

STATE OF TEXAS
 COUNTY OF COLORADO
 This instrument was filed on the 31st day of July 2009 and was duly stamped hereon by me, and with any other necessary stamps and with any other necessary records of the official records of Colorado County, Texas and stamped hereon by me, on

Page 2 of 2
 Exhibit "A"

Not to Scale
 Plat Reduced

JUL 31 2009

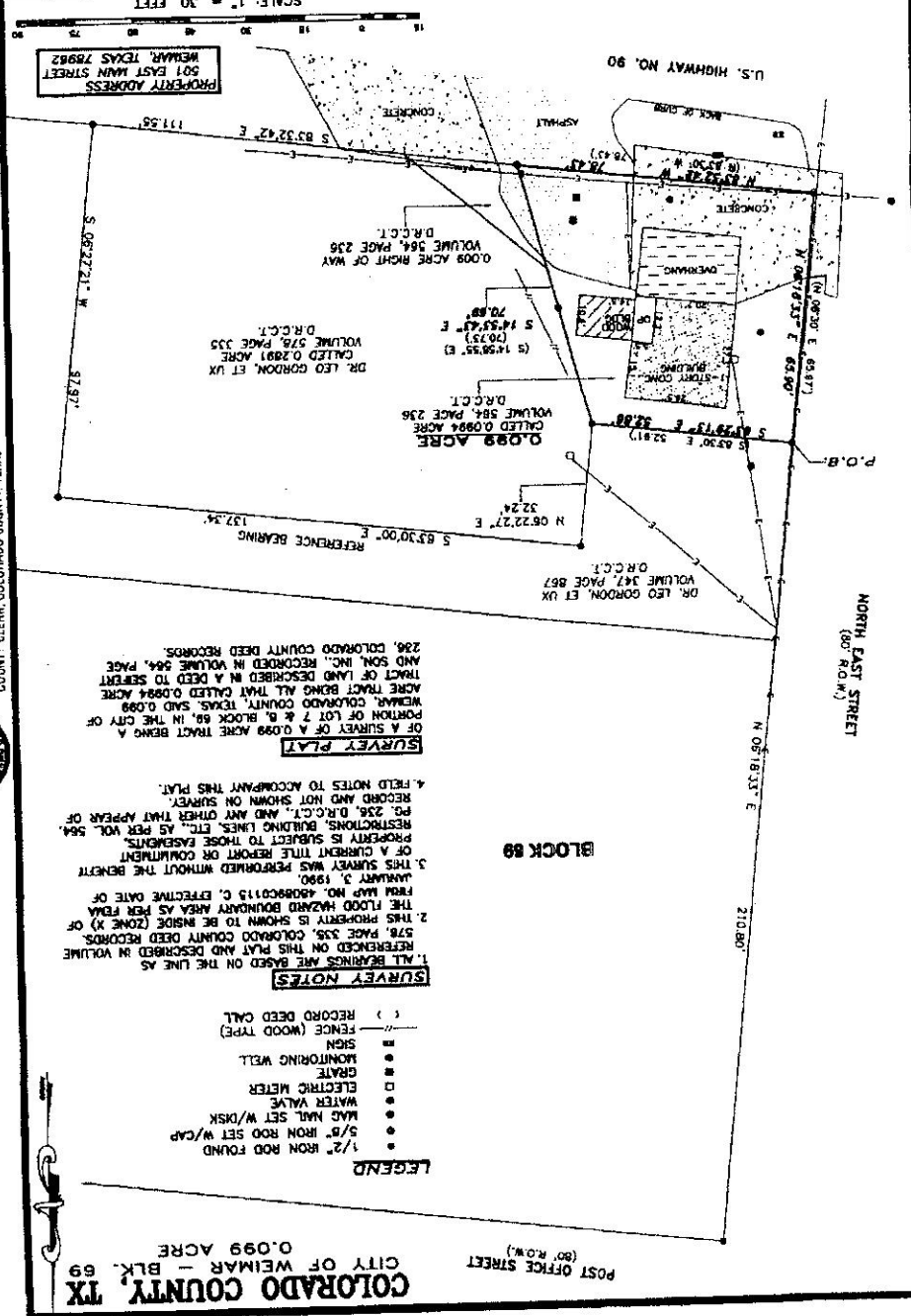


Darlene Haverk
 DARLENE HAVERK
 COUNTY CLERK, COLORADO COUNTY, TEXAS

FIELD CREW: MATHIEW W. LOESSIN
 SCALE: 1" = 30 FEET
 PROJECT NO: 08-02-046 SHEET 1 OF 1
 ALL RIGHTS RESERVED
 COPYRIGHT 2008
 FRANK SURVEYING COMPANY, INC.
 2208 WALNUT STREET
 COLLEGE, TX 78924
 878.722.3114



THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND HEREBY CERTIFY THAT I FOUND ON THE GROUND ALL THE MARKS OF THIS SURVEY.
 MATHIEW W. LOESSIN
 REGISTERED SURVEYOR
 TEXAS REGISTRATION NO. 5933
 FEBRUARY 19, 2009



LEGEND
 1/2" IRON ROD FOUND
 5/8" IRON ROD SET W/CAP
 MAG. N.M.S. SET W/DISK
 WATER VALVE
 ELECTRIC METER
 GRATE
 MONITORING WELL
 SIGN
 FENCE (WOOD TYPE)
 RECORD DEED CALL

SURVEY NOTES
 1. ALL BEARINGS ARE BASED ON THE LINE AS REFERENCED ON THIS PLAT AND DESCRIBED IN VOLUME 578, PAGE 335, COLORADO COUNTY DEED RECORDS OF WEIMAR, COLORADO COUNTY, TEXAS, SAID 0.099 ACRE TRACT BEING ALL THAT CALLED 0.0994 ACRE AND SON, INC., RECORDED IN VOLUME 564, PAGE 236, COLORADO COUNTY DEED RECORDS.
 2. THIS PROPERTY IS SHOWN TO BE INSIDE THE FLOOD HAZARD BOUNDARY AREA AS PER FEMA FIRM NO. 48999C0113 C, EFFECTIVE DATE OF JANUARY 3, 1990.
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR COMMENTARY OF A CURRENT TITLE REPORT OR COMMENTARY OF RESTRICTIONS, BUILDING LINES, ETC., AS PER VOL. 564, PAGE 236, D.R.C.T., AND ANY OTHER THAT APPEAR OF RECORD AND NOT SHOWN ON SURVEY.
 4. FIELD NOTES TO ACCOMPANY THIS PLAT.

SURVEY PLAT
 OF A SURVEY OF A 0.099 ACRE TRACT BEING A PORTION OF LOT 7 & 8, BLOCK 69, IN THE CITY OF WEIMAR, COLORADO COUNTY, TEXAS, SAID 0.099 ACRE TRACT BEING ALL THAT CALLED 0.0994 ACRE AND SON, INC., RECORDED IN VOLUME 564, PAGE 236, COLORADO COUNTY DEED RECORDS.

SURVEY PLAT OF A 0.099 ACRE TRACT
 BLOCK 69 - CITY OF WEIMAR, TX
 COLORADO COUNTY

SCALE: 1" = 30 FEET

PROPERTY ADDRESS
 501 EAST MAIN STREET
 WEIMAR, TEXAS 78982

Exhibit "A"
page 1 of 2

FRANK SURVEYING CO., INC.
2205 Walnut Street - Columbus, Tx 78934
Ph: 979.732.3114 - Fax: 979.732.5271
www.franksurveying.com

STATE OF TEXAS

COUNTY OF COLORADO

FIELD NOTES of a survey of a 0.099 acre tract of land being a portion of original Lot & 8 out of Block 69, City of Weimar, Colorado County, Texas said 0.099 acre tract being all of that called 0.0994 acre tract of land described in a deed to Seifert and Son, Inc., recorded in Volume 564, Page 236, Colorado County Deed Records for which reference is made and the said 0.099 acre tract being described by metes and bounds as follows, TO-WIT:

BEGINNING at a 1/2 inch iron rod found for the called Northwest corner of the herein described tract in the Easterly line of North East Street (80' R.O.W.), being also the common Southwest corner of a tract described in a deed to Dr. Leo Gordon, et ux, Volume 347, Page 867, Colorado County Official Records, from said corner a 1/2 inch iron rod found for the Northwest corner of Block 69 bears North 06° 18' 33" East a distance of 210.80 feet;

