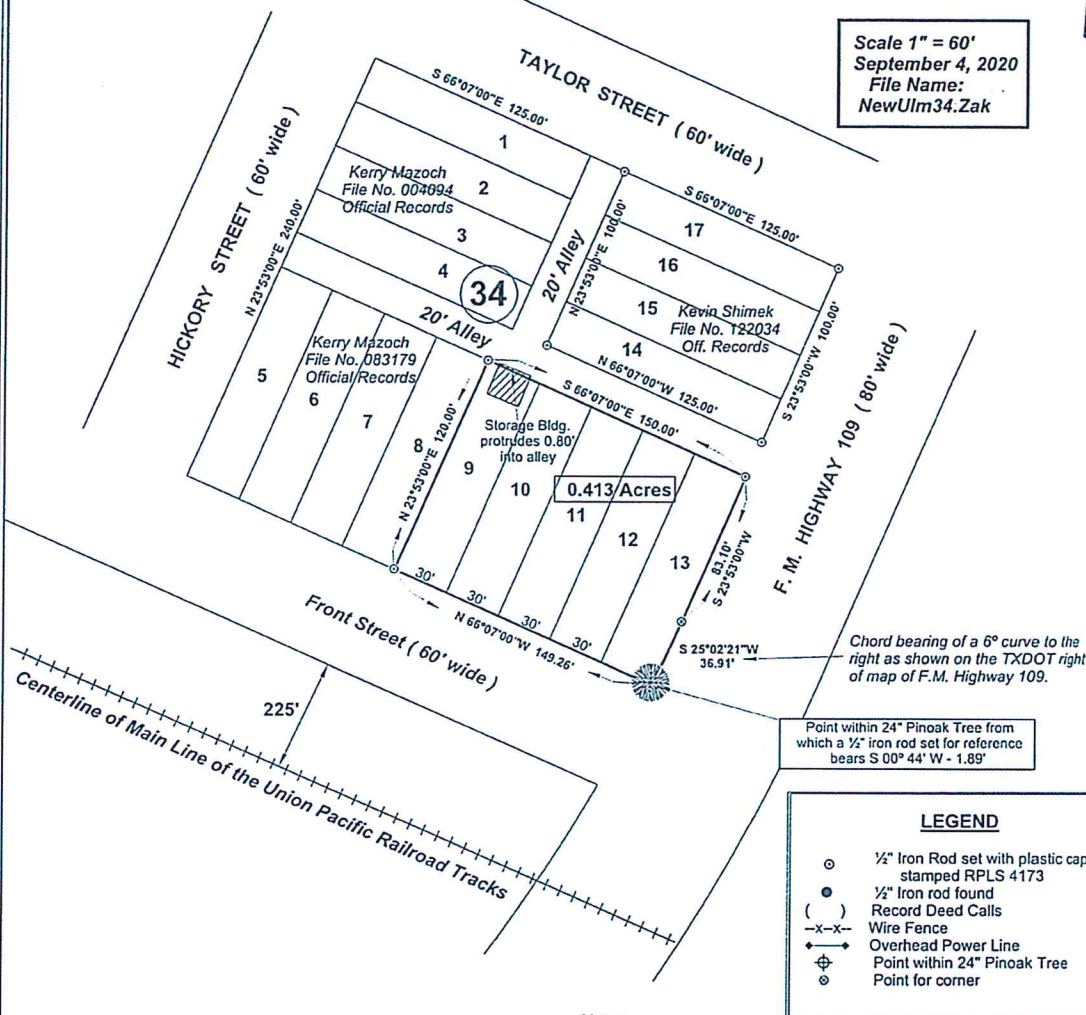


AUSTIN COUNTY, TEXAS TOWN OF NEW ULM BLOCK NO. 34



Scale 1" = 60'
September 4, 2020
File Name:
NewUlm34.Zak



Notes

- (1) Subject to any and all covenants, restrictions, easements, conditions, ordinances, zoning laws & regulations which may be applicable.
- (2) There is excepted any rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines as shown on the survey plat.
- (3) Note area of protrusion.
- (4) This property is subject to the rights of the public and Austin County to any area located within a public roadway, street or alley.
- (5) All bearings are based on the Town of New Ulm subdivision plat as recorded in Volume 13, Page 37, D.R.
- (6) Title information furnished by Bolts Title Company as per Commitment GF No. AU-20147, effective date August 14, 2020.
- (7) This survey is valid for this transaction only.
- (8) Property description to accompany this plat.

Survey Plat of the 0.413 acre tract of land situated in Austin County, Texas and being Lots 9, 10, 11, 12 & 13 in Block 34 of the Town of New Ulm according to the subdivision plat of said town recorded Volume 13, Page 37. Austin County Deed Records and also being that same land described in Deed dated August 10, 2018 from Lew Ellyn Gross, et ux to Kevin James Shimek, recorded in File No. 183960, Austin County Official Records.

Rau Surveying

1276 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-6468
Firm No. 10162600

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.

Darrell D. Rau

Darrell D. Rau, Registration No. 4173



STATE OF TEXAS
COUNTY OF AUSTIN

Land Description
0.413 Acres

BEING a tract or parcel containing 0.413 acres of land situated in Austin County, Texas and being Lots 9, 10, 11, 12 & 13 in Block 34 of the Town of New Ulm according to the subdivision plat of said town recorded Volume 13, Page 37, Austin County Deed Records and also being that same land described in Deed dated August 10, 2018 from Lew Ellyn Gross, et ux to Kevin James Shimek, recorded in File No. 183960, Austin County Official Records. Said 0.413 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set on the Northerly line of Front Street for the West corner of Lot No. 9 in Block 34 and the West corner of the herein described tract and from which the centerline of the main track line of the Union Pacific Railroad bears S 23° 53' W a distance of 285 feet, said iron rod also being the South corner of Lot No. 8 which was conveyed to Kerry Mazoch by deed recorded in File No. 083179, Official Records;

THENCE along the Westerly line of Lot No. 9, common with the Easterly line of Lot No. 8, N 23° 53' 00" E a distance of 120.00 feet to a ½" iron rod set on the Southerly line of a 20-foot wide city alley for the North corner of Lot No. 9 and the North corner of the herein described tract, also being the East corner of Lot No. 8;

THENCE along the Northerly line of Lots 9-13, common with the Southerly line of said 20-foot wide city alley, S 66° 07' 00" E a distance of 150.00 feet to a ½" iron rod set on the Westerly line of F.M. Highway 109 for the East corner of Lot No. 13 and the East corner of the herein described tract;

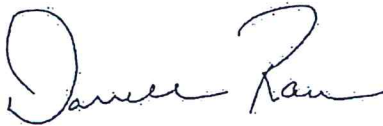
THENCE along the Westerly line of F.M. Highway 109 (80 feet in width), the following calls: —
• S 23° 53' 00" W a distance of 83.10 feet to the point of beginning of a 6 degree curve to the right, and
• S 25° 02' 21" W a distance of 36.91 feet along the chord of said curve to a 24" pin oak tree found at its intersection with the Northerly line of Front Street for the South corner of the herein described tract and from which a ½" iron rod set for reference bears S 00° 44' W a distance of 1.89 feet;

THENCE along the Northerly line of Front Street and the Southerly line of Lots 9-13, N 66° 07' 00" W a distance of 149.26 feet to the POINT OF BEGINNING, containing 0.413 acres of land

Notes:

- (1) All bearings are based on the Town of New Ulm subdivision plat as recorded in Volume 13, Page 37, Deed Records.
- (2) A survey plat to accompany this description.

EXHIBIT A



Date: September 04, 2020

Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173
Firm No. 10162600

