

Muras Land Surveying, Inc.

3802 KRISCHKE ROAD
SCHULENBURG, TEXAS 78956-5631
PH. (409) 561-8341

STATE OF TEXAS ()
 ()
COUNTY OF FAYETTE ()

Ronald and Patricia McClung
40.39 Acre Tract

All that certain tract or parcel of land situated in Fayette County, Texas, a part of the W. A. Matthews 3/4 League, A-240, same being that certain 30.313 acre tract of land described in an Assumption Deed from L & G Land and Cattle Co. to Robert M. Bizzell and wife, Donna S. Bizzell, dated August 3, 1984 and recorded in Volume 667, Page 703 of the Deed Records of Fayette County, Texas, same being that certain 10 acre tract of land described in a deed from L & G Land and Cattle Co. to Robert M. Bizzell and wife, Donna S. Bizzell, dated August 3, 1984 and recorded in Volume 667, Page 246 of the Deed Records of Fayette County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

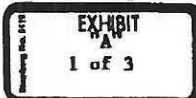
BEGINNING at an iron rod found for the Northeast corner, same being the Northeast corner of the said Robert M. Bizzell, et ux. 30.313 acre tract of land, same being the Northwest corner of a 12 acre tract of land described in a deed to John Knight in Volume 542, Page 143, same lying in the South boundary of a 190.46 acre tract of land described in a deed to Richard Stearns in Volume 905, Page 812, same being the Northeast corner of a 30 feet wide road easement described in a deed to Kyle Kaiser in Volume 527, Page 831;

THENCE, along the East boundaries of the said Robert M. Bizzell, et ux. 30.313 acre tract and 10 acre tract, the East line of said 30 feet wide road easement and the West boundary of the said John Knight 12 acre tract, SOUTH 1246.97 feet to an iron rod found for the Southeast corner of the said Robert M. Bizzell, et ux. 10 acre tract, same being the Northeast corner of a 20.235 acre tract of land described in a deed to Marcelina Alvarez in Volume 549, Page 814;

THENCE, along the South boundary of the said Robert M. Bizzell, et ux. 10 acre tract and the North boundary of the said Marcelina Alvarez 20.235 acre tract, S 89°49'07" W 1413.89 feet to an iron rod found for the Southwest corner of the said Robert M. Bizzell, et ux. 10 acre tract, same being the Northwest corner of the said Marcelina Alvarez 20.235 acre tract, same lying in the East margin of County Road 168, same lying in the East line of a 40 feet wide road easement described in a deed to Richard Stearns in Volume 905, Page 812;

THENCE, along the West boundaries of the said Robert M. Bizzell, et ux. 10 acre tract and 30.313 acre tract, the East margin of said County Road 168 and the East line of said 40 feet wide road easement, N 00°50'50" W 307.76 feet to an iron rod found, N 02°03'03" W 389.77 feet to an iron rod set and N 00°00'13" W 523.08 feet to an iron rod found for the Northwest corner of the said Robert M. Bizzell, et ux. 30.313 acre tract, same being the Southwest corner of the said Richard Stearns 190.46 acre tract;

THENCE, along the North boundary of the said Robert M. Bizzell, et ux. 30.313 acre tract and the South boundary of the said Richard Stearns 190.46 acre tract, N 88°45'20" E 1432.75 feet to the place of beginning, containing 40.39 acres of land.



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Ronald and Patricia McClung
40.39 Acre Tract

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
AND TO THE TITLE COMPANY:

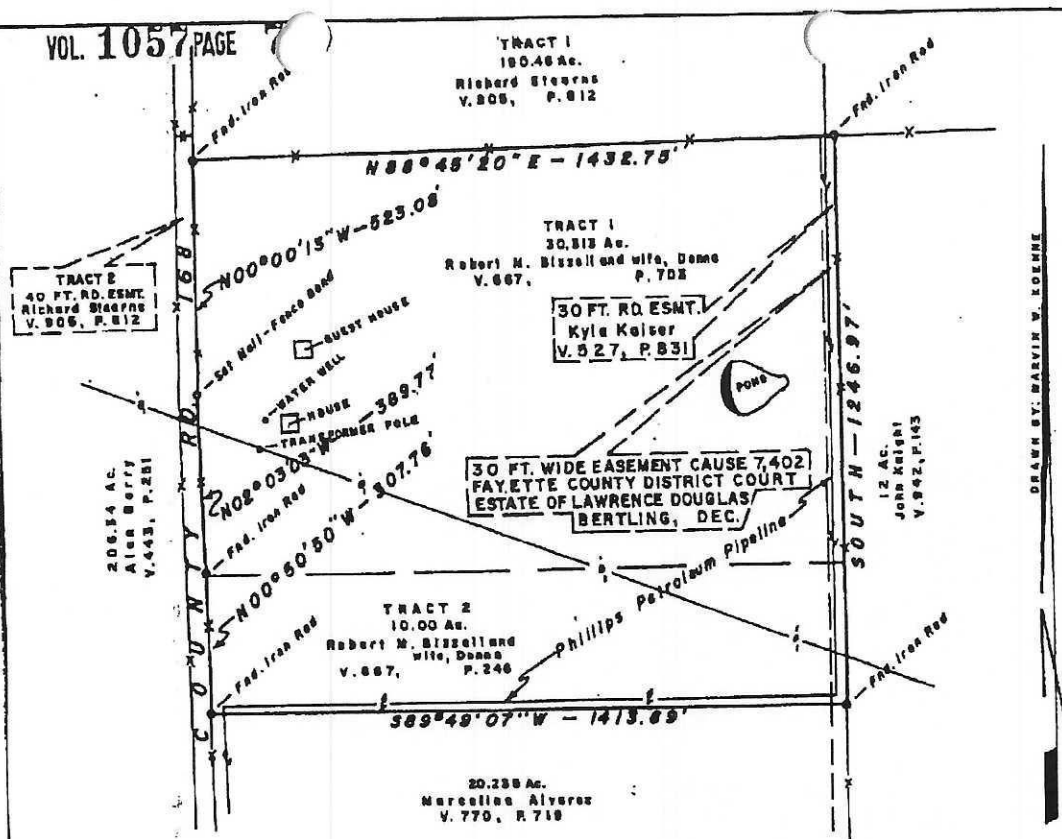
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Tim W. Muras

Tim W. Muras, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas
March 23, 1999

SEAL:





RONALD and PATRICIA McCLUNG
 40.39 ACRE TRACT
 W. A. MATTHEWS 3/4 LEAGUE, A-240
 FAYETTE COUNTY, TEXAS
 SCALE: 1"=300 FT.

NOTE: The above shown house location does not lie within the 100 Year Flood Hazard Zone as shown on the Flood Insurance Rate Map of Fayette County, Texas, the effective date is March 23, 1999.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
 AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Tim W. Muras
 Tim W. Muras, R.P.L.S.
 Registered Professional Land Surveyor No. 4401
 Schulenburg, Texas
 March 23, 1999

EXHIBIT
 A
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