

EXHIBIT "A"

BEING a 3.00 acre tract of land, being part of the A. E. Baker Survey, Abstract 8 of Fayette County, Texas, and being part of that called 3.55 acre tract as conveyed to Michael L. Roberts and wife, Mary L. Roberts as recorded in volume 1047, page 527 of the Official Records of Fayette County, Texas and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found in the Northeast line of an Allen Eichler tract (volume 875, page 308) for the South corner of an Allen Eichler tract (volume 1101, page 604), the west corner of the parent tract and for the west corner hereof;

THENCE with the Southeast line of the Allen Eichler tract (Volume 1101, page 604) North 45 deg. 44 min. 24 sec. East at 598.11 feet pass a 1/2" iron rod found for reference, a total distance of 620.56 feet to a point in Round Top Road for the North corner of the parent tract and for the North corner hereof;

THENCE within the margins of Round Top Road South 31 deg. 27 min. 08 sec. East 219.45 feet to a point for the North corner of a 0.55 acre tract surveyed out of the parent tract on this same day and for the East corner hereof;

THENCE across the parent tract with the Northwest line of the 0.55 acre tract South 43 deg. 58 min. 49 sec. West at 25.55 feet pass a 1/2" iron rod set for reference, a total distance of 555.48 feet to a 1/2" iron rod set in the Northeast line of an Allen Eichler tract (Volume 875, page 308) for the West corner of the 0.55 acre tract and for the South corner hereof;

THENCE with the Northeast line of the Eichler tract North 48 deg. 23 min. 37 sec. West 231.65 feet to the PLACT OF BEGINNING, containing 3.00 acres of land, of which approximately 0.12 acres lie within the margins of Round Top Road.

I hereby certify that this land description represents the facts as found during an on the ground survey made under my direct supervision on October 14, 2004, and that it substantially conforms to the current standards and Specifications for a Category 1A, Condition IV Survey.

*R.V. Roessler*

Rocky Von Roessler  
Registered Professional Land Surveyor  
Number 4702



Being the same property conveyed in deed dated August 5, 2005 from Michael L. Roberts and wife, Mary L. Roberts, to George H. Morris and wife, Nadine M. Morris, recorded in Volume 1320, Page 203, Official Records, Fayette County, Texas.

November 16 2014 10:47 AM

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

JULIE KARSTEDT, COUNTY CLERK

Stamps: 3 Page(s)

KS

# Fayette County, Texas

## A.E. Baker Survey Abstract 8

Survey plat showing a 3.00 acre tract and a 0.55 acre tract, being part of the A.E. Baker Survey, Abstract 8 of Fayette County, Texas, and being all of that called 3.55 acre tract as conveyed to Michael L. Roberts and wife, Mary L. Roberts as recorded in volume 1047, page 527 of the Official Records of Fayette County, Texas.

These tracts appear to be subject to any rights that may have been created by a certain Petition for the organization of Lee, Fayette, Colorado Counties, Cummins Creek Water Control and improvement District No. 1 as shown in volume 286, page 370, volume 291, page 148 and volume 291, page 625 of the Deed Records of Fayette County, Texas.

These tract appear to be subject to the Fayette Electric easements set forth in volume 476, page 60 and volume 476, page 347, both of the Deed Records of Fayette County, Texas.

Allen C. Eichler  
volume 1101  
page 604  
O.R.F.C.T.

Found 1/2" iron rod  
for reference  
S45 44 24W 22.45'  
from the actual corner

Set 1/2" iron rod  
for reference  
S43 58 49W 25.56'  
from the actual corner

S 31°27'08" E  
44.96'

**3.00 Acres**  
0.12 acres lie  
within the margins  
of Round Top Road

**0.55 Acres**

Round Top Road

Found 1/2" iron rod  
for reference  
S43 58 49W 25.56'  
from the actual corner

Randa Stahl  
and wife,  
Sandra S. Stahl  
3.00 acres  
volume 1047  
page 547  
O.R.F.C.T.

Allen C. Eichler  
volume 875  
page 308  
D.R.F.C.T.

Set 1/2" iron rod

0.03 acres lie within  
the margins of  
Round Top Road

Buildings

House

Building

Shed

Found 1/2" iron rod

N 48°23'37" W  
231.95'

N 45°44'24" E  
620.56'

N 43°58'49" E  
555.48'

S 43°58'49" W  
542.37'

S 31°27'08" E  
219.45'

S 30°50'17" E  
265.88'