

VOSS AND VOSS, INC.
ENGINEERING & LAND SURVEYING

VOL. 798 PAGE 428

STATE OF TEXAS

COUNTY OF FAYETTE

Rt. 3, Box 56
Office: County Courthouse
La Grange, Texas 78945
713/968-5197

John Marion Beams 20.00 Acres

ALL that certain tract or parcel of land, situated in Fayette County, Texas, a part of the M. Muldoon League No. 13, A-75, same being a part of Tract 3 consisting of 41.666 acres set apart to Henry P. Novak and also being a part of Tract 4 consisting of 41.666 acres set apart to Mary Novak Matias in Partition Deed among Albert F. Novak, et al., dated December 15, 1974, and recorded in Volume 474, Pages 956-966, Deed Records, Fayette County, Texas, and also being the same land described in a Contract of Sale and Purchase between John Marion Beams and Veterans Land Board of the State of Texas dated May 29, 1976 and recorded in Volume 492, Pages 187-190, Deed Records of Fayette County, Texas, and described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin lying in the West boundary of the herein described tract of land, same being the Southwest corner of the said Richard W. Mays, et al., 41.666 Acre Tract 4, same being the Northwest corner of the said Richard W. Mays, et al., 41.666 Acre Tract 3, same lying in the East margin of a County Road;

THENCE, NORTH 2°13'56" WEST 345.58 feet along the West boundary of said Tract 4 to an iron pin and corner post for the Northwest corner of the herein described tract of land;

THENCE, along the existing fence within the limits of said Tract 4, NORTH 87°34'54" EAST 962.78 feet to an iron pin, SOUTH 8°31'03" EAST 117.37 feet to an iron pin, and NORTH 89°57'13" EAST 518.01 feet to an iron pin for the Northeast corner of the herein described tract of land;

THENCE, SOUTH 2°35'39" EAST passing the North boundary of said Tract 3 at 259.44 feet a total distance of 489.47 feet to an iron pin in said Tract 3 for the Southeast corner of the herein described tract of land;

THENCE, SOUTH 87°34'52" WEST 1496.35 feet to an iron pin for the Southwest corner of the herein described tract of land, same lying in the West boundary of said Tract 3, same lying in the East margin of said County Road;

THENCE, NORTH 2°13'56" WEST 282.04 feet along the West boundary of said Tract 3 to the place of beginning containing 20.00 acres of land.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE CONCERNED TITLE GUARANTY COMPANY:

The undersigned does hereby certify that the above and foregoing survey was made on the ground of the property legally described hereon and shown on the plat hereto attached, and is correct to the best of my knowledge, and that there are no discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or any overlapping of improvements, and there are no easements or right-of-way across said property, and that said property has access to and from a dedicated roadway, except as shown hereon.

Ronald A. Voss

Ronald A. Voss
Registered Professional Engineer No. 40539
November 19, 1979

SEAL:

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE CONCERNED TITLE GUARANTY COMPANY:

The undersigned does hereby certify that the foregoing survey made on the ground of the property shown on the plat is correct to the best of my knowledge, and that there are no discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or any overlapping of improvements, and there are no easements or rights-of-way across said property, and that said property has access to and from a dedicated roadway, except as shown hereon.

Ronald A. Voss

Ronald A. Voss
Registered Professional Engineer No. 40539
November 19, 1979

SEAL:

STATE OF TEXAS
COUNTY OF FAYETTE
I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the Volume and Page of the RECORDS of Fayette County, Texas as stamped hereon by me.
JAN 15 1990 DEED

