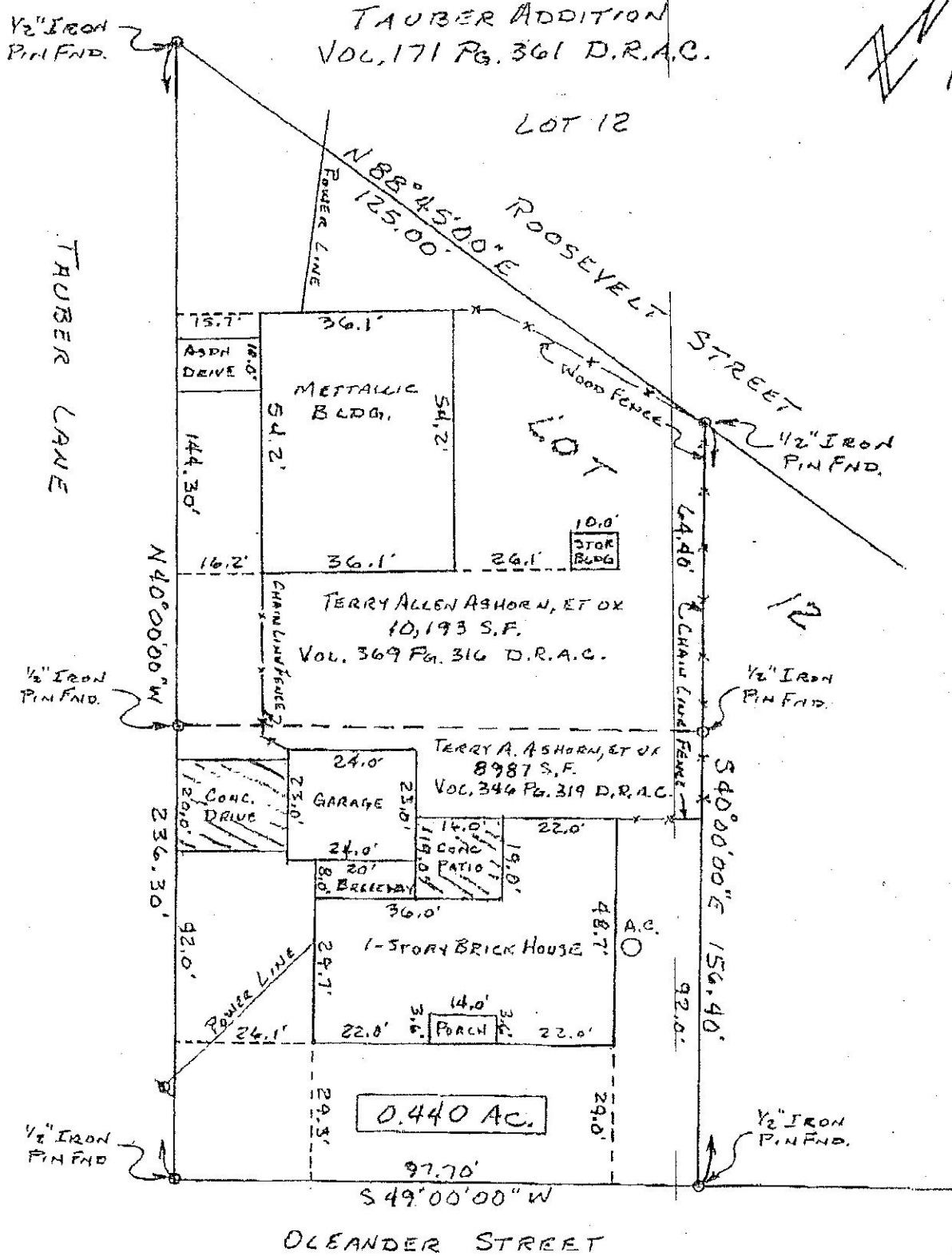
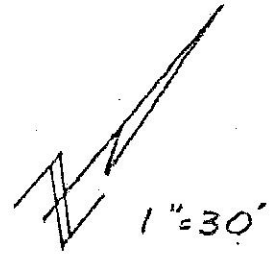


