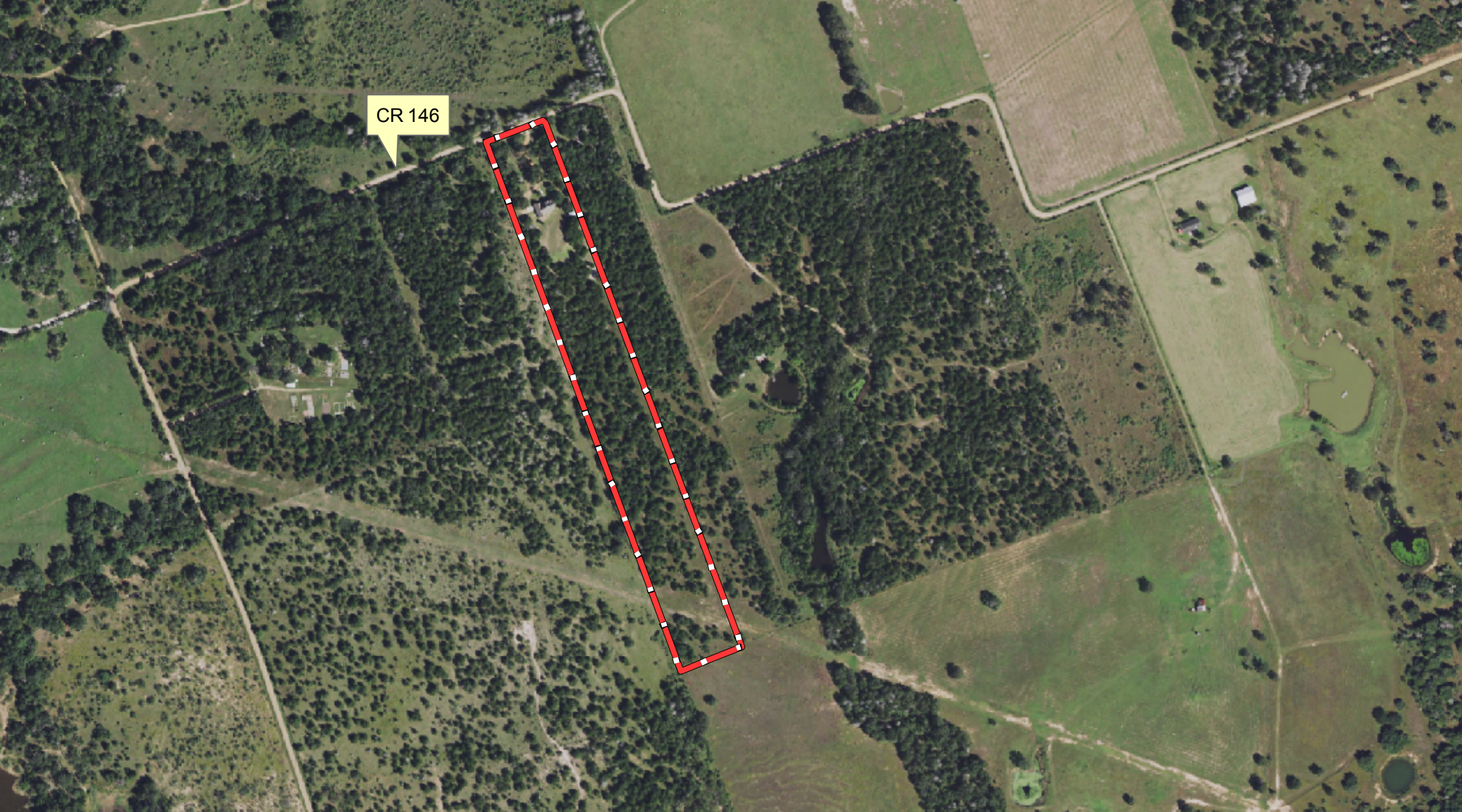


CR 146

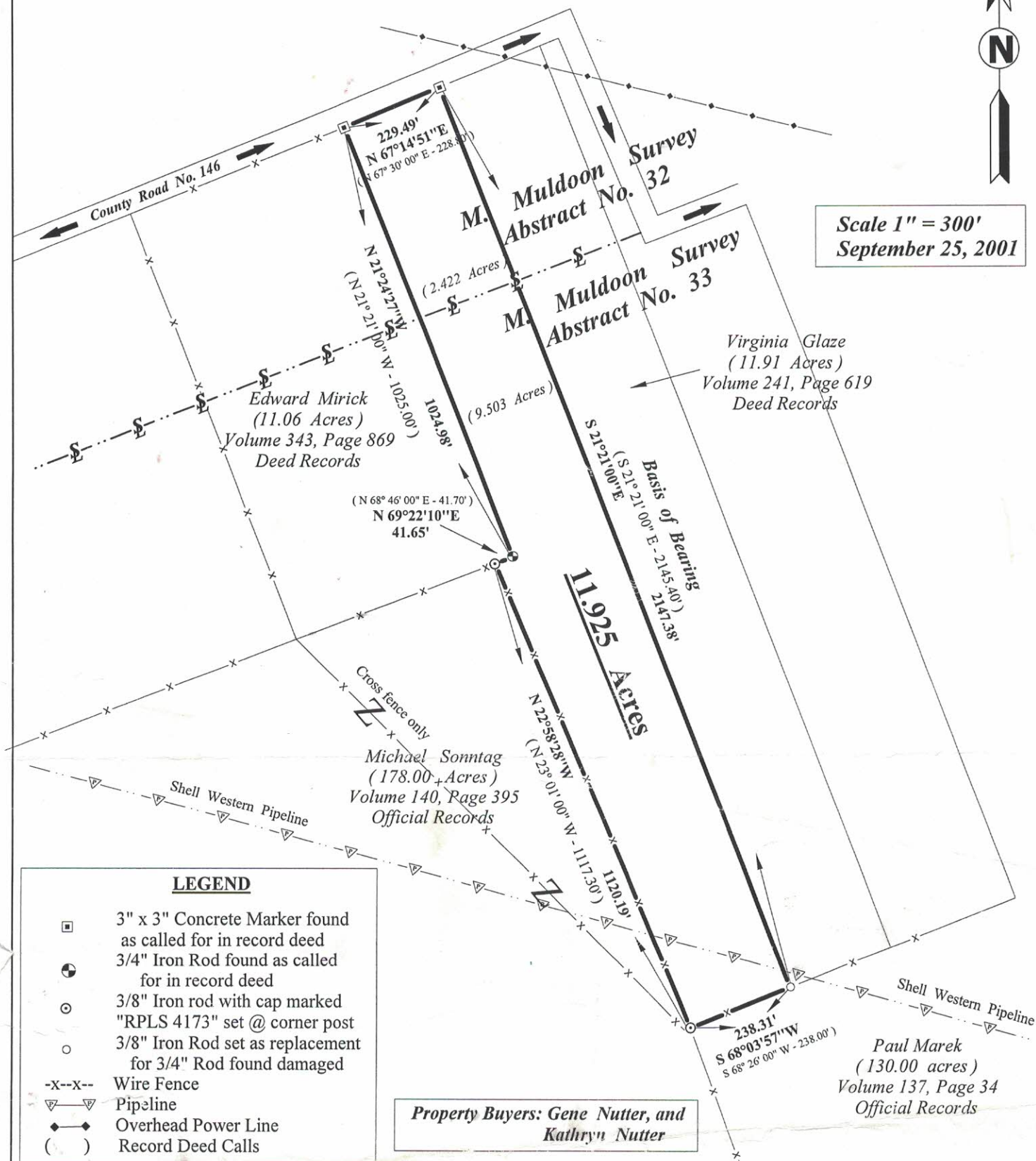




**LAVACA COUNTY, TEXAS**  
**M. MULDOON SURVEY ( A - 32 )**  
**M. MULDOON SURVEY ( A - 33 )**



Scale 1" = 300'  
 September 25, 2001



**Notes**

- (1) Bearings for this survey are based on the boundary line as noted on this plat and described in the record deed..
- (2) This property is shown to be outside the flood hazard areas according to FHBM No. 481178 0007 A, effective date August 23, 1977.
- (3) Said 11.925 acre tract is also subject to all those conditions, covenants, restrictions, and easements of record.
- (4) Title information not furnished.
- (5) Property description to accompany this plat.

