

**Muras Land Surveying, Inc.**  
3802 KRISCHKE ROAD  
SCHULENBURG, TEXAS 78956-5631  
PH. (361) 865-2227

**STATE OF TEXAS**                   ()

**COUNTY OF LAVACA**           ()

Ronald and Christy Bohuslav  
0.4755 Acre Tract of Land

All that certain tract or parcel of land situated in Lavaca County, Texas, same being all of Lot 1 and a part of Lots 2, 3 7 and 8 in Block No. 38 of the City of Moulton, according to the Plat of Record in the Plat Records of Lavaca County, Texas, same being that certain 0.4755 acre tract of land described in a deed from Kenneth Neskora and wife, Johnna Neskora to Ronald P. Bohuslav and wife, Christy Bohuslav, dated April 25, 1991 and recorded in Volume 425, Page 245 of the Deed Records of Lavaca County, Texas, same lying within the corporate limits of the City of Moulton, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod set for the Northeast corner, same being the Northeast corner of the said Ronald P. Bohuslav, et ux. 0.4755 acre tract of land, same being the Northeast corner of Lot 1 and the Northeast corner of Block No. 38, same lying at the intersection of the West margin of South Pecan Street and the South margin of Cockrill Street;

THENCE, along the East boundary of the said Ronald P. Bohuslav, et ux. 0.4755 acre tract, the East boundary of Block No. 38 and the West margin of South Pecan Street, S 07° E 170.0 feet to an iron rod set for the Southeast corner of the said Ronald P. Bohuslav, et ux. 0.4755 acre tract of land, same being the Northeast corner of a tract of land described in a deed to Robert Buehring in Volume 389, Page 776;

THENCE, along the South boundary of the said Ronald P. Bohuslav, et ux. 0.4755 acre and the North boundary of the said Robert Buehring tract, S 83° W 107.5 feet to an iron rod set for the most South Southwest corner of the said Ronald P. Bohuslav, et ux. 0.4755 acre tract, same lying in the East boundary of a tract of land described in a deed to George Munro in Volume 46, Page 608;

THENCE, along the West boundary of the said Ronald P. Bohuslav, et ux. 0.4755 acre, the East boundary of the said George Munro tract and the East boundary of a tract of land described in a deed to Clarence Bohuslav in Volume 46, Page 422, N 07° W 95.0 feet to an iron rod set for an interior corner of the said Ronald P. Bohuslav, et ux. 0.4755 acre, same being the Northeast corner of the said Clarence Bohuslav tract;

THENCE, along a South boundary of the said Ronald P. Bohuslav, et ux. 0.4755 acre and the North boundary of the said Clarence Bohuslav tract, S 83° W 32.5 feet to an iron rod set for the most West Southwest corner of the said Ronald P. Bohuslav, et ux. 0.4755 acre tract of land, same being the Southeast corner of a tract of land described in a deed to Adrian Kubicek in Volume 15, Page 655;

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Ronald and Christy Bohuslav  
0.4755 Acre Tract of Land

THENCE, along the West boundary of the said Ronald P. Bohuslav, et ux. 0.4755 acre tract and the East boundary of the said Adrian Kubicek tract, N 07° W 75.0 feet to an iron rod set for the Northwest corner of the said Ronald P. Bohuslav, et ux. 0.4755 acre tract of land, same lying in the North boundary of Block No. 38, same lying in the South margin of said Cockrill Street;

THENCE, along the North boundary of the said Ronald P. Bohuslav, et ux. 0.4755 acre tract, the North line of Block No. 38 and the South margin of said Cockrill Street, N 83° E 140.0 feet to the place of beginning, containing 0.4755 acre of land.

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.

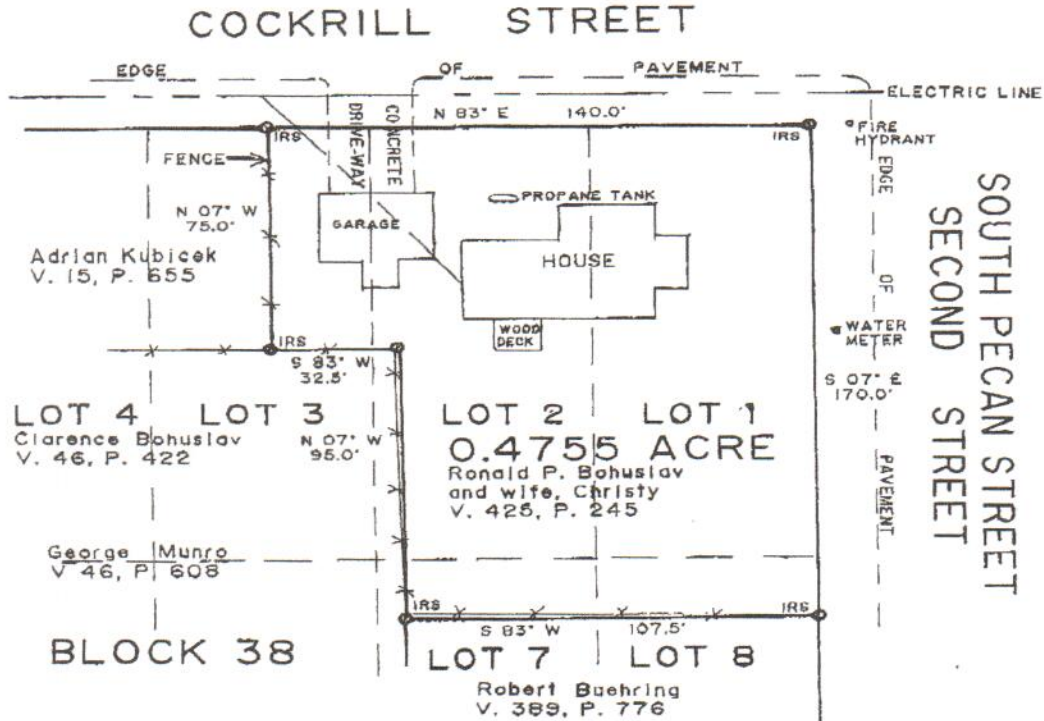


Tim W. Muras, R.P.L.S.  
Registered Professional Land Surveyor No. 4401  
Schulenburg, Texas  
August 2, 2002

SEAL:



The address of the subject property is:  
200 SOUTH PECAN STREET  
MOULTON, TEXAS 77975



**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 the City of Moulton, Lavaca County, Texas, the effective date is August 2, 2002.

0.4755 ACRE TRACT  
BEING ALL of LOT 1 and A PART of  
LOTS 2, 3, 7 and 8 in BLOCK NO.  
38 of the CITY of MOULTON, according  
to the PLAT of RECORD in the PLAT  
RECORDS of LAVACA COUNTY, TEXAS  
SCALE: 1"=50'  
IRS=IRON ROD SET

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*  
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