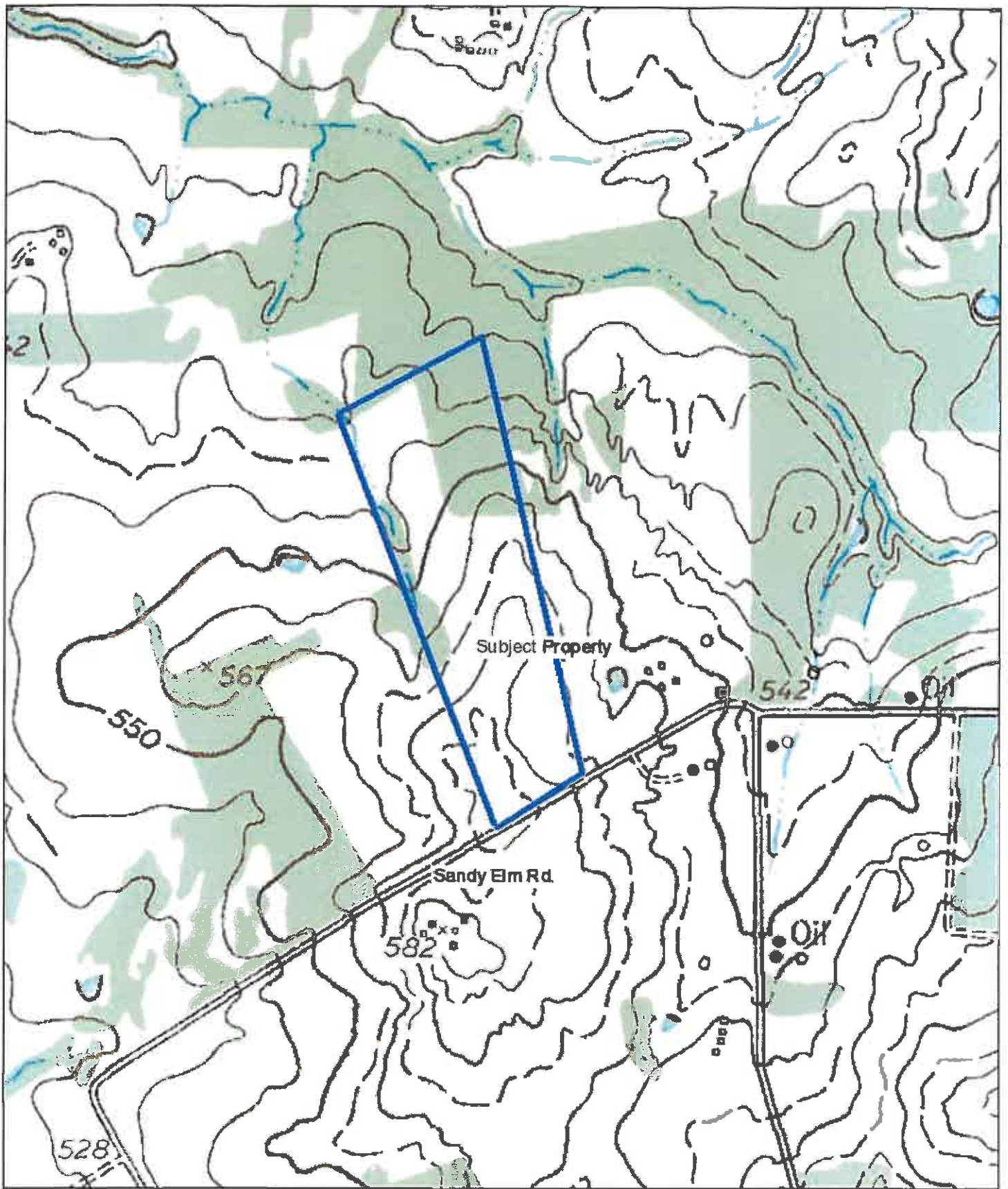


0 ————— 0.2 Mi
0 ————— 1000 Ft



0 0.2 MI
0 1000 Ft

JOHN CHRISTOPHER SURVEY ABSTRACT 92

JAMES A. & A. R. MULLAN TRACT
262.70 ACRE TRACT
VOL. 220, PG. 107, O.R.

