

**Muras Land Surveying, Inc.**

ROUTE 1, BOX 31-C  
SCHULENBURG, TEXAS 78956  
PH. (409) 561-8341

STATE OF TEXAS        Ø  
                          Ø  
COUNTY OF FAYETTE   Ø

Frank Cunda Estate  
Division of 96.60 Acres

All that certain tract or parcel of land situated in Fayette County, Texas, a part of the Patrick Allison  $\frac{1}{4}$  League, A-3, same being a part of a 97 acre tract of land conveyed from Joseph Gajdusek, et ux. to Frank Cunda in a deed dated December 11, 1911 and recorded in Volume 93, Page 260 of the Deed Records of Fayette County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

TRACT 1-32.20 ACRES

BEGINNING at an iron pin set for the Southwest corner, same lying at the intersection of the West boundary of the said Frank Cunda 97 acres and the North margin of County Road 336;

THENCE, along the West boundary of the said Frank Cunda 97 acres, N 00° 22' 50" E 628.7 feet and N 00° 43' 10" E 1968.6 feet to an iron pin set for the Northwest corner, same being the Northwest corner of the said Frank Cunda 97 acres;

THENCE, along the North boundary of the said Frank Cunda 97 acres, N 88° 49' 00" E 218.5 feet and S 88° 10' 40" E, passing an iron pin set at 174.1 feet, a total distance of 206.4 feet to a point for the Northeast corner, same lying in the center of Mulberry Creek;

THENCE, along the Northeast boundary of the said Frank Cunda 97 acres and the center of said Mulberry Creek, S 30° 45' 00" E 90.0 feet to a point for an angle corner;

THENCE, S 02° 34' 00" E, passing an iron pin set at 73.9 feet, a total distance of 2513.6 feet to an iron pin set for the Southeast corner, same lying in the North margin of said County Road 336;

THENCE, along the North margin of said County Road 336, S 89° 22' 50" W 612.3 feet to the place of beginning, containing 32.20 acres of land.

TRACT 2-32.20 ACRES

BEGINNING at an iron pin set for the Southwest corner, same lying in the North margin of County Road 336 and being N 89° 22' 50" E 612.3 feet from the intersection of the West boundary of the said Frank Cunda 97 acres and the North margin of said County Road 336;

THENCE, N 02° 34' 00" W, passing an iron pin set at 2,439.7 feet, a total distance of 2,513.6 feet to a point for the Northwest corner, same lying in the Northern boundary of the said Frank Cunda 97 acres, same also lying in the center of Mulberry Creek;

THENCE, along the Northern boundary of the said Frank Cunda 97 acres and the center of said Mulberry Creek, S 30° 45' 00" E 128.6 feet, S 58° 07' 00" E 217.7 feet, S 89° 25' 00" E 118.8 feet and N 75° 31' 30" E 148.8 feet to a point for the Northeast corner;

THENCE, S 07° 21' 00" E, passing an iron pin set at 42.2 feet, a total distance of 2337.0 feet to an iron pin set for the Southeast corner, same lying in the North margin of said County Road 336;

THENCE, along the North margin of said County Road 336, S 89° 41' 40" W 699.8 feet to the place of beginning, containing 32.20 acres of land.

TRACT 3-32.20 ACRES

BEGINNING at an iron pin set for the Southwest corner, same lying in the North margin of County Road 336 and being N 89° 22' 50" E 612.3 feet and N 89° 41' 40" E 699.8 feet from the intersection of the West boundary of the said Frank Cunda 97 acres and the North margin of said County Road 336;

THENCE, N 07° 21' 00" W, passing an iron pin set at 2294.8 feet, a total distance of 2337.0 feet to a point for the Northwest corner, same lying in the Northern boundary of the said Frank Cunda 97 acres, same also lying in the center of Mulberry Creek;

THENCE, along the Northern boundary of the said Frank Cunda 97 acres and the center of said Mulberry Creek, N 75° 31' 30" E 83.3 feet, S 87° 43' 30" E 266.0 feet, S 48° 24' 00" E 105.7 feet and S 66° 49' 00" E 88.9 feet to a point for the Northeast corner, same being the Northeast corner of the said Frank Cunda 97 acres;

THENCE, along the Eastern boundary of the said Frank Cunda 97 acres with an existing fence, S 10° 05' 10" E, passing an iron pin found at 119.9 feet, a total distance of 626.7 feet, S 19° 10' 40" E 272.5 feet, S 17° 18' 00" E 443.1 feet to an Oak Tree, S 11° 42' 10" E 486.5 feet and S 07° 35' 20" E 467.2 feet to an iron pin found for the Southeast corner, same lying at the intersection of the Eastern boundary of the said Frank Cunda 97 acres and the North margin of said County Road 336;

THENCE, along the North margin of said County Road 336, N 88° 25' 40" W 539.5 feet and S 89° 41' 40" W 160.4 feet to the place of beginning, containing 32.20 acres of land.