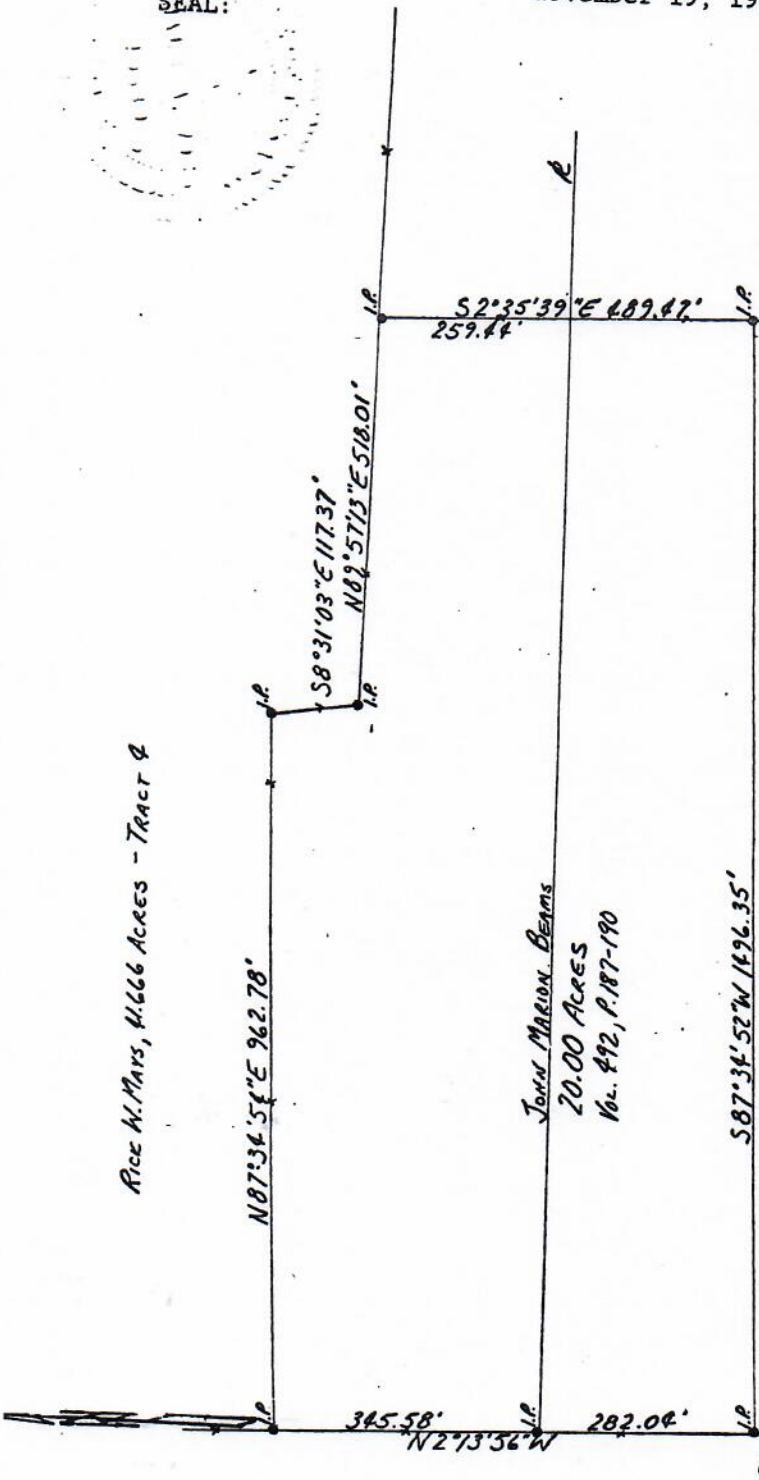
Irene Pratika
IRENE PRATKA, COUNTY CLERK
FAYETTE COUNTY, TEXAS

\$9.00 Pd.
Return To: Mike Steinhauser, Atty.
P. O. Drawer D
Flatonia, Texas 78941

Rice W. Mays, 41.666 Acres - Tract 3

JOHN M. BEAMS, 20.00 ACRES
M. MULDOON LEAGUE #13, A-75
FAYETTE CO., TEXAS

SCALE 1" = 200'



FILED FOR RECORD

At 11:45 o'clock A.M.
The 27th. Day of December 19 89
IRENE PRATKA

Clerk County Court, Fayette County, Texas
By *Susan Cherry* Deputy
SUSAN CHERRY