

Muras Land Surveying, Inc.

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STATE OF TEXAS ()
 ()
COUNTY OF LAVACA ()

Timothy L. Larson
27.23 Acre Tract

All that certain tract or parcel of land situated in Lavaca County, Texas, a part of the Jeremiah Brown League, A-3, same being a part of that certain 38.68 acre tract of land described in a deed from Alan Zatopek and Everett J. Zatopek to Timothy L. Larson, dated November 3, 2000 and recorded in Volume 218, Page 383 of the Official Records of Lavaca County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod set for the Southwest corner, same lying in the West boundary of and being N 00°31'30" E 400.0 feet from the Southwest corner of the said Timothy L. Larson 38.68 acre tract of land, same lying in the East boundary of a 107.83 acre tract of land described in a deed to Adolf Sasin in Volume 84, Page 86, same being the Northwest corner of an 11.45 acre tract of land this day surveyed;

THENCE, along the West boundary of the said Timothy L. Larson 38.68 acre tract and the East boundary of the said Adolf Sasin 107.83 acre tract, N 00°31'30" E 538.7 feet to an iron rod found and N 00°31'30" E 45.0 feet to a point for the most West Northwest corner, same being the most West Northwest corner of the said Timothy L. Larson 38.68 acre tract, same lying in the center of Rocky Creek;

THENCE, along the Northern boundary of the said Timothy L. Larson 38.68 acre tract, the Southern boundary of the said Adolf Sasin 107.83 acres and the center of said Rocky Creek, N 43°47'40"E 177.5 feet, N 61°48'00" E 238.4 feet and N 71°50'30" E 103.8 feet to a point for an interior corner of the said Timothy L. Larson 38.68 acre tract, same being the most East Southeast corner of the said Adolf Sasin 107.83 acre tract;

THENCE, along the West boundary of the said Timothy L. Larson 38.68 acre tract and the East boundary of the said Adolf Sasin 107.83 acre tract, with evidence of an old fenceline, N 00°26'50" W 45.0 feet to an iron rod found and N 00°26'50"W 631.7 feet to an iron rod found for the most North Northwest corner, same being the most North Northwest corner of the said Timothy L. Larson 38.68 acre tract, same lying in the South boundary of a 22 acre tract of land described in a deed to Marvin Cernik in Volume 215, Page 575, same being the Northeast corner of the said Adolf Sasin 107.83 acre tract;

THENCE, along the North boundary of the said Timothy L. Larson 38.68 acre tract and the South boundary of the said Marvin Cernik 22 acre tract, with an existing fenceline, S 85°09'00"E 224.5 feet to an iron rod found for the most North Northeast corner of the said Timothy L. Larson 38.68 acre tract, same being the Southeast corner of the said Marvin Cernik 22 acre tract, same lying in the center of Coon Branch, same lying in the West boundary of a 14 acre tract of land described in a deed to Ludvik Leihardt in Volume 87, Page 232;

THENCE, along the Northeast boundary of the said Timothy L. Larson 38.68 acre tract, the Southwest boundary of the said Ludvik Leihardt 14 acre tract and the center of said Coon Branch, with the following courses and distances:

S 57°30'40" E	156.6'
S 81°51'50" E	33.3'
S 07°38'30" E	37.8'
S 73°47'30" W	50.1'
S 09°44'10" E	40.2'
S 42°39'40" E	67.0'
S 76°53'00" E	80.3'
S 29°10'40" E	83.8'
S 46°53'30" W	20.7'
S 22°57'40" E	92.0'
N 65°43'50" E	59.4'
S 41°39'10" E	114.7' and
S 89°36'40" E	21.6' to a point for

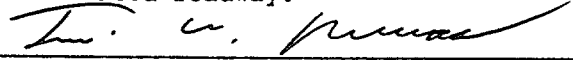
the most East Northeast corner, same lying in the West Right-of-Way margin of Farm-to-Market Road 957;

THENCE, along the West Right-of-Way margin of said Farm-to-Market Road 957, S 00°41'40" W 54.6 feet to an iron rod found and S 00°41'40" W 879.1 feet to an iron rod set for the Southeast corner, same being the Northeast corner of said 11.45 acres;

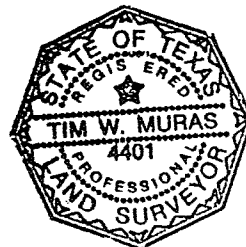
THENCE, along the Northern boundary of said 11.45 acre tract, S 84°51'15" W 1114.7 feet to the place of beginning, containing 27.23 acres of land.