I, Tim W. Muras, a Registered Public Surveyor, do hereby certify that the above Field Notes and attached Plat do conform to the current Texas Surveyors Association Standards and Specifications for a Category 1B Standard Land Survey.

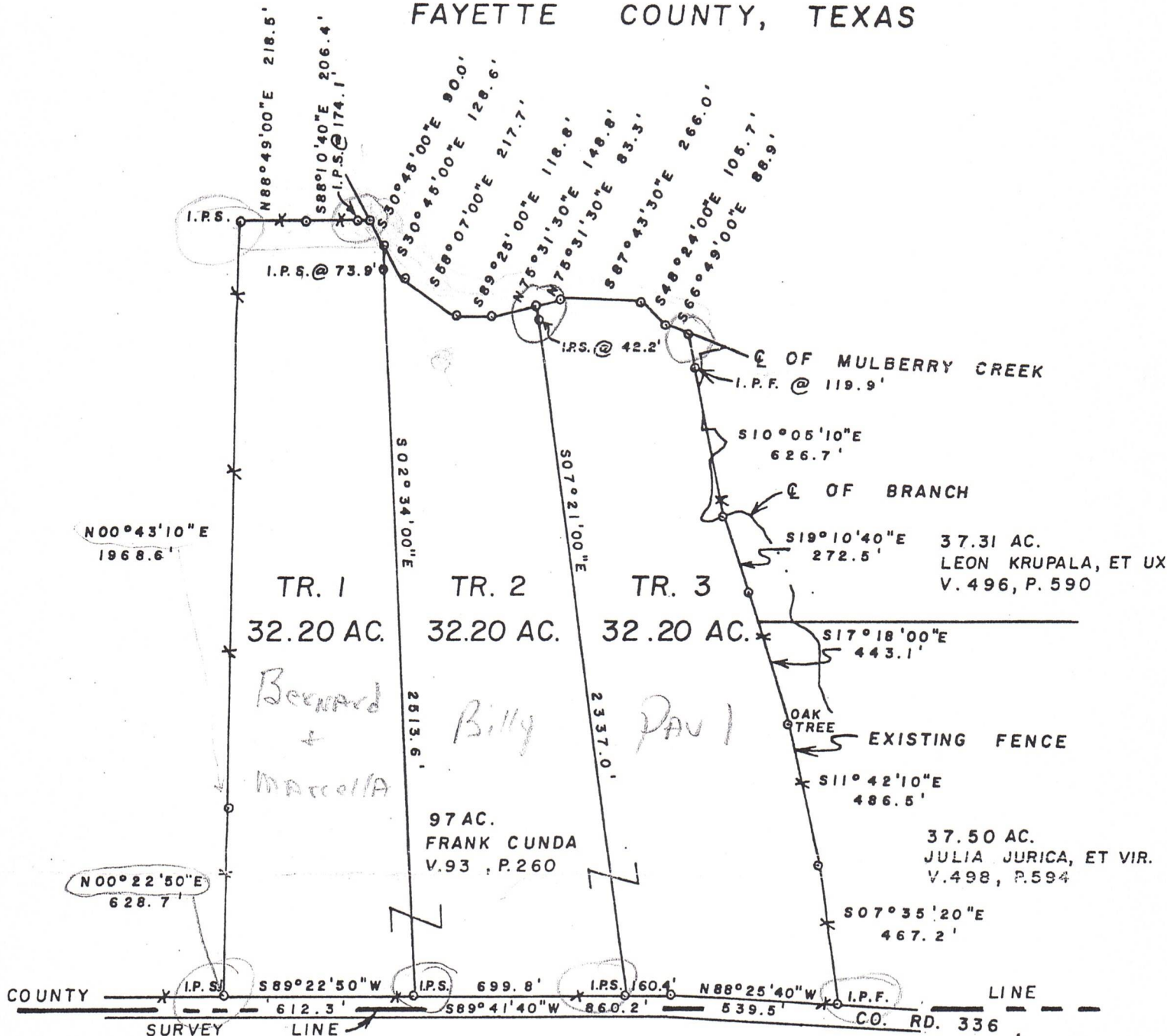
SEAL:



*Tim W. Muras*  
 Tim W. Muras, R.P.S.  
 Registered Public Surveyor No. 4401  
 Schulenburg, Texas  
 October 6, 1986

PATRICK ALLISON SURVEY, A-3

FAYETTE COUNTY, TEXAS



DIVISION OF 96.60 ACRES

FRANK CUNDA ESTATE

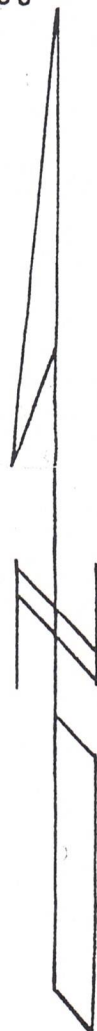
PATRICK ALLISON 1/4 LEAGUE, A-3

FAYETTE COUNTY, TEXAS

SCALE: 1" = 500'