Y. P. ALSBURY SURVEY ABSTRACT 43

ERNEST SCHRAUB
45.82 ACRE TRACT
VOL. 891, PG. 943, O.R.

46.00 ACRE TRACT

EDMUND SCHRAUB, ET AL.
TO ESTER MANN
VOL. 991, PG. 940,
OFFICIAL RECORDS

EDMUND SCHRAUB
40.00 ACRE TRACT
VOL. 891, PG. 937, O.R.

COUNTY ROAD No. 417
(SANDY ELM ROAD)

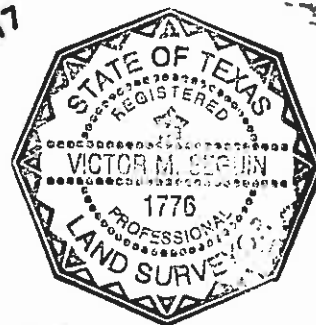


SCALE: 1" = 400'

PLAT LEGEND

- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN
- △ CONCRETE HIGHWAY R.O.W. MONUMENT
- E- INDICATES OVERHEAD ELECTRIC LINE
- P.P. INDICATES POWER POLE
- ⊖ INDICATES CHAIN-LINK FENCE LINE
- ⋈ INDICATES BARS WIRE FENCE LINE
- ⋈ INDICATES WOOD FENCE LINE
- ⋈ INDICATES MED WIRE FENCE LINE
- ⊖ INDICATES STEEL FENCE LINE

BUYER: GARY WOITENA JR. &
JENNIFER WOITENA



VICTOR M. SEGUIN

REGISTERED PROFESSIONAL LAND SURVEYOR No. 1776

P.O. BOX 14307

SAN ANTONIO, TX 78214

VICTOR SEGUIN
REGISTERED PROFESSIONAL
LAND SURVEYOR
P. O. Box 14307
San Antonio, Texas 78214
(210) 826-3871

STATE OF TEXAS
COUNTY OF GUADALUPE

46.00 ACRE TRACT

All that certain tract or parcel of land containing 46.00 acres in Guadalupe County, Texas, out of the Young P. Alsbury Survey, Abstract 43, being that certain 46.00 acre tract described in conveyance from Ernest Schraub, et al, to Esther Mann recorded in Volume 991, Page 940, Official Records of Guadalupe County, Texas. Said 46.00 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" iron pin found on the approximate common line of said Alsbury Survey, Abstract 43 and the John Christopher Survey, Abstract 92, and also being the Southeast boundary line of James A. & A. R. McMullan tract, of record in Volume 220, Page 107, Deed Records of Guadalupe County, Texas, at the North corner of Edmond Schraub, 40.00 acre tract, of record in Volume 991, Page 937, Official Records of Guadalupe County, Texas, for the West corner of this herein described tract;

THENCE: along with the common line of said Alsbury Survey and said Christopher Survey, and also being the Southeast boundary line of said McMullan tract, the following courses and distances;
North 58 deg. 37 min. 47 sec. East, 519.46 feet to an iron pin found;
North 58 deg. 22 min. 43 sec. East, 469.86 feet to an iron pin found, at the West corner of Ernest Schraub, 45.62 acre tract, of record in Volume 991, Page 943, Official Records of Guadalupe County, Texas, for the North corner of this herein described tract;

THENCE: South 14 deg. 03 min. 44 sec. East, a distance of 2661.18 feet to a 1/2" iron pin found on the Northwest right-of-way line of County Road No. 417 (Sandy Elm Road) at the South corner of Ernest Schraub, 45.62 acre tract, for the East corner of this herein described tract;

