

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

**STATE OF TEXAS**            ()

**COUNTY OF LAVACA**       ()

Jeffrey A. Tucker  
20.00 Acre Tract Original,  
19.173 Acres Useable Land  
Owned in Fee Simple

All that certain tract or parcel of land situated in Lavaca County, Texas, a part of the John C. Neil Survey, A-344, same being that certain 20 acre tract of land described as Second Tract in a Special Warranty Deed from Mary E. Gillar to George Gillar, dated December 3, 1997 and recorded in Volume 139, Page 785 of the Official Records of Lavaca County, Texas, same being a part of that 1.96 acre tract of land described in a deed to the State of Texas in Volume 166, Page 38-40 of the Deed Records of Lavaca County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the Southeast corner, same being the Southeast corner of the said George Gillar 20 acre tract of land, same being the Southwest corner of a 105.596 acre tract of land described in a deed to Arnold Bohuslav in Volume 199, Page 588, same lying within Farm-to-Market Road 532, same being S 07°30'00" E 50.0 feet from an iron rod set for reference at a fence corner post in the North Right-of-Way margin of Farm-to-Market Road 532, same also being the original Southeast corner of the called 127.59 acre tract in Vol. 139, Pg. 785;

THENCE, along the South boundary of the said George Gillar 20 acre tract of land, the South boundary of said original 127.59 acre tract and within Farm-to-Market Road 532, N 89°42'15" W 730.86 feet to a point for the Southwest corner of the said George Gillar 20 acre tract of land, same being the Southeast corner of a 109.59 acre tract of land described in a deed to Mary Hoerig in Volume 301, Page 393;

THENCE, along the West boundary of the said George Gillar 20 acre tract of land and the East boundary of the said Mary Hoerig 109.59 acre tract of land, NORTH, at 49.54 feet pass an iron rod set for reference in the North Right-of-Way margin of Farm-to-Market Road 532, a total distance of 1360.72 feet to an iron rod set for the Northwest corner of the said George Gillar 20 acre tract of land, same being the Northeast corner of the said Mary Hoerig 109.59 acre tract of land, same lying in the South boundary of a 67.01 acre tract of land described in a deed to Sylvia Seidenberger in Volume 277, Page 138;

THENCE, along the North boundary of the said George Gillar 20 acre tract of land and the South boundary of the said Sylvia Seidenberger 67.01 acre tract of land, S 89°12'41" E 552.26 feet to an iron rod set for the Northeast corner of the said George Gillar 20 acre tract of land, same being a Northwest corner of the said Arnold Bohuslav 105.596 acre tract;

THENCE, along the Eastern boundary of the said George Gillar 20 acre tract of land and the Western boundary of the said Arnold Bohuslav 105.596 acre tract of land, S 07°30'00" E, passing an iron rod set at 1318.60 feet in the North Right-of-Way margin of Farm-to-Market Road 532, a total distance of 1368.60 feet to the place of beginning, containing 20.00 acres of land, of which 0.827 acre lies within said Farm-to-Market Road 532, owned by the State of Texas (Vol. 166, Pg. 38-40), thus leaving 19.173 acres of useable land owned in fee simple.

The reference bearing used for this survey is the Eastern boundary line of the 127.59 acre tract as called for in Volume 139, Page 785 of the Official Records of Lavaca County, Texas.

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, or overlapping of improvements, except as shown on the attached plat, 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  
July 12, 2004

SEAL:



67.01 AC.

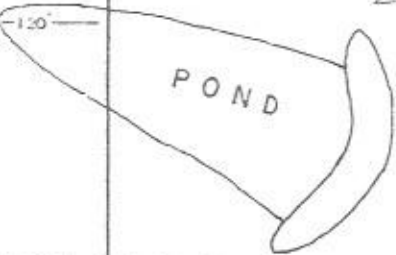
SYLVIA MARIE SEIDENBERGER, ET VIR

V. 277, P. 138

$589^{\circ}12'41'' E$   
(2.00 AC.)

1686.59' (call 1686.11')

$589^{\circ}12'41'' E - 552.26'$



(127.59 AC.)

SECOND TRACT  
20 AC.  
GEORGE GILLAR  
V. 139, P. 785

129.59 AC. Less 20 AC.

109.59 AC.

RY ANN HOERIG & LESTER HOERIG

V. 301,

P. 393

ARNOLD  
V. 11

20.00 AC.

(INCLUDES 0.827 AC. IN FM 532)

NORTH - 1360.72'

REFERENCE BEARING  
 $507^{\circ}30'00'' E - 1368.60'$

ELEC LINE

JOHN C. NEIL A-344

19.173 AC. USEABLE LAND

SOUTH BOUNDARY OF ORIG.  
127.59 AC. TR.

1.96 AC.  
STATE OF TEXAS  
V. 166, P. 38-40

R.O.W.

$N89^{\circ}42'15'' W - 730.86'$

F. M. 532

R.O.W.

