

SUBJECT TO:
20' UTILITY EASEMENT
V. 366, P. 41
SAN BERNARD ELECTRIC
V. 429, P. 848

1.91 ACRE TRACT OF LAND
W. K. ESTELL SURVEY, A-159
LAVACA COUNTY, TEXAS
SCALE: 1" = 200'
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 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, 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
May 27, 2015



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STATE OF TEXAS ()

COUNTY OF LAVACA ()

Jeff Myers
1.91 Acre Tract of Land

All that certain tract or parcel of land situated in Lavaca County, Texas, a part of the W. K. Estell Survey, A-159, same being a part of that Tract No. 1 - 10.00 acres of land described in a deed from Rebecca A. Cahall, Individually and as Administratrix of the Estate of Clifford N. Cahall, deceased, to Robert Hart, dated October 1, 2010 and recorded in Volume 521, Page 564 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 found for the West corner of the said Hart 10 acre tract of land, same being a corner of a 20 acre tract of land described in Volume 24, Page 1, same lying in the Northeast Right-of-Way margin of Farm-to-Market Road 530;

THENCE, along the Northern boundary of said 10 acre tract of land and a Southern boundary of said 20 acre tract of land, N 68°01'26" E 895.7 feet to an iron rod set for the most North corner;

THENCE, severing said 10 acre tract, S 19°56'02" E 150.73 feet to an iron rod set for the East corner;

THENCE, S 67°23'36" W 422.0 feet to an iron rod set for a corner;

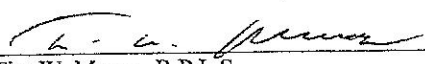
THENCE, N 30°57'54" W 119.47 feet to an iron rod set for a corner;

THENCE, S 68°01'26" W 431.68 feet to an iron rod set for a corner, same lying in the Northeast margin of Farm-to-market Road 530;

THENCE, along the Northeast Right-of-Way margin of Farm-to-Market Road 530, N 47°45'06" W 41.41 feet to the place of beginning, containing 1.91 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 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, and that said property has access to and from a dedicated roadway.


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