THENCE: along with the Northwest right-of-way line of County Road No. 417 (Sandy Elm Road), the following courses and distances:
South 58 deg. 57 min. 02 sec. West, 471.82 feet to a 1/2" iron pin found;
South 59 deg. 13 min. 42 sec. West, 117.96 feet to a 1/2" iron pin found at the East corner of said Edmond Schraub, 40.00 acre tract, for the South corner of this herein described tract;

THENCE: North 22 deg. 34 min. 31 sec. West, a distance of 2564.90 feet to the POINT OF BEGINNING.

Bearing Basis – North 22 deg. 34 min. 31 sec. West – from the Southwest boundary line of said 46.00 acre tract of record in Volume 991, Page 940, Official Records of Guadalupe County, Texas.



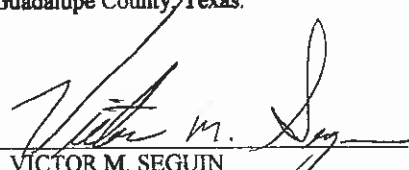

VICTOR M. SEGUIN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1776
MARCH 28, 2003
JOB NO. 03-41
(SEE ATTACHED PLAT)

EXHIBIT A-1

All of Grantor's right, title, and interest in and to all that certain 46.00 acre tract situated in the Young P. Alsbury Survey, A-43, Guadalupe County, Texas. Said 46.00 acre tract is comprised of part of a tract called Tract 2 (120 acres) and a tract called 100 acres in conveyance from Agnes Schraub to Esther Mann, et al, recorded in volume 574 at page 562 of the Deed Records of said county and being described by metes and bounds, as follows:

BEGINNING at a 1/2 inch diameter iron stake set marking the west corner of the tract herein described and lying in a fence along the northwest line of said 120 acre tract and marking the approximate location of the common line of the Young P. Alsbury Survey, A-43 and the John Christopher Survey, A-92. Said iron stake bears, N 58 deg. 53' 25" E 976.34 feet and N 58 deg. 37' 47" E 597.20 feet from a 1/2 inch diameter iron stake found at a three-way fence corner marking the west corner of said 120 acre tract;

THENCE with a fence along the northwest line of the tract herein described, same being a segment of the northwest line of said 120 acre tract and along said common survey line, as follows:

N 58 deg. 37' 47" E 519.46 feet to a 1/2 inch diameter iron stake set; and

N 58 deg. 22' 43" E 469.86 feet to a 1/2 inch diameter iron stake set marking the north corner of the tract herein described;

THENCE with the northeast line of the tract herein described, into and across said 120 acre tract and said 100 acre tract, S 14 deg. 03' 44" E at 21.03 feet a 1/2 inch diameter iron stake set, at 580.70 feet a 1/2 inch diameter iron stake set, at 1075.49 feet a 1/2 inch diameter iron stake set in a tree line, at 1350.29 feet a 1/2 inch diameter iron stake set in a cross fence and at 2661.18 feet a 1/2 inch diameter iron stake set marking the east corner of the tract herein described and lying in a fence along the northwest line of County Road No. 417 (Sandy Elm Road);

THENCE with said fence along the southeast line of the tract herein described, same being a segment of the northwest line of said County Road No. 417, as follows:

S 58 deg. 57' 02" W 471.82 feet to a 1/2 inch diameter iron stake set; and

S 59 deg. 13' 42" W 117.96 feet to a 1/2 inch diameter iron stake set marking the south corner of the tract herein described;

THENCE with the southwest line of the tract herein described, into and across said 120 acre tract, N 22 deg. 34' 31" W at 796.69 feet a 1/2 inch diameter iron stake set in a cross fence, at 1817.04 feet a 1/2 inch diameter iron stake set and at 2564.90 feet the PLACE OF BEGINNING and containing 46.00 acres of land.

EXHIBIT A-1