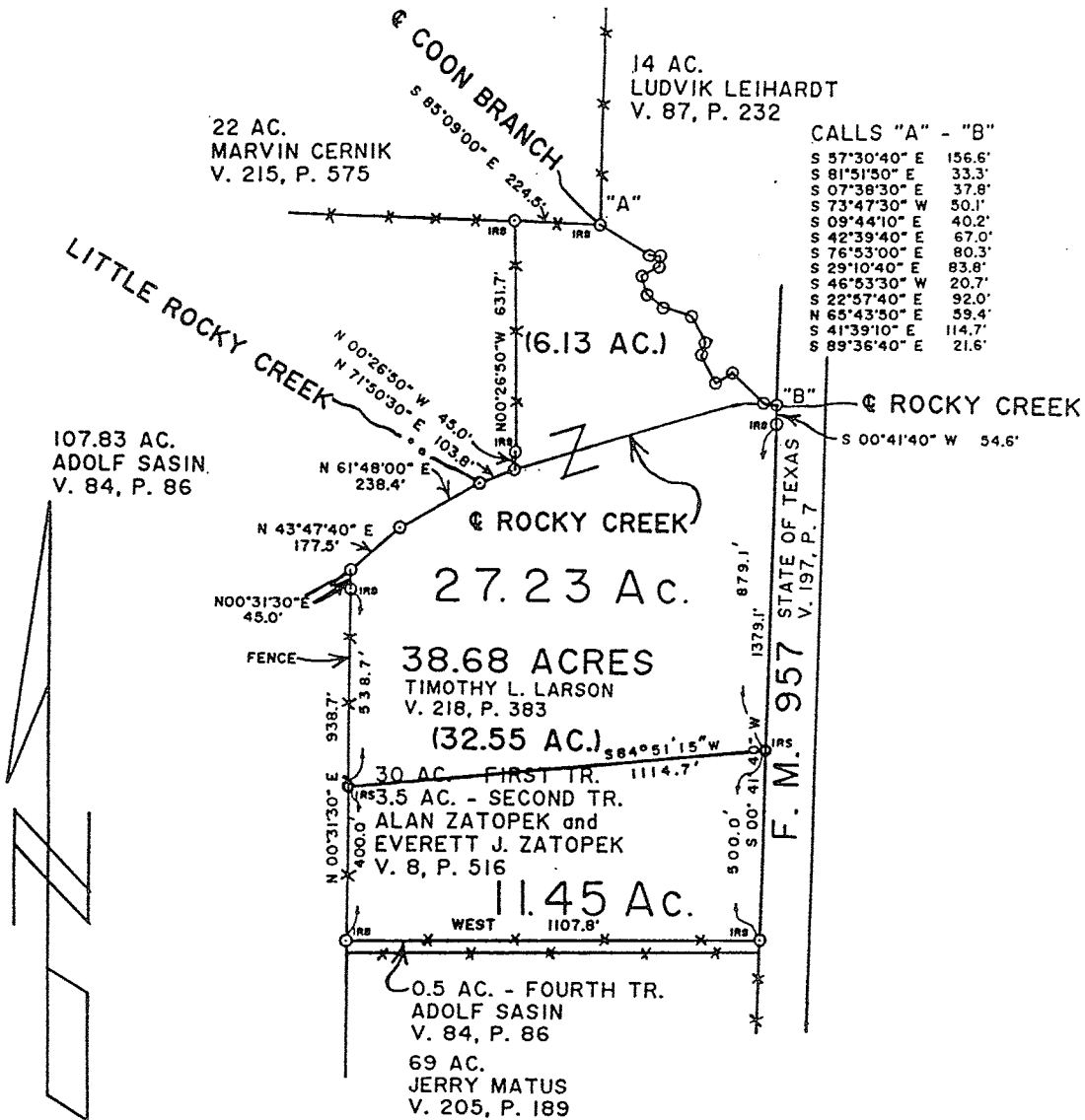
TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
AND TO THE TITLE COMPANY:

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
June 5, 2001

SEAL:





DIVISION OF
 38.68 ACRE TRACT
 TIMOTHY L. LARSON
 JEREMIAH BROWN LEAGUE, A-3
 LAVACA COUNTY, TEXAS
 SCALE: 1"=400'
 IRF=IRON ROD FOUND
 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
 Tim W. Muras, R.P.L.S.
 Registered Professional Land Surveyor No. 4401
 Schulenburg, Texas
 June 12, 1998
 October 25, 2000 Updated
 June 5, 2001 Updated