Survey Plat of a 11.925 acre tract of land situated in Lavaca County, Texas of which 2.422 acres being in the M. Muldoon Survey, Abstract No. 32, and 9.503 acres in the M. Muldoon Survey, Abstract No. 33, and being that same property described as Second Tract containing 11.91 acres in Partition Deed dated July 29, 1966 executed by L.J. Reese, et al to Florence Reese, recorded in Volume 241, Page 619, Lavaca County Deed Records.

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, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

Surveyor's Address: P.O. Box 692  
 Columbus, Texas 78934  
 Phone: (979) 732-8494  
 Fax : (979) 732-8481

Darrell D. Rau, Registration No. 4173





STATE OF TEXAS

COUNTY OF LAVACA

Property Description  
11.925 Acres

**BEING** a tract or parcel of land containing 11.925 acres, out of the M. Muldoon Survey, Abstract No. 32, and the M. Muldoon, Abstract No. 33, situated in Lavaca County, Texas and being that same property described as Second Tract containing 11.91 acres in Partition Deed dated July 29, 1966 executed by L.J. Reese, et al to Florence Reese, recorded in Volume 241, Page 619, Deed Records of Lavaca County, Texas. Said 11.925 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3"x 3" concrete marker found on the Southerly line of County Road 146 for the Northeast corner of this tract, also being the Northeast corner of said original 11.91 acre tract and the Northwest corner of the Virginia Glaze property described as Third Tract in same partition deed recorded in Volume 241, Page 619, Lavaca County Deed Records;

**THENCE** along the Easterly line of said original tract, being the Westerly line of the Virginia Glaze property, S 21° 21' 00" E a distance of 2147.38 feet to a 3/8" iron rod set as a replacement of the original, damaged 3/4" iron rod and being on the Northerly line of a 130 acre tract conveyed to Paul Marek by deed recorded in Volume 137, Page 34, Lavaca County Official Records and being the Southeast corner of this tract, the Southeast corner of said original tract and the Southwest corner of the Virginia Glaze property;

**THENCE** along the Southerly line of said original tract, being the Northerly line of the Paul Marek tract, S 68° 03' 57" W a distance of 238.31 feet to a 3/8" iron rod set at a fence corner for the Southwest corner of this tract and of said original tract, also being the Northwest corner of the Paul Marek 130 acre tract and being on the Easterly line of the Michael Sonntag 178 acre tract as described in Volume 140, Page 395, Lavaca County Official Records;

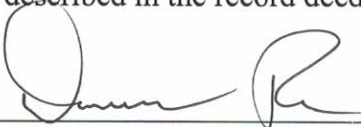
**THENCE** along a Westerly line of said original tract, being the Easterly line of the Sonntag 178 acre tract, N 22° 58' 28" W a distance of 1120.19 feet to a 3/8" iron rod set at a pipe fence corner for corner of this tract, being the Northeast corner of said Sonntag tract and being on the Southerly line of the Edward Mirick 11.06 acre tract as described in Volume 343, Page 869, Lavaca County Deed Records;

**THENCE** along the Southerly and Easterly lines of said Mirick 11.06 acre tract, being the Western boundary of said original tract, as follows:

- N 69° 22' 10" E a distance of 41.65 feet to a found 3/4" iron rod, and
- N 21° 24' 27" W a distance of 1024.98 feet to a 3"x 3" concrete marker found on the Southerly line of County Road 146 for the Northwest corner of said original tract and this tract, being the Northeast corner of said Mirick 11.06 acre tract;

**THENCE** N 67° 14' 51" E, along the Southerly line of County Road 146, a distance of 229.49 feet to the **PLACE OF BEGINNING**, containing 11.925 acres of land of which 2.422 acres being in the M. Muldoon, Abstract No. 32, and 9.503 acres in M. Muldoon, Abstract No. 33.

Bearings for this description are based on the Eastern boundary line of said original tract as described in the record deed. Note: A survey plat to accompany this description.

  
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Darrell D. Rau  
Registered Professional Land Surveyor, Registration No. 4173

Date: September 25, 2001