THENCE South 83° 29' 13" East a distance of 32.86 feet (called South 83° 30' East - 52.91') with the Northerly line of the herein described tract, being the common Southerly line of the said Gordon tract to a 1/2 inch iron rod found for the called Northeast corner of the herein described tract, corner being also a common Westerly corner of a called 0.2891 acre tract described in a deed to Dr. Leo Gordon, et ux, Volume 578, Page 335, Colorado County Deed Records, from said corner a 1/2 inch iron rod found for the Northwest corner of the said 0.2891 acre tract bears North 06° 22' 27" East a distance of 32.24 feet and from said Northwest corner of the said 0.2891 acre tract a 1/2 inch iron rod found for the Northeast corner of the said 0.2891 acre tract bears South 83° 30' 00" East a distance of 137.34 feet;

THENCE South 14° 53' 43" East a distance of 70.69 feet (called South 14° 58' 55" East - 70.73') with the Easterly line of the herein described tract, the common Westerly line of the said 0.2891 acre tract to a Mag Nail set w/disk in the Northerly line of U.S. Highway No. 90 for the Southeast corner of the herein described tract, said corner being also the common Southwest corner of the said 0.2891 acre tract and being also the common Southwest corner of a called 0.009 acre right of way tract described in Volume 564, Page 236, Colorado County Deed Records, from said corner a 1/2 inch iron rod found for the Southeast corner of the said 0.2891 acre tract bears South 83° 32' 42" East a distance of 111.55 feet;

THENCE North 83° 32' 42" West a distance of 78.43 feet (called North 83° 30' West - 78.43') with the Northerly line of said U.S. Highway No. 90 to a Mag Nail set w/disk for the Southwest corner of Block 69, being also the common Southwest corner of the herein described 0.099 acre tract;

THENCE North 06° 18' 33" East a distance of 65.90 feet (called North 06° 30' East - 65.97') with the Easterly line of North East Street, being the common Westerly line of Block 69 to the **PLACE OF BEGINNING**, containing 0.099 acre of land, more or less.

Survey Plat to accompany Field Notes.

Project No. 09-02-046

All bearings are based on the Northerly line of the said 0.2891 acre tract as described in Volume 578, Page 335, Colorado County Deed Records as having a record deed bearing of South 83° 30' 00" East.

IN WITNESS THEREOF, my hand and seal, this the 16th day of February 2009.




For Frank Surveying Co., Inc.
By: Matthew W. Loessin, RPLS
Texas Registration No. 5953

TPL b 2 2 PAGE 8 2 5

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED OR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: July 24, 2009

Grantor: SEIFERT OIL & COMPANY, INC., a Texas corporation

Grantor's Mailing Address:

SEIFERT OIL & COMPANY, INC.
P.O. Box 696
Weimar, Texas 78962
Colorado County

DK 2893
FILED FOR RECORD
COLORADO COUNTY, TX
2009 JUL 30 PM 12:45
DARLENE HAYEK
COLORADO CO. CLERK

Grantee: LEO E. GORDON

Grantee's Mailing Address:

LEO D. GORDON
208 West Church Street
Weimar, Texas 78962
Colorado County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Dawn T. Dittmar, trustee.

Property (including any improvements):

A 0.099 acre tract of land being a portion of original Lot No. 8 out of Block 69, City of Weimar, Colorado County, Texas; said 0.099 acre tract being more particularly described by metes and bounds on attached Exhibit "A," reference to which is made for all purposes, *to-wit.*

1622 MAR 8 2010

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2009, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

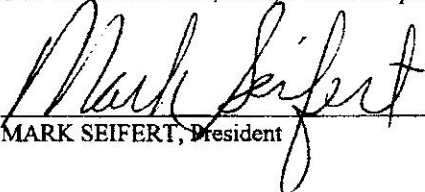
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or claiming the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

As a material part of the Consideration for this deed, Grantor and Grantee agree that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose.

When the context requires, singular nouns and pronouns include the plural.

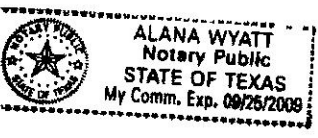
SEIFERT AND SON, INC., a Texas corporation,



MARK SEIFERT, President

STATE OF TEXAS)
COUNTY OF FAYETTE)

This instrument was acknowledged before me on July 24, 2009, by MARK SEIFERT, as the President of SEIFERT AND SON, INC., a Texas corporation, on behalf of said corporation.



Alana Wyatt
Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

AWN T. DITTMAR
Attorney At Law
P.O. Box 1265
Columbus, TX 78934
Tel: (979) 732-9125
Fax: (979) 732-9129

AFTER RECORDING RETURN TO: ✓

AN J. TABER
Attorney At Law
6 Upton Avenue
Hulenburg, Texas 78956