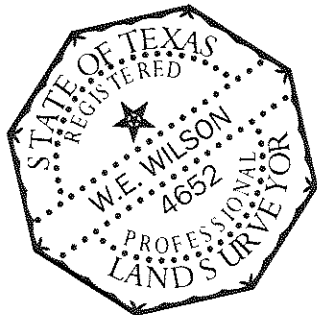


**SURVEY MADE FOR  
PATRICK AND BEVERLEY DRYMALA  
12010 CLOUDT RD.  
NEEDVILLE, TX 77461**

OF LOT ONE (1.00 acre), SITUATED IN THE F. WILLAERT SURVEY, ABSTRACT No. 492, FORT BEND COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED OCTOBER 29, 1991, RECORDED IN VOLUME 2347, PAGE 1592, OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS.



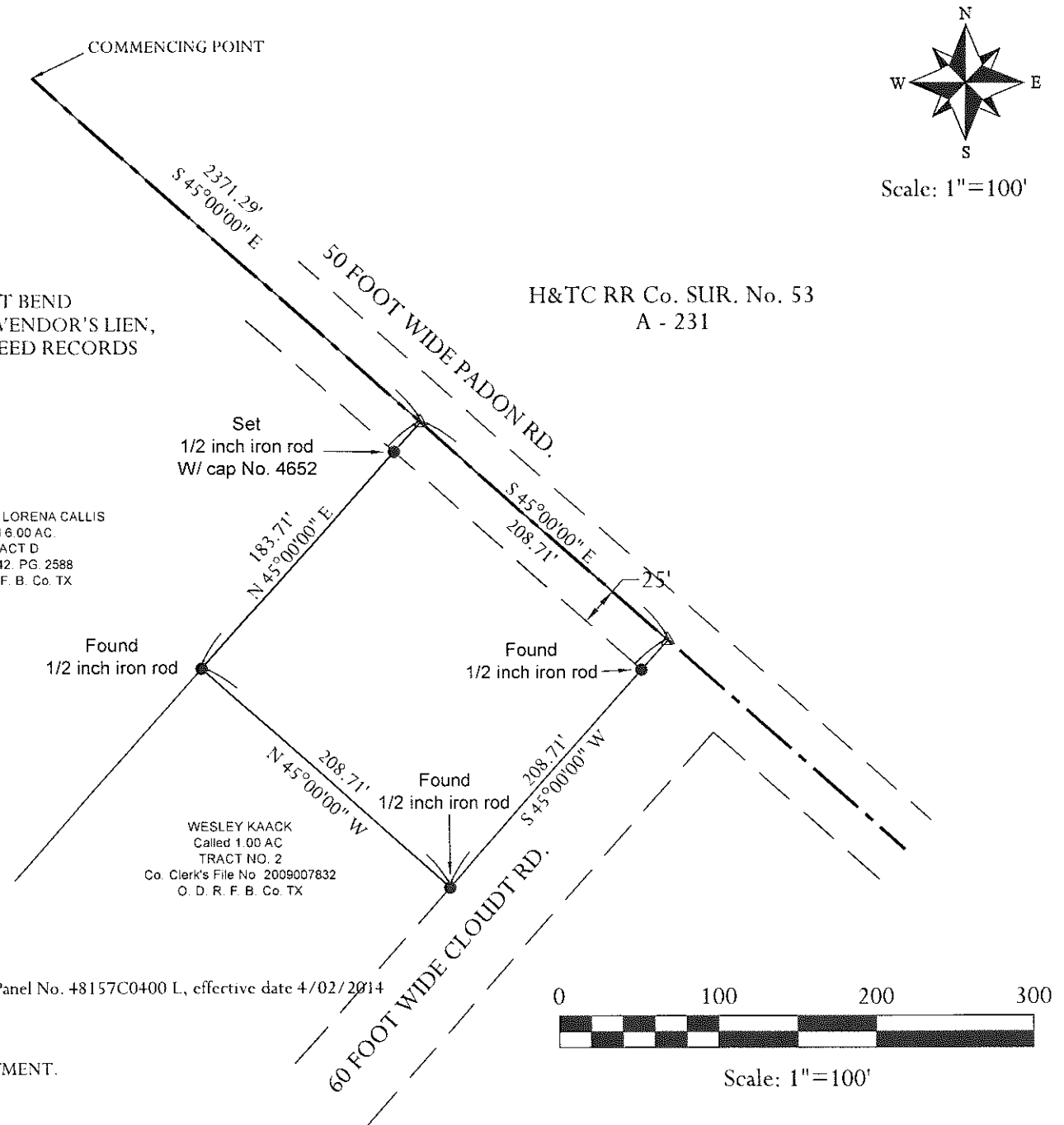
The undersigned does hereby certify that this survey was this day made on the ground under my supervision on May 09 and 13, 2019 of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, apparent easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown. (Survey on the ground December 01, 2019)