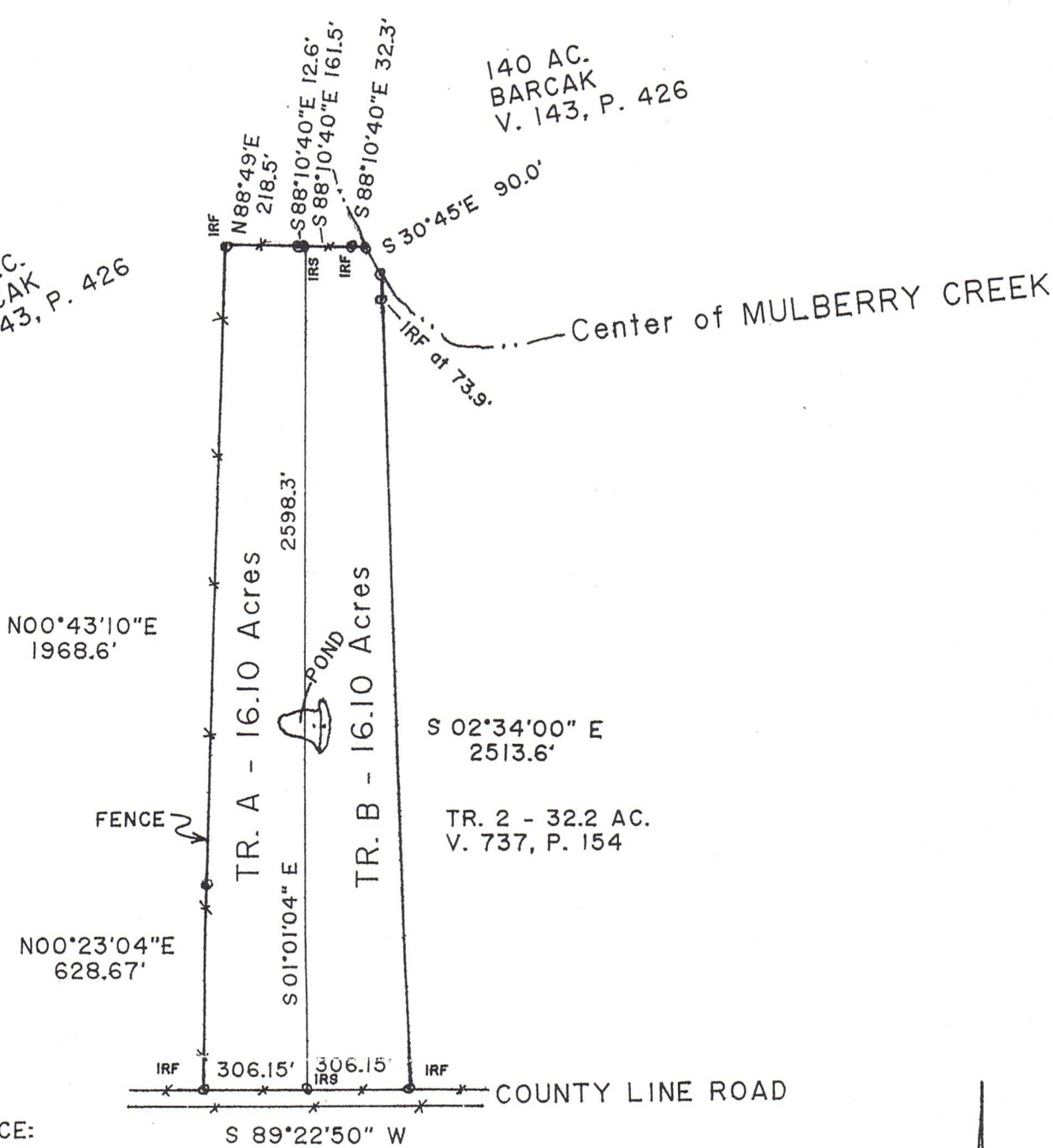
I.P.F. DENOTES IRON PIN FOUND

I.P.S. " " " SET



140 AC.  
BARCAK  
V. 143, P. 426

140 AC.  
BARCAK  
V. 143, P. 426



DEED REFERENCE:  
 32.2 AC. TR.  
 MARCELLA CUNDA KUNZ and  
 BERNARD CHARLES CUNDA  
 V. 779, P. 340  
 DONNA LYNN KUNZ CHOVANEC  
 V. 1538, P. 754

DIVISION of a 32.20 ACRE TRACT of LAND  
 in the PATRICK ALLISON 1/4 LEAGUE, A-3  
 in FAYETTE COUNTY, TEXAS

SCALE: 1"=500'  
 IRF = IRON ROD FOUND  
 IRS = IRON ROD SET

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 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, except as  
 shown, 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  
 October 21, 2013

