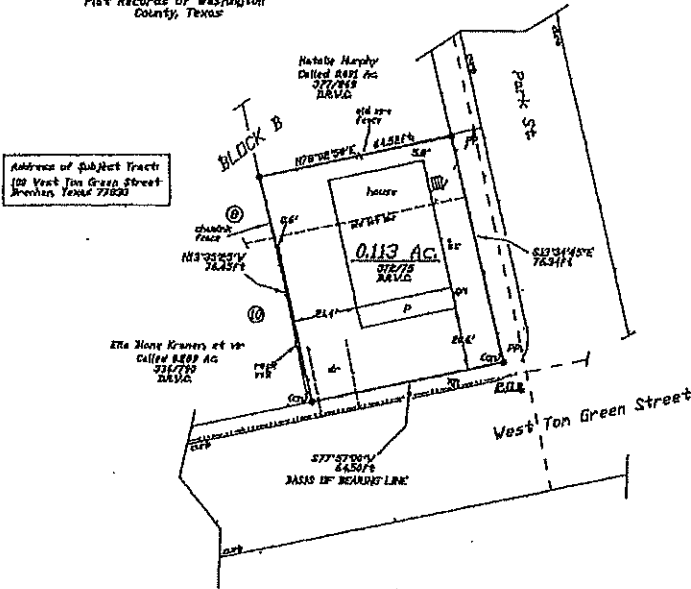
Scale 1" = 30'

All corners reflected are  
 marked with found 3/4"  
 iron rods (circled)

A. Harrington Survey  
 Abstract No. 55  
 Washington County, Texas  
 City of Brenham

Washington Park Addition

Plat Cabinet File No. 253A  
 Plat Records of Washington  
 County, Texas



An improvement survey of a portion of Lot 8 and a portion  
 of Lot 10 of Block B of Washington Park Addition (lots  
 recorded in Plat Cabinet File No. 253A of the Plat Records  
 of Washington County, Texas), located in the A. Harrington  
 Survey, Abstract No. 55 in the City of Brenham, and being  
 the same tract called 0.113 acres described in a deed from  
 David Hovick et ux to Donald M. Wilder et ux dated November  
 2, 1979 and recorded in Volume 372, Page 75 of the Deed  
 Records of Washington County, Texas.

*Donald M. Wilder*  
 I, David A. Blakey, Registered Professional Land Surveyor, do hereby  
 certify that the plat shown hereon accurately represents the  
 results of an on the ground survey made by me on November 18, 2003,  
 and all corners are as shown. There are no conflicts or prohibitions  
 apparent on the ground except as shown. This survey was performed  
 in connection with the transaction described in GC No. 2409812 of  
 Division Abstract Title Company, Brenham, Texas. 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.

David A. Blakey  
 Registered Professional Land Surveyor No. 4052

VLN23001

4558 Whelan Lane  
 Burton, Texas 77833

(979) 805-390

Donald M. Wilder
D.A. Blakey & Associates Land Surveying RPLS 4052

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND containing 0.113 acres, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, in the City of Brenham, and being a portion of Lot 8 and Lot 10 of Block B of the Washington Park Addition to the City of Brenham (plat recorded in Plat Cabinet File No. 253A of the Plat Records of Washington County, Texas), and being the same tract called 0.113 acres described in a deed from David Nowicki, et ux to Donald M. Wilder, et ux dated November 9, 1978 and recorded in Volume 372, Page 75 of the Deed Records of Washington County, Texas, said 0.113 acre tract being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod, lying at the intersection of the Northwest margin of West Tom Green Street, with the Southwest margin of Park Street, marking the Southeast corner of Block B of said Washington Park Addition, the Southeast corner of Lot 10 of Block B, the Southeast corner of the original called 0.113 acre tract (hereafter referred to as "original tract"), and the Southeast corner of the herein described 0.113 acre tract;

THENCE with the Northwest margin of West Tom Green Street, being the Southeast line of the original tract, being the Southeast line of Lot 10 of Block B, S 77deg 57min 00sec W, 64.50 ft. (deed call) (this line being the BASIS OF BEARING LINE for this survey) to a found 3/8 inch iron rod, marking the Southeast corner of the Ella Blome Kramer, et vir tract (called 0.289 acres, Volume 336, Page 790, Deed Records of Washington County, Texas), the Southwest corner of the original tract, and the Southwest corner of the herein described tract;

THENCE departing said street margin, severing Lot 10 and Lot 8, with the Northeast line of the Kramer tract, being the Southwest line of the original tract, N 13deg 35min 25sec W, 76.45 ft. (deed call N 13deg 36min W, 76.50 ft.) to a found 3/8 inch iron rod, marking the Southwest corner of the Natalie Murphy tract (called 0.091 acres, Volume 377, Page 869, Deed Records of Washington County, Texas), the Northwest corner of the original tract, and the Northwest corner of the herein described tract;

THENCE departing the Northeast line of the Kramer tract, with the Southeast line of the Murphy tract, being the Northwest line of the original tract, N 78deg 02min 50sec E, 64.52 ft. (deed call N 77deg 57min E, 64.50 ft.) to a found 3/8 inch iron rod, in the Southwest margin of Park Street, being the Northeast line of Lot 8 of Block B, marking the Southeast corner of the Murphy tract, the Northeast corner of the original tract, and the Northeast corner of the herein described tract;

THENCE with the Southwest margin of Park Street, being the Northeast line of Lot 8 and Lot 10 of Block B, being the Northeast line of the original tract, S 13deg 34min 45sec E, 76.34 ft. (deed call S 13deg 36min E, 76.50 ft.) to the PLACE OF BEGINNING and containing 4922 Sq.ft. or 0.113 acres of land, more or less.

## Seller's Improvements Since Ownership

1. Installed 8' wood fence around yard
2. Custom window frames and screens built and installed
3. Custom built door installed on crawl space entry at back of house
4. Reinforced wood floors under the house (including porch)
5. Repaired laminate flooring in bathroom
6. Replaced control panel for heating system
7. Replaced AC compressor
8. Front flower bed restoration and installed metal edging
9. Repaired metal roof and replaced all nails in metal roof to prevent leaking and ensure roof security
10. Added shelving in cabinets and reinforced existing shelves
11. Installed upgraded and modern ceiling fan in the den
12. Fixed all locks on front door
13. Replaced and installed window locks
14. Repaired windows so they will open
15. Installed circular shower curtain rod
16. Repaired and plugged all flooring holes in closets and pantry
17. Installed window treatments (blinds)
18. Removed tree in back right corner of the back yard
19. Replaced kitchen cabinet hinges that were not operating properly
20. Added electrical outlet in master bedroom
21. Repaired side front door windows
22. Replaced and upgraded house numbers
23. Replaced and upgraded bathroom mirror
24. \_\_\_\_\_
25. \_\_\_\_\_
26. \_\_\_\_\_