Witness my hand December 02, 2019

*W. E. Wilson* (W. E. Wilson)  
Registered Professional Land Surveyor No. 4652  
9226 Needville Fairchilds  
Needville, TX 77461  
(979) 793-3428

NOTE: FLOOD PLAIN DATA; This tract is in Zone X, per FEMA Panel No. 48157C0400 L, effective date 4/02/2014 and 481570C525 M, effective date 12/21/2017

SURVEYOR'S NOTE:  
This survey was performed without the benefit of a TITLE COMMITMENT.



WARRANTY DEED WITH VENDOR'S LIEN

Date: October 29, 1991

Grantor: Michael A. Schneider

Grantor's Mailing Address (including county): 15210 Hughes Road, Needville,  
 Fort Bend County, Texas 77461

Grantee: Patrick J. Drymala and wife, Beverley P. Drymala

Grantee's Mailing Address (including county): 11730 JOYCE LANE,  
 NEEDVILLE TX 77461 (FORT BEND COUNTY)

Consideration: The sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantees of their one certain promissory note of even date herewith in the principal amount of \$10,000.00 payable to the order of Thomas A. Bosse and Michael A. Schneider and bearing interest as therein provided, the payment of which note is secured by the vendor's lien herein retained and is additionally secured by a deed of trust of even date herewith to C. Michael Scheyer, Trustee.

Property (including any improvements): A 1.00 Acre Tract of Land, more or less, located in Section 52, H. & T. C. Ry. Co. Survey, Abstract 492, Fort Bend County, Texas, and being more particularly described by metes and bounds in the attached Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to all restrictions, covenants, conditions, easements, reservations, outstanding mineral interests and regulations of governmental authorities, if any but only to the extent that they, or any of them are, as of the date of this instrument, in effect and relating to the property, and filed of record in Fort Bend County, Texas.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property

to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against ever person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to 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 shall become absolute.

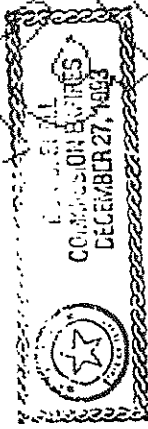
When the context requires, singular nouns and pronouns include the plural.

*Michael A. Schneider*  
Michael A. Schneider

STATE OF TEXAS

COUNTY OF FORT BEND

This instrument was acknowledged before me on the 29 day of October, 1991, by Michael A. Schneider.



*Don C. Shell*

Notary Public, State of Texas  
Notary's Name Printed:  
My commission expires:

RETURN TO:

MR. & MRS. PATRICK J. DRYHALA  
11730 Joyce Lane  
NEEDVILLE, TX 77461

PREPARED IN LAW OFFICE OF:  
DON C. SHELL  
2205 AVENUE I, SUITE 117  
ROSENBERG, TEXAS 77471

UNOFFICIAL DOCUMENT

BEING all that certain tract, piece or parcel of land lying and being situated in Fort Bend County, Texas, out of the F. Willaert Survey, Abstract 492 (North Quarter of H&TC RRY Co. Survey, Section 52) and being 1.0 acre only, referred to as Lot One for purposes of identification, out of the Original Iona Blanche Cloudt 120 acre tract that is better described in Volume 229, Page 326, of the Deed Records of Fort Bend County, to which refer in aid hereof; subject One Acre Lot One being more particularly described as follows, to-wit:

FOR COMMENCEMENT at a point in the centerline of Padon Road, a 50 ft. wide county road, said point being the Northwest corner of the Original 120 acre Iona Blanche Cloudt Tract; the Northwest corner of said Willaert Survey, the South corner of the T.J. Marshall Survey, Abstract 627, the Eastern corner of the H&TC RRY Co. Survey, Section 47, Abstract 228, and the Western corner of H&TC RRY Co. Survey, Section 53, Abstract 231;

THENCE S 45°00'E with the centerline of Padon Road, a 50 ft. wide county road and the common Survey line between Sections 53 and 52, of the H&TC RRY Co. Survey, 2371.29 fr. to the TRUE POINT OF BEGINNING of this survey of Lot One;

THENCE continuing S 45°00'E with said centerline and survey line, 208.71 ft. to a 60d nail and the East corner of this survey of Lot One;

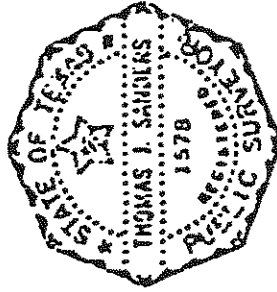
THENCE S 45°00'W with the Northwest R/W line of a 60 ft. wide access road, 208.71 ft. to the South corner of this survey;

THENCE N 45°00'W with the Northeast line of Lot 2 of this division, 208.71 ft. to an iron rod set for the Western corner of this 1.0 acre survey;

THENCE N 45°00'E with the Southeast line of Tract D, at 183.71 ft. Pass an iron rod set for reference, in 1977, at 208.71 ft. to the TRUE POINT OF BEGINNING of this survey of Lot One containing 1.0 acre of land.

#### CERTIFICATION

I hereby certify that the above Field Notes accurately reflect a true record of a survey made by me, on the 28th day of September, 1977, with corners and distances as indicated on the accompanying Plat.



*Thomas J. Sanders*  
THOMAS J. SANDERS  
Registered Public Surveyor #1578

TJS:jk

EXHIBIT "A"

STATE OF TEXAS  
I, hereby certify that this instrument was filed on this date and time stamped hereon by me and was duly recorded in the volume and page of the Official Records of Fort Bend County, Texas as stamped by me.

'91 OCT 30 P 4:14

*Aimee A. Liben*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS



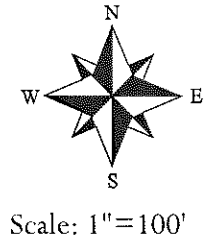
NOV 01 1991

*Aimee A. Liben*  
County Clerk, Fort Bend Co., Tex.

