

OVERVIEW. A complete escape! Once you enter the gate and wind through the trees you will find this private, wooded 65 ac. ranch with a 4737 sq.ft. custom, stone 1 story home with 5 bdrms, 4 bths, large family room and a chef's kitchen. Everyone will enjoy the park-like backyard with a pool, patio outdoor living/dining space and regular deer and wildlife sightings. Through the woods you'll find a 3000 sf airconditioned shop with a large tractor bay & flex space. Upstairs is an 1800 sq.ft. 2 bdrm/1 bth apartment. Other features: stocked pond, 2+ miles winding trails, wet weather creek, shooting range and easy to maintain wildlife exemption. Completely quiet location. No train or highway noise. Located in a Migratory Fly Way so there is a huge variety of birds. This property has been a haven for wild deer for years. Many fawns are born on this property each year. Great for all kinds of animals. 20 minutes to Round Top, 1 hour drive to Katy, College Station, 1.5 hour drive to Austin.

HOME: 4737 sf living space and 1242 sf 3 car garage per ACAD built in 2001. Exterior stone is Blue Hacket which blends in well with the trees. Monitored security/fire system with security lighting. 2 Rinnai tankless water heaters, 8' doors, 3 HVAC units, 3 zones in house. Mother & Daughter housekeeping team available for continued employment.

FOYER: Double, solid wood front door to wide entry with high ceiling and slate flooring.

LIVING: 23' x 23', gas starter fireplace, surround sound speakers, built in cabinets and a wall of beautiful windows looking out at trees and backyard.

DINING: 15' x 12', adjoins living room and kitchen, butler's bar/cabinets with glass doors, & shelves and Anderson French Gliding doors to patio/pool area.

KITCHEN: 21' x 12', Large center island with breakfast bar, beautiful granite counters, oversized Franke commercial SS sink, Dacor Dual Fuel 6 burner gas range with double oven, Dacor commercial vent hood, Dacor warming drawer, built in Subzero refrigerator/freezer, 2 Subzero refrigerator drawers and Franke commercial SS prep sink in island with Reverse Osmosis and instant Hot Water, under cabinet lighting, Restoration Hardware lighting, large walk-in pantry, 2 dishwashers.

OFFICE: 14' x 14', French doors, built in cabinets & shelves

LEFT BEDROOM WING:

1ST AND 2ND GUEST ROOMS: connected by Jack & Jill bath. Walk in closets with built-in dressers and shelves 13x12 each.

1ST PRIMARY SUITE: 17x15 at end of hall: Large bathroom with jetted tub, separate shower, double sink, separate vanity with built-in cabinets, super large walk-in closet.