SAN FELIPE DE AUSTIN TOWN TRACT  
A-5

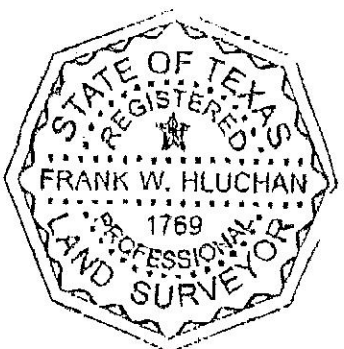
TAUBER ADDITION  
VOL. 171 Pg. 361 D.R.A.C.



NOTE: BEARINGS HEREIN REFER TO THE  
SOUTHEAST LINE OF THE ASHORN 8987 S.F.  
TRACT OF LAND AS MENTIONED AND SHOWN.

PLAT SHOWING A SURVEY OF A 0.440 ACRE TRACT OF LAND AND THE IMPROVEMENTS THEREON, A PART OF LOT 12, TAUBER ADDITION TO THE CITY OF SEALY, SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT NO. 5, AUSTIN COUNTY, TEXAS.

THERE ARE NO DISCREPANCIES, CONFLICTS OR ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



SURVEYED AUGUST 2, 2000  
F. W. Hluchan  
FRANK W. HLUCHAN  
R.P.L.S. No. 1769

HLUCHAN LAND SURVEYING  
733 SEVENTH ST.  
SEALY, TEXAS 77474  
979-886-2462

Field Note Description  
For 0.440 Acre

All that certain tract or parcel of land situated in Austin County, Texas in the City of Sealy, Texas in the San Felipe de Austin Town Tract, Abstract No. 5, and being part of Lot 12 of the Tauber Addition recorded in Volume 171, Page 361 of the Deed Records of Austin County, Texas and being the same 8,987 square foot tract of land described in a deed to Terry A. Ashorn, et ux, recorded in Volume 346, Page 319 of the Deed Records of Austin County, Texas. And being the same 10,193 square foot tract of land described in a deed to Terry A. Ashorn, et ux, recorded in Volume, 369, Page 316 of the Deed Records of Austin County, Texas. And being more particularly described as follows:

Beginning at a 1/2 inch iron pin found at the south corner of Lot 12 which is also the south corner of the 8,987 square foot tract of land. At the point of intersection of the northwest line of Oleander Street and the northeast line of Tauber Lane;

Thence, with the northeast line of Tauber Lane, North 40°00'00" West, passing a 1/2 inch iron pin at the west corner of the said 8,987 square foot tract of land and the south corner of the said 10,193 square foot tract of land at 92.00 feet, a total distance of 236.30 feet to a 1/2 inch iron pin found at the west corner of Lot 12 which is also the west corner of the said 10,193 square foot tract of land at the point of intersection of the northeast line of Tauber Lane and the south line of Roosevelt Street;

Thence, with the south line of Roosevelt Street, North 88°45'00" East for 125.00 feet to a 1/2 inch iron pin at the North Corner of the said 10,193 square foot tract of land;

Thence, with a line across Lot 12 which is the northeast line of the said 10,193 square feet of land and the northeast line of the said 8,987 square foot tract of land, South 40°00'00" East, passing a 1/2 inch iron pin at the east corner of the 10,193 square foot tract of land and the north corner of the 8,987 square foot tract of land at 64.40 feet, a total distance of 156.40 feet to a 1/2 inch iron pin found at the east corner of the said 8,987 square foot of land in the Northwest line of Oleander Street;

Thence, with the northwest line of Oleander Street, South 49°00'00" West for 97.70 feet to the place of beginning and containing 0.440 acre of land.

The bearings recited herein are based on the southeast line of the 8,987 tract of land.



Surveyed August 2, 2006

*Frank W. Hluchan*

Frank W. Hluchan  
Registered Professional Land Surveyor  
No. 1769

EXHIBIT "A"