

Fayette County, Texas

John Eblin Survey Abstract 42

City of La Grange, Texas

Survey plat showing a 0.314 acre tract of land, being part of the City of La Grange, Texas, also being a part of the John Eblin Survey, Abstract 42 of Fayette County, Texas, and being Lot 5 of Block 6 of the Eblin Addition of the City of La Grange, and being that same tract as conveyed to Jack Johnson and wife, Margo Johnson as recorded in volume 1239, page 143 of the Official Records of Fayette County, Texas.

The line along the Hruska tract has a double fence.

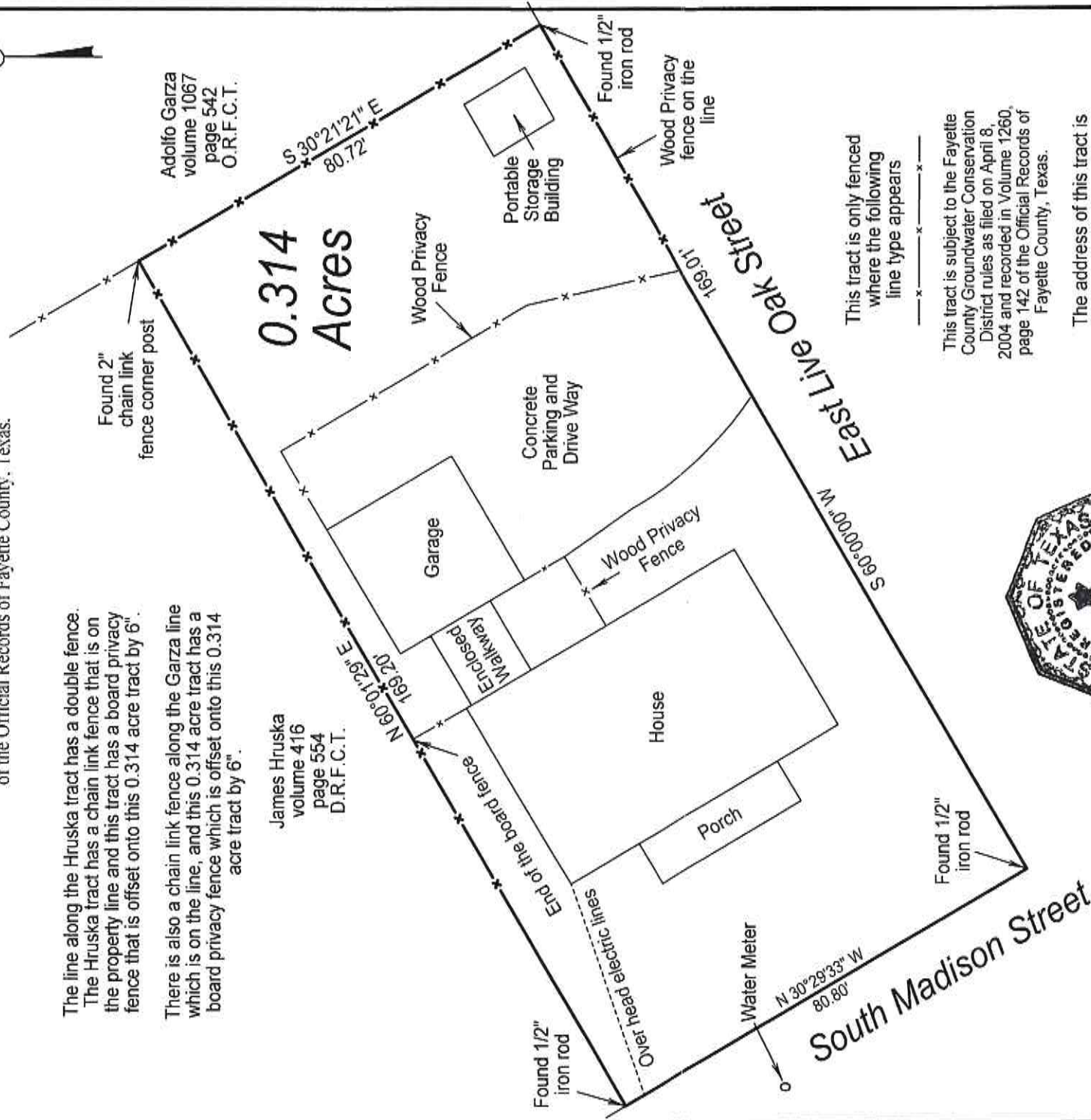
The Hruska tract has a chain link fence that is on the property line and this tract has a board privacy fence that is offset onto this 0.314 acre tract by 6".