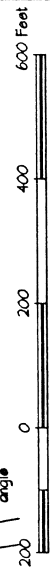
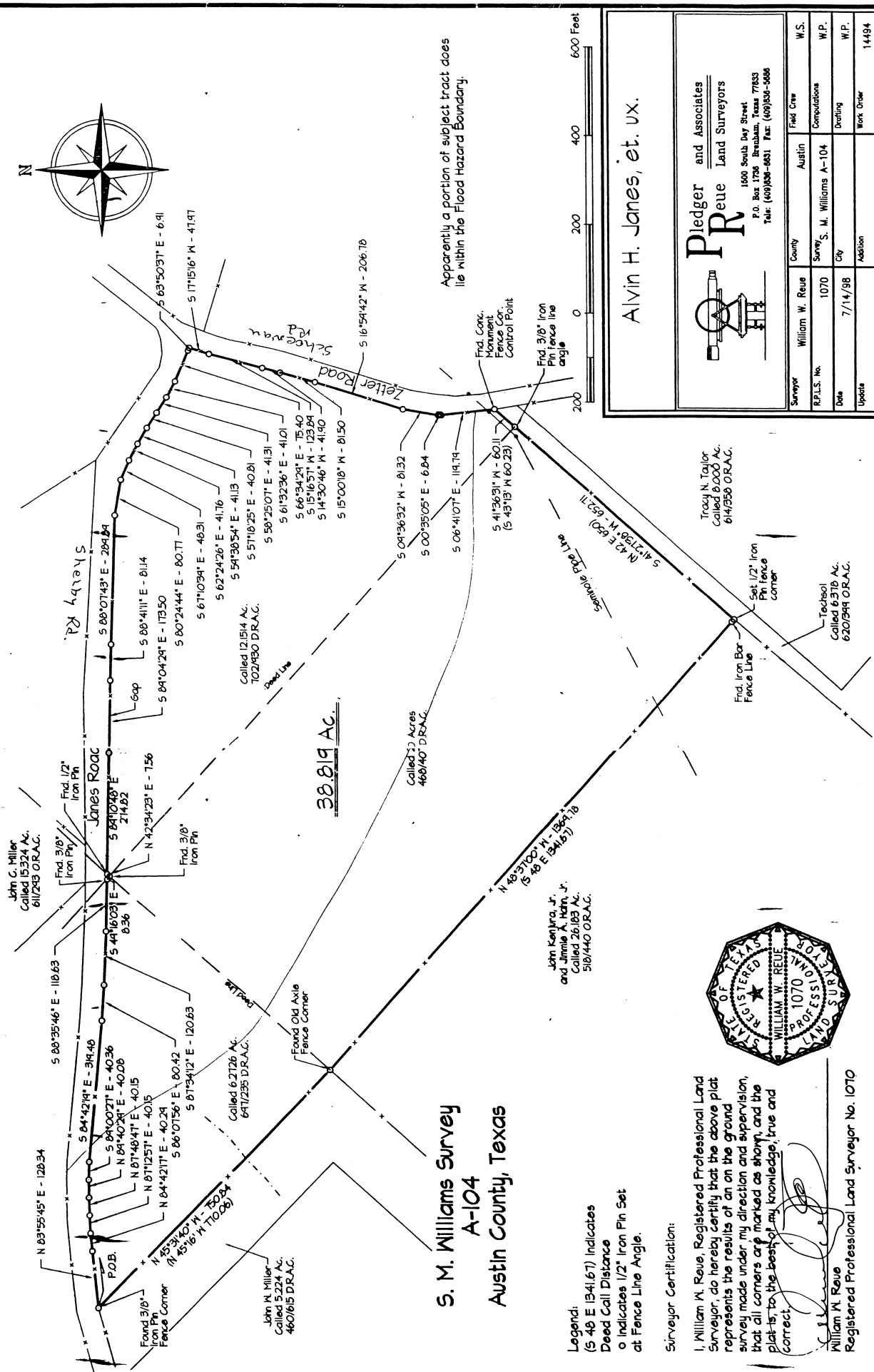
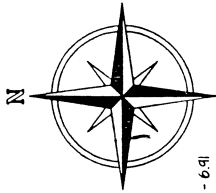
HALL: Built in desk & shelves, cabinet & shelves by door to garage and large mud area.

FULL HALL BATH with shower. By back door to pool.

HUGE UTILITY ROOM: 14' x 14', central vacuum, sink, cabinets, counter space, room for 2nd refrigerator and freezer, hanging area, washer/dryer area

RIGHT BEDROOM WING:

3rd GUEST ROOM: with large closet



Alvin H. Janes, et. ux.



Pledger and Associates
Land Surveyors
1600 South Bay Street
P.O. Box 1796 Breabam, Texas 77633
Tel: (409)836-6831 Fax: (409)836-5886

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|--------------|-----------------|---------|----------------------|--------------|-------|
| Surveyor | William W. Reue | County | Austin | Field Code | W.S. |
| R.P.L.S. No. | 1070 | Survey | S. M. Williams A-104 | Computations | W.P. |
| Date | 7/14/98 | City | | Drawing | W.P. |
| Updates | | Address | | Work Order | 14494 |

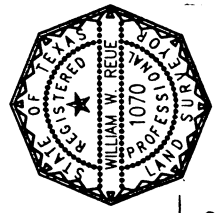
**S. M. Williams Survey
A-104
Austin County, Texas**

Legend:
 (S 48 E 1341.67) Indicates
 Deed Call Distance
 o Indicates 1/2" Iron Pin Set
 at Fence Line Angle.

