

STATE OF TEXAS  
COUNTY OF FAYETTE

MARGARET MICHALSKY  
JARMON STREET  
0.096 ACRE

All that certain tract or parcel of land containing **0.096 acre**, being the West 1/2 of Lot 9, Block 44 in the Town of Ellinger, according to the plat recorded in Volume 125, Page 598 of the Deed Records of Fayette County, and being a portion of said Block 44 that is not included in any current deed, said

**0.096 acre** tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the Northeast line of Jarmon Street (80' right-of-way - not currently open) and the Southwest line of Lot 9, Block 44 for the West corner of the (called) 0.67 acre Alicia Cravens "Tract H" (Vol. 1211, Pg. 374 - F.C.D.R.), the West corner of the East ½ of Lot 9 (Eugene Michalsky - Vol. 1712, Pg. 219 F.C.D.R.) , the South corner of the tract herein described and the **PLACE OF BEGINNING**, said point having a coordinate value of North = 13,857,708.46 feet and East = 2,696,151.32 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011), from which a 1/2" iron rod found near the South corner of Block 44, Lot 6 bears South 47 degrees 11 minutes 07 seconds East, 210.00 feet;

Thence **North 47 degrees 19 minutes 31 seconds West, 30.00 feet** along said Jarmon Street right-of-way line to a 1/2" iron rod set for the West corner of Lot 9, the South corner of Lot 10 (Tommy Taylor - Vol. 455, Pg. 331 - F.C.D.R.) and the West corner of the tract herein described;

Thence **North 42 degrees 40 minutes 29 seconds East**, departing said Jarmon Street right-of-way, **140.00 feet** to a 1/2" iron rod set in the Southwest line of a 20' alley for the East corner of said Taylor Lot 10, the North corner of Lot 9 and the North corner of the tract herein described, from which a disturbed 1/2" iron rod found bears North 20 degrees 37 minutes 56 seconds West, 2.37 feet;

Thence **South 47 degrees 19 minutes 31 seconds East, 30.00 feet** along said alley line to a 1/2" iron rod set for the North corner of said Cravens "Tract H", the North corner of said Michalsky East ½ of Lot 9 and the East corner of the tract herein described;

Thence **South 42 degrees 40 minutes 29 seconds West**, departing said alley line and severing said Lot 9, **140.00 feet** to the **PLACE OF BEGINNING** and containing **0.096 acre**.

MARGARET MICHALSKY  
0.096 ACRE  
PAGE 2 OF 3

Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011). Convergence = +01 degree 07 minutes 21 seconds. Combined factor = 0.9998874.

STATE OF TEXAS

COUNTY OF FAYETTE

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.  
Firm No. 10001700

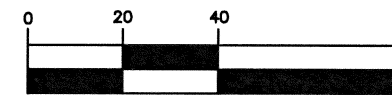
Consulting Engineering & Land Surveying



Kevin Von Minden, R.P.L.S.  
Registration No. 4438  
December 6, 2022  
BEFCO Job No. 22-8604 (3)



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

LEGEND

- ⊙ - 1/2" Iron rod found
- - 1/2" Iron rod set
- E — - Overhead electricity
- ⊕ - Utility Pole
- - Telephone pedestal
- X — - Wire fenceline

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (HARN).

Convergence = +01°07'21"  
Combined Factor = 0.9998874

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0455C dated October 17, 2006.

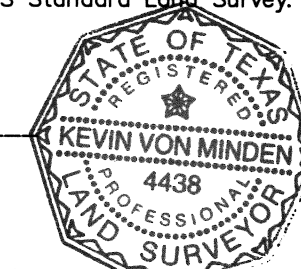
**PLAT SHOWING THE SURVEY OF 0.096 ACRE, BEING THE WEST 1/2 OF LOT 9, BLOCK 44, IN THE TOWN OF ELLINGER, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 125, PAGE 598 OF THE DEED RECORDS OF FAYETTE COUNTY, BEING A PORTION OF BLOCK 44 THAT IS NOT INCLUDED IN ANY CURRENT DEED.**

Current deed from Fayette County and La Grange ISD to Eugene Michalsky dated September 24, 2014 contains no metes & bounds description, calling the subject tract "BLOCK 44, FRC OF LOT 9". However, tracing chain of title backwards reveals that Michalsky actually owns the East 1/2 of Lot 9, while the West 1/2 was conveyed to the predecessors in title for the adjoining tract (Vol. 304, Pg. 115 & Vol. 54, Pg. 525). Current deed for adjoining tract Alicia Cravens (Vol. 1211, Pg. 374) includes the East 1/2 of Lot 9 within its metes & bounds, leaving the West 1/2 as the unsurveyed residual. This survey is of the West 1/2 of Lot 9, being the portion of Block 44 not included in any current deed description.

STATE OF TEXAS  
COUNTY OF FAYETTE

I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition III TSPS Standard Land Survey.

Kevin Von Minden, R.P.L.S.  
Registration No. 4438  
BEFCO ENGINEERING, INC.  
Firm No. 10001700  
La Grange, Texas  
979-968-6474  
December 6, 2022



S:\Kevin\LP3\22-5309\dwg\22-8604a  
BEFCO Job No. 22-8604

NELSON STREET

(80' right-of-way - not currently open)

BLOCK 44

Alicia Cravens  
0.96 Ac. (Deed)  
"TRACT G"  
Vol. 1211, Pg. 374  
F.C.O.R.

- 1
- 2
- 3
- 4
- 5

S47°19'31"E 30.00'  
20' Alley  
S47°10'40"E 210.44'

Tommy Taylor  
Lot 10, Block 44  
Vol. 455, Pg. 331  
F.C.D.R.

0.096 ACRE

Property line per  
Vol. 1211, Pg. 374

- 10
- 9
- 8
- 7
- 6

Alicia Cravens  
0.67 Ac. (Deed)  
"TRACT H"  
Vol. 1211, Pg. 374  
F.C.O.R.

N42°40'29"E 140.00'  
N47°19'31"W 30.00'  
PLACE OF BEGINNING  
N 13,857,708.46'  
E 2,696,151.32'

JARMON STREET

(80' right-of-way - not currently open)