There is also a chain link fence along the Garza line which is on the line, and this 0.314 acre tract has a board privacy fence which is offset onto this 0.314 acre tract by 6".

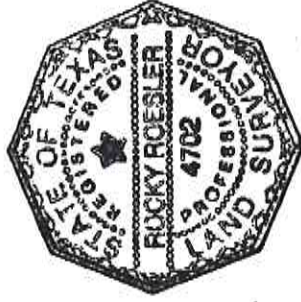
James Hruska
volume 416
page 554
D.R.F.C.T.

Adolfo Garza
volume 1067
page 542
O.R.F.C.T.

0.314
Acres



This tract is only fenced
where the following
line type appears



This tract is subject to the Fayette
County Groundwater Conservation
District rules as filed on April 8,
2004 and recorded in Volume 1260,
page 142 of the Official Records of
Fayette County, Texas.

The address of this tract is
757 South Madison Street
La Grange, Texas 78945

This tract is subject to all matters affecting
the City of La Grange, Texas as shown on
the plat thereof recorded in volume 1,
page 27 of the Plat Records of Fayette
County, Texas.

I hereby certify that this plat represents the facts as found during
an on the ground survey made under my direct supervision on
September 15, 2005, and that it substantially conforms to the current
Standards and Specifications for a Category 1A, Condition II Survey.

Rocky Von Roesler
Registered Professional Land Surveyor
Number 4702

Prepared by: **Rocky Von Roesler**

RPLS # 4702
6339 Skillet Road La Grange, Texas 78945
(979) 247-4321

Reference is hereby made to a land description
attached hereto and made a part hereof.

Bearings based on deed call as
applied to found monuments on the
Southeast line of this tract.

According to the FEMA Flood Insurance Rate Map
Community Panel No. 480223B, effective date
April 1, 1987, it appears that this tract does not
lie within a Special Flood Hazard Zone "A".

Scale: 1" = 25' Date: 9-15-2005

Drawn by: RVR

Revision:

WO # 25268

STATE OF TEXAS)
)
COUNTY OF FAYETTE)

Land Description

BEING a 0.314 acre tract of land, being part of the City of La Grange, Texas, also being a part of the John Eblin Survey, Abstract 42 of Fayette County, Texas and being Lot 5 of Block 6 of the Eblin Addition of the City of La Grange, Texas, and being that same tract as conveyed to Jack Johnson and wife, Margo Johnson as recorded in volume 1239, page 143 of the Official Records of Fayette County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found in the Northeast line of South Madison Street for the South corner of a James Hruska tract (volume 416, page 554) and for the West corner hereof;

THENCE with the Southeast line of the Hruska tract North 60 deg. 01 min. 29 sec. East 169.20 feet to a 2" chain link fence corner post found in the Southwest line of an Adolfo Garza tract (volume 1067, page 542) for the East corner of the Hruska tract and for the North corner hereof;

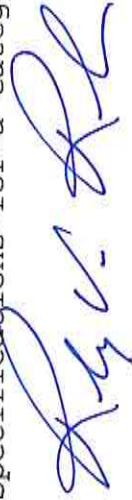
THENCE with the Southwest line of the Garza tract South 30 deg. 21 min. 21 sec. East 80.72 feet to a 1/2" iron rod found in the Northwest line of East Live Oak Street for the South corner of the Garza tract and for the East corner hereof;

THENCE with the Northwest line of East Live Oak Street South 60 deg. 00 min. 00 sec. West 169.01 feet to a 1/2" iron rod found in the intersection of the Northwest line of East Live Oak Street and the Northeast line of South Madison Street for the South corner hereof;

THENCE with the Northeast line of South Madison Street North 30 deg. 29 min. 33 sec. West 80.80 feet to the PLACE OF BEGINNING, containing 0.314 acres of land.

Reference is hereby made to a survey plat, attached hereto and made a part hereof.

I hereby certify that this land description represents the facts as found during an on the ground survey made under my direct supervision on September 15, 2005, and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition II Survey.



Rocky Von Roesler
Registered Professional Land Surveyor
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