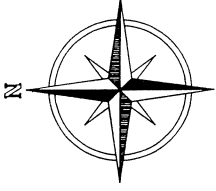
Surveyor Certification:

I, William M. Reue, Registered Professional Land Surveyor, do hereby certify that the above plat represents the results of an on the ground survey made under my direction and supervision, that all corners are marked as shown, and the plat is, to the best of my knowledge, true and correct.

(Signature)
 William M. Reue
 Registered Professional Land Surveyor No. 1070



S. M. Williams Survey
A-104
Austin County, Texas



Michael E. Miller, et ux
Called 80,000 Ac.
Clerk's File No. 486146
O.R.A.C.

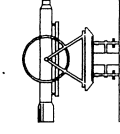
Note:
This property does not have
access to a public road.

Flood Hazard Statement:

It has been determined that subject property does not lie within the 100-Year Flood Boundary as indicated by the Flood Insurance Rate Map (FIRM) compiled by the Federal Emergency Management Agency for the National Flood Insurance Program, Community No. 480704, Map No. 480150025 C dated January 17, 1990, Austin County, Texas.

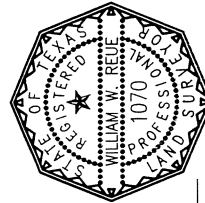
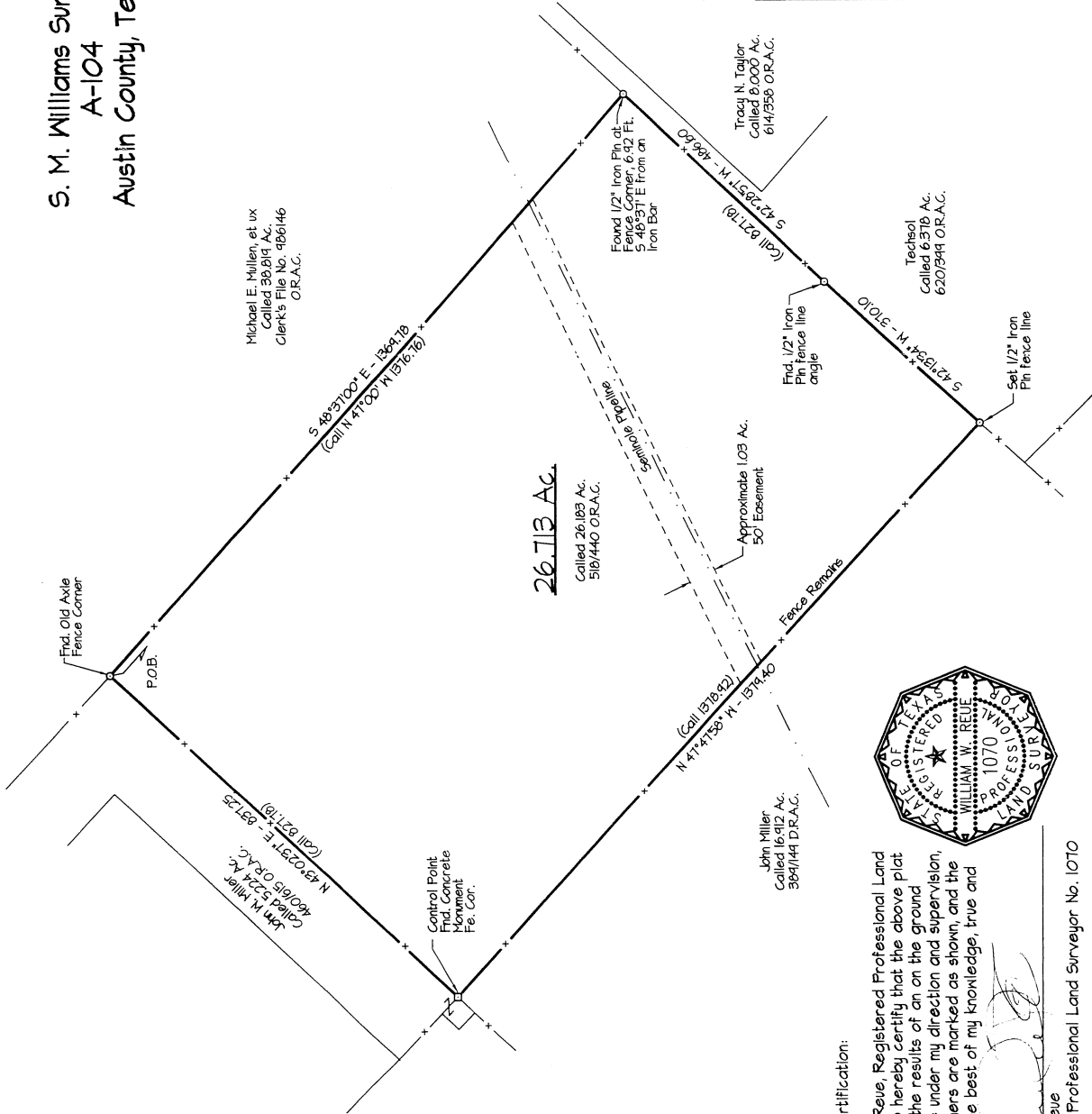


