

Muras Land Surveying, Inc.

5802 KRISCHKE ROAD
SCHULENBURG, TEXAS 78256-8631
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STATE OF TEXAS ()
COUNTY OF LAVACA ()

Larry C. Brown and
Gary W. Adamuk
14.56 Acre Tract

All that certain tract or parcel of land situated in Lavaca County, Texas, a part of the R. J. Woodward League, A-491, same being a part of a 99.80 acre tract of land described in a deed from James R. Spradlin and wife, Pat, to Larry C. Brown and Gary W. Adamuk, dated March 4, 1998 and recorded in Volume 145, Page 161 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 the said Larry C. Brown, et al. 99.80 acre tract, same being N 04°11'30" E 1012.3 feet from the Southwest corner of the said Larry C. Brown, et al. 99.80 acre tract, same lying in the East margin of County Road 233, same being the Northwest corner of a 21.72 acre tract of land;

THENCE, along the West boundary of the said Larry C. Brown, et al. 99.80 acre tract and the East margin of said County Road 233, N 04°11'30" E 20.0 feet to an iron rod set for the most West Northwest corner, same being the Southwest corner of a 5.00 acre tract of land;

THENCE, along the South boundary of said 5.00 acre tract, S 86°22'30" E 502.1 feet to an iron rod set for an interior corner, same being the Southeast corner of said 5.00 acre tract;

THENCE, along the East boundary of said 5.00 acre tract, N 03°37'30" E 863.0 feet to an iron rod set for the most North Northwest corner;

THENCE, S 86°22'30" E 715.1 feet to an iron rod set for the Northeast corner, same lying in the East boundary of the said Larry C. Brown, et al. 99.80 acre tract, same lying in the West boundary of a 143.83 acre tract of land described in a deed to Roy E. Bucek in Volume 271, Page 419;

THENCE, along the East boundary of the said Larry C. Brown, et al. 99.80 acre tract and the West boundary of the said Roy E. Bucek 143.83 acre tract, S 05°00'00" W 883.3 feet to an iron rod set for the Southeast corner;

THENCE, along the North boundary of said 21.72 acre tract, N 85°22'30" W 1296.2 feet to the place of beginning, containing 14.56 acres of land.

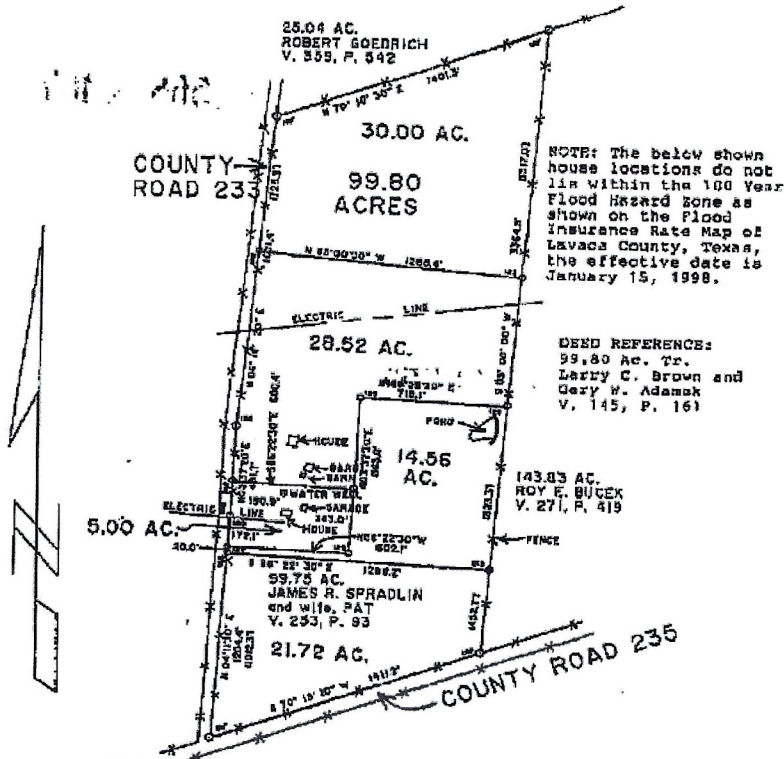
TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

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
Tim W. Muras, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas
July 21, 1998



EXHIBIT "A"



NOTE: The below shown house locations do not lie within the 100 Year Flood Hazard Zone as shown on the Flood Insurance Rate Map of Lavaca County, Texas, the effective date is January 15, 1998.

DEED REFERENCE:
99.80 Ac. Tr.
Larry C. Brown and
Gary W. Adamek
V. 145, P. 161

DIVISION OF
99.80 ACRE TRACT
LARRY C. BROWN and GARY W. ADAMEK
R. J. WOODWARD LEAGUE, A-491
LAVACA COUNTY, TEXAS
SCALE: 1"=500'
IRF=IRON ROD FOUND
IRS=IRON ROD SET

PLAT REDUCED
NOT TO SCALE

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
January 15, 1998, July 21, 1998



EXHIBIT "A" - Page 2

Signed for Identification:

John R. Morgan
John R. Morgan

Sandra A. Morgan
Sandra A. Morgan