**SURVEY MADE FOR  
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12010 CLOUDT RD.  
NEEDVILLE, TX 77461**

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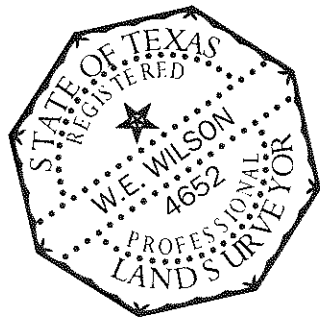
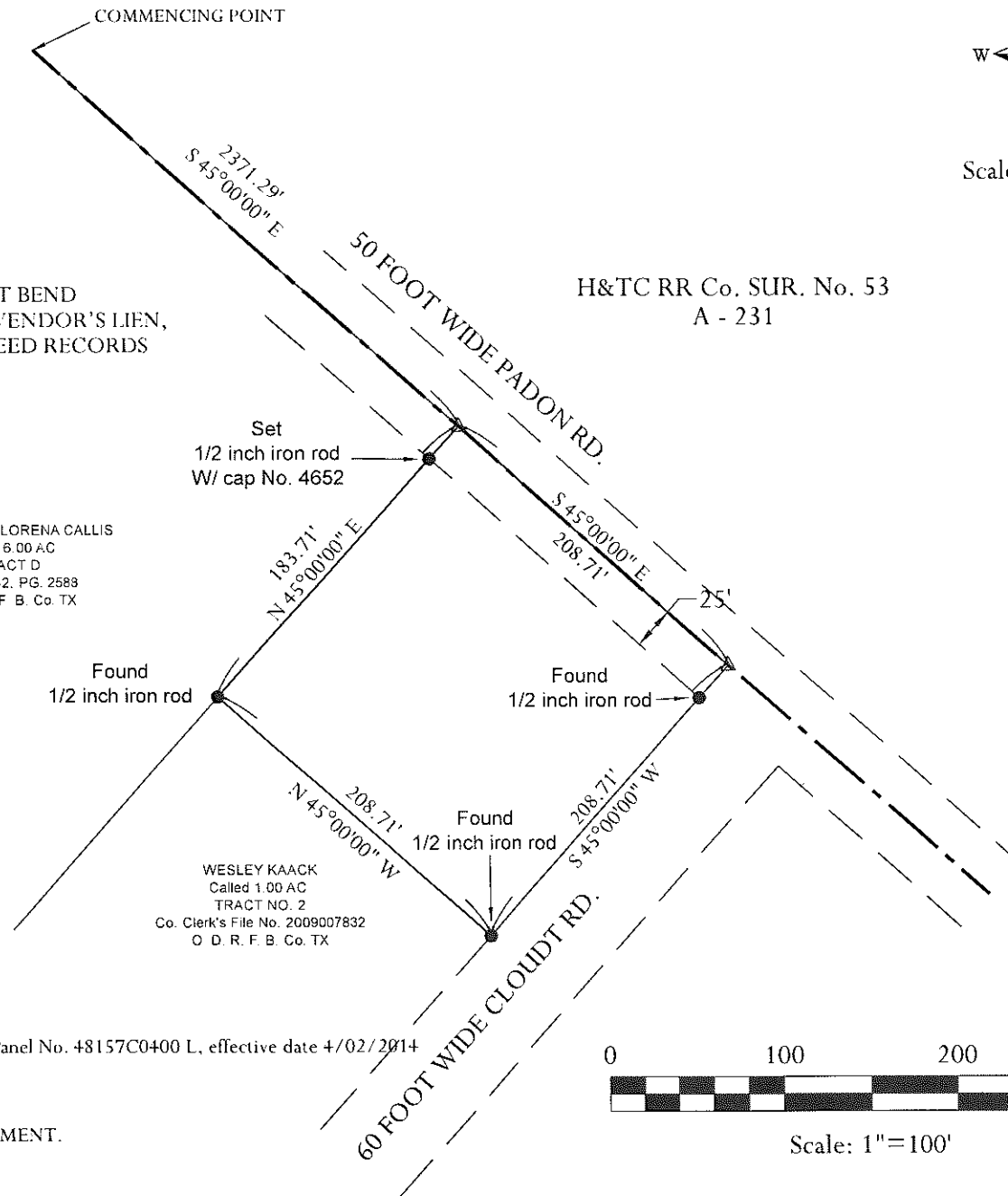
H&TC RR Co. SUR. No. 53  
A - 231



DWIGHT AND LORENA CALLIS  
Called 6.00 AC  
TRACT D  
VOL. 2242, PG. 2588  
O. D. R. F. B. Co. TX

F. WILLAERT SURVEY  
A - 492

WESLEY KAACK  
Called 1.00 AC  
TRACT NO. 2  
Co. Clerk's File No. 2009007832  
O. D. R. F. B. Co. TX



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*W.E. Wilson* (W. E. Wilson)  
Registered Professional Land Surveyor No. 4652  
9226 Needville Fairchilds  
Needville, TX 77461  
(979) 793-3428

NOTE: FLOOD PLAIN DATA: This tract is in Zone X, per FEMA Panel No. 48157C0+00 L, effective date 4/02/2014 and 48157C525 M, effective date 12/21/2017

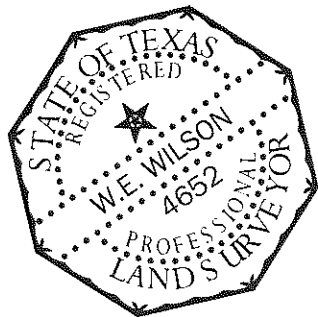
SURVEYOR'S NOTE:  
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Scale: 1"=100'

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