John Kenjura, Jr., and
Jimmie A. Hahn, Jr.



Pledger and Associates
Land Surveyors
1500 South Day Street,
P.O. Box 1736 Brenham, Texas 77833
Tele: (409)838-6661 Fax: (409)838-6666

| | | | | | |
|--------------|-----------------|----------|----------------------|--------------|-------|
| Surveyor | William W. Reue | County | Austin | Field Crew | W.S. |
| R.P.L.S. No. | 1070 | Survey | S. M. Williams A-104 | Computations | W.P. |
| Date | 8/10/99 | City | | Drafting | W.P. |
| Update | | Addition | | Work Order | 14680 |



Surveyor Certification:

I, William W. Reue, Registered Professional Land Surveyor, do hereby certify that the above plat represents the results of an on the ground survey made under my direction and supervision, that all corners are marked as shown, and the plat is, to the best of my knowledge, true and correct.

William W. Reue
William W. Reue
Registered Professional Land Surveyor No. 1070

7521 Schoenau

Write a description for your map.

Legend

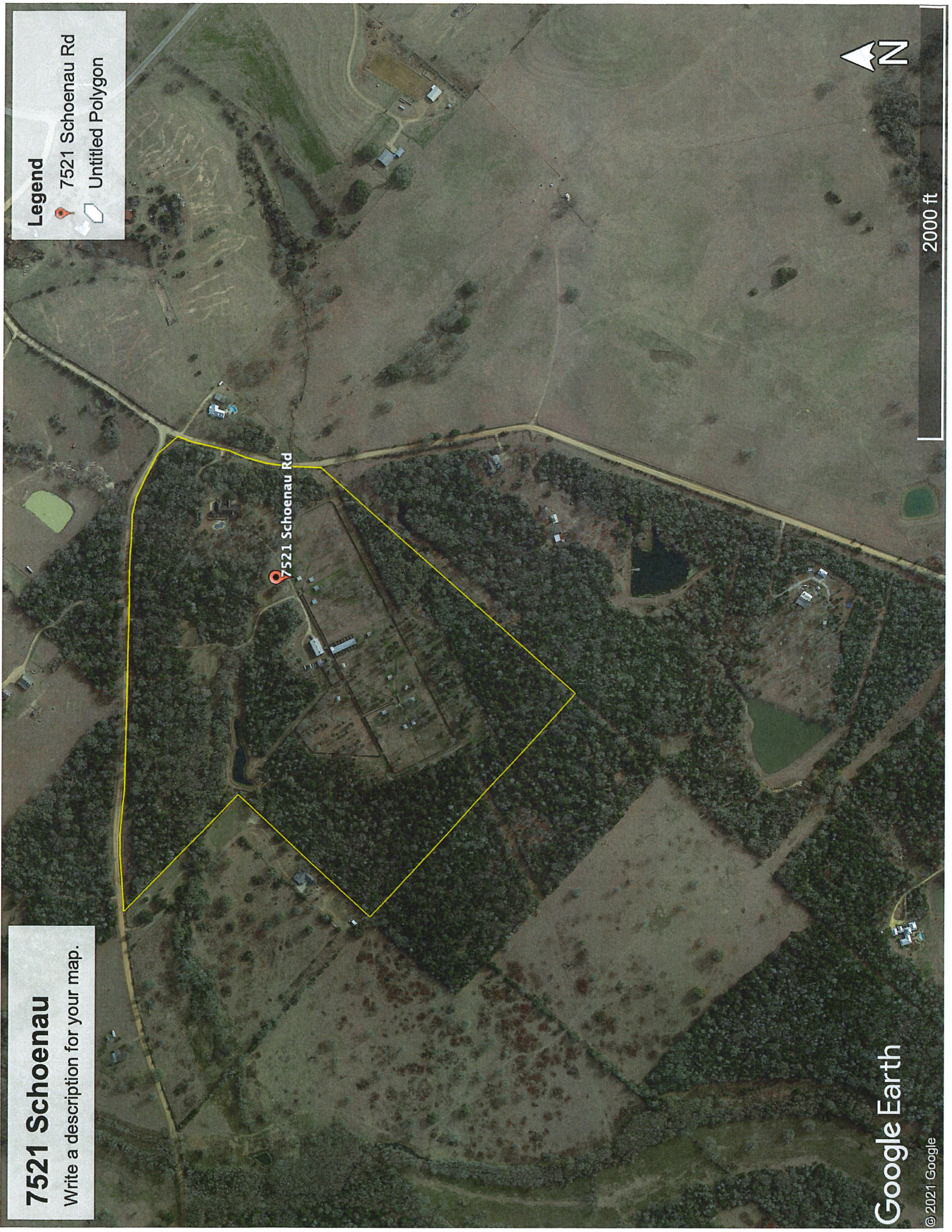
7521 Schoenau Rd

Untitled Polygon



2000 ft

7521 Schoenau Rd





ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

7521 Schoenau Rd

Brenham

(Street Address and City)

NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.

- A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.
- B. Subject to Section C below, the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
 - (1) Seller reserves all of the Mineral Estate owned by Seller.
 - (2) Seller reserves an undivided 50% interest in the Mineral Estate owned by Seller. *NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage or fraction of Seller's interest.*
- C. Seller does does not reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals. *NOTE: Surface rights that may be held by other owners of the Mineral Estate who are not parties to this transaction (including existing mineral lessees) will NOT be affected by Seller's election. Seller's failure to complete Section C will be deemed an election to convey all surface rights described herein.*
- D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the contact information of any existing mineral lessee known to Seller.

IMPORTANT NOTICE: The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty. In addition, attempts to convey or reserve certain interest out of the Mineral Estate separately from other rights and benefits owned by Seller may have unintended consequences. Precise contract language is essential to preventing disagreements between present and future owners of the Mineral Estate. If Seller or Buyer has any questions about their respective rights and interests in the Mineral Estate and how such rights and interests may be affected by this contract, they are strongly encouraged to consult an attorney with expertise in this area.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate licensees from giving legal advice. READ THIS FORM CAREFULLY.

