

SUBJECT TO:
 SAN BERNARD ELECTRIC
 COOP. - V. 338, P. 566
 and V. 29, P. 656

COLORADO VALLEY
 TELEPHONE COOP.
 V. 466, P. 762

DIVISION of
 29.44 ACRE TRACT of LAND
 M. B. FOLEY SURVEY, A-168
 LAVACA COUNTY, TEXAS
 SCALE: 1" = 200'
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET

NOTE: This plat is to accompany the field notes of the 9.335 ac. and 6.445 ac.

NOTE: This plat is to accompany the field notes of the 13.66 ac. tr. and 15.78 ac. tr.

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
 August 31, 2009, MARCH 17, 2025, surveyed 9.335 ac. and 6.445 ac.
 September 3, 2009
 OCTOBER 15, 2009
 NOVEMBER 29, 2017 surveyed 13.66 ac. tr. and 15.78 ac. tr.
 MURAS LAND SURVEYING, INC.
 3802 KRISCHKE ROAD
 SCHULENBURG, TEXAS 78956
 1-979-561-8341

SEAL:



Muras Land Surveying, Inc.
3802 KRISCHKE ROAD
SCHULENBURG, TEXAS 78956-5631
PH. (979) 561-8341

STATE OF TEXAS ()

COUNTY OF LAVACA ()

James and Stacy Goodwyne
9.335 Acre Tract of Land

All that certain tract or parcel of land situated in Lavaca County, Texas, a part of the M. B. Foley Survey, A-168, same being a part of that 22.41 acre tract of land described in a deed from Harvey L. Langenberg to James Goodwyne and wife, Stacy Goodwyne, dated November 6, 2009 and recorded in Volume 496, Page 553 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 Northwest corner of the said Goodwyne 22.41 acre tract of land, same lying in the Eastern margin of County Road 211, same lying in the Western boundary of a 50.77 acre tract of land deeded to Harvey L. Langenberg in Vol. 494, Page 798;

THENCE, severing said 50.77 acre tract and following an existing fenceline along the Northern boundary of the said Goodwyne 22.41 acre tract of land, N 67°33'43" E 336.87 feet to an iron rod found, N 84°35'48" E 242.17 feet to an iron rod found, N 66°36'25" E 79.43 feet to an iron rod found, N 74°14'27"E 185.30 feet to an iron rod found, N 61°37'42" E 15.19 feet to an iron rod found and N 61°37'42" E 30.98 feet to an iron rod found for the Northeast corner of the said Goodwyne 22.41 acre tract of land, same lying in the fenced record Western boundary of an 81.74 acre tract of land described in a deed to Mark Bludau in Vol. 274, Page 603, same lying in the Eastern line of said 50.77 acre tract;

THENCE, along the Western boundary of the said Bludau 81.74 acre tract, the Eastern line of said 50.77 acres and the Eastern boundary of the said Goodwyne 22.41 acre tract, S 18°59'51" E 417.16 feet to an iron rod set for the Southeast corner;

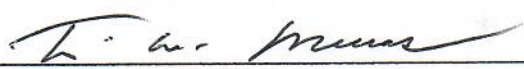
THENCE, severing said 22.41 acre tract, S 68°01'37" W 877.54 feet to an iron rod set for the Southwest corner, same lying in the Western boundary of said 22.41 acre tract, same lying in the Eastern margin of County Road 211;

THENCE, along the Western boundary of the said Goodwyne 22.41 acre tract and the Eastern margin of County Road 211, N 19°34'50" W 496.3 feet to the place of beginning, containing 9.335 acres of land.

NOTE; These field notes are to accompany the plat of the 9.335 acre tract.

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, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas
March 17, 2025