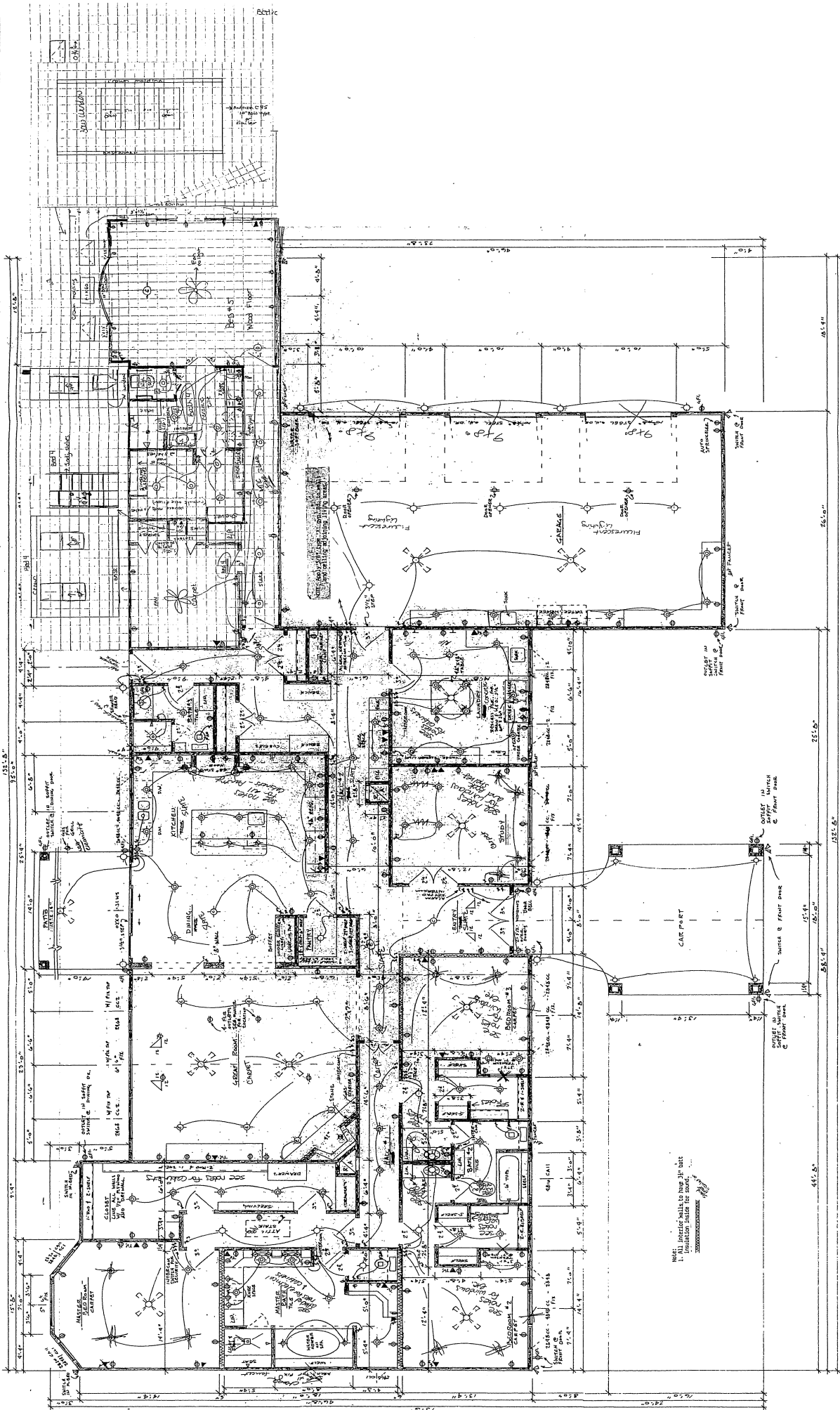
Buyer

Michael E Muller
Seller **Michael Everett Mullen**

Buyer

Michelle D. Mullen
Seller **Michelle D Mullen**

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 44-2. This form replaces TREC No. 44-1.



NOTE:
 1. ALL INTERIOR WALLS TO BE 3/4" UNIT
 2. PROVIDE CAR & BICYCLE
 3. PROVIDE CAR & BICYCLE
 4. PROVIDE CAR & BICYCLE

FLOOR PLAN

SCALE: 1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"
 1/32" = 1'-0"

4558 SQ. FT. 1955
 4332 SQ. FT.
 4176 SQ. FT.
 4032 SQ. FT.
 3984 SQ. FT.

NOTE:
 1. PROVIDE GAS, ELEC. & DUCTWORK
 2. PROVIDE GAS & DUCTWORK
 3. PROVIDE GAS & DUCTWORK
 4. PROVIDE GAS & DUCTWORK