

STATE OF TEXAS

MALINDA CROAN

COUNTY OF FAYETTE

0.988 ACRE

All that certain tract or parcel of land containing **0.988 acre** situated in the James Winn League, A-114, in Fayette County, Texas, being all of Block 7, according to the plat of the Town of Round Top recorded in Volume 2, Page 30 of the Plat Records of Fayette County, and also being that same tract described as Lots 1, 2, 3 and 4, Block 7 in a deed from June Kelm and Karen Sanders to Malinda Croan dated December 17, 2013 and recorded in Volume 1672, Page 431 of the Official Records of Fayette County, said **0.988 acre** tract being more particularly described by metes and bounds as follows:

Commencing at a 5/8" iron rod found at the intersection of the Southeast line of "Live Oak Street" (60' wide right-of-way) and the Northeast line of "Austin Street" (a/k/a 1st Street - 60' wide right-of-way) for the West corner of Block 8 of the Town of Round Top (Round Top Square LLC - Vol. 1744, Pg. 906 - F.C.O.R.), said point having a coordinate value of N=13,941,654.92 feet and E=2,697,320.03 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011);

Thence South 41 degrees 25 minutes 43 seconds West, 60.07 feet to a point at the intersection of said Southeast line of "Live Oak Street" and the Southwest line of "Austin Street" for the North corner of Block 7, the North corner of said Croan tract, the North corner of the tract herein described and the **PLACE OF BEGINNING**, from which a 1/2" iron rod found bears South 71 degrees 50 minutes East, 0.32 feet;

Thence **South 48 degrees 36 minutes 41 seconds East, 208.20 feet** along said Southwest line of "Austin Street" to a 1/2" iron rod set in the Northwest line of "Von Rosenberg Street" (variable width right-of-way - shown on plat of Round Top as residual between developed Blocks 7 and 8 and property currently owned by Diers Living Trust - Vol. 1718, Pg. 590) for the East corner of said Block 7, said Croan tract and the tract herein described, from which a 5/8" iron rod found near the South corner of Block 8 bears North 41 degrees 38 minutes 56 seconds East, 59.35 feet;

Thence **South 41 degrees 38 minutes 56 seconds West, 205.82 feet** along said Northwest line of "Von Rosenberg Street" to a 1/2" iron rod set in the Northeast line of the (called) 2.123 acre Douglas Knutzen tract (Vol. 1720, Pg. 684 F.C.O.R.), also being the platted Northeast line of "Wantke Street" (a/k/a Rock Street - 60' wide right-of-way - not currently open) for the South corner of said Block 7, said Croan tract and the tract herein described, from which a 1/2" iron rod found for the East corner of said Knutzen tract bears South 49 degrees 22 minutes 27 seconds East, 23.68 feet;

MALINDA CROAN  
0.988 ACRE  
PAGE 2 OF 3

Thence **North 49 degrees 22 minutes 25 seconds West**, along said platted Northeast line of "Wantke Street", the Northeast line of said Knutzen tract and the Northeast line of the (called) 29.261 acre Burger Family Trust tract (Vol. 1616, Pg. 548 - F.C.O.R.), at 6.21 feet passing a 1/2" iron rod found, and continuing for a total distance of **207.43 feet** to a 1/2" iron rod found at the intersection of said Northeast line of "Wantke Street" with the Southeast line of "Live Oak Street" (60' wide right-of-way) for the West corner of said Block 7, said Croan tract and the tract herein described;

Thence **North 41 degrees 25 minutes 43 seconds East, 208.58 feet** along said Southeast line of "Live Oak Street to the **PLACE OF BEGINNING** and containing **0.988 acre**.

Bearings, distances and coordinates used herein are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011). Convergence = +01 degrees 07 minutes 49 seconds. Combined factor = 0.99993131.

STATE OF TEXAS

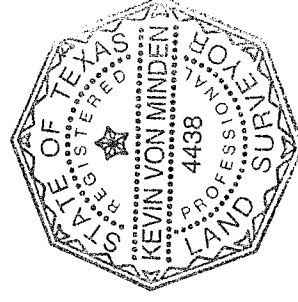
COUNTY OF FAYETTE

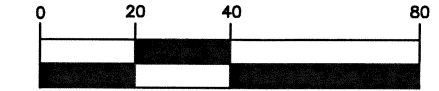
I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

BEFCO ENGINEERING, INC.  
Firm No. 10001700  
Consulting Engineering & Land Surveying



Kevin Von Minden, R.P.L.S.  
Registration No. 4438  
October 13, 2020  
BEFCO Job No. 20-7812





( IN FEET )  
1 inch = 40 ft.

LEGEND

- ⊙ - 1/2" Iron rod found (or as noted)
- - 1/2" Iron rod set
- E — - Overhead electric line
- ⊕ - Utility Pole
- <sup>T</sup> - Telephone pedestal
- <sup>foc</sup> - Fiber optic pull box
- ⊙ - Septic tank
- x — - Wire fenceline
- o — - Vinyl fence
- □ — - Pipe fence

Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = +01'07.49"  
Combined Factor = 0.99993131

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0150C dated October 17, 2006.

NOTE: Although Wantke Street (called Rock Street) is shown to extend along the Southeast line of the Subject Tract on the Plat of Round Top, that portion of the right-of-way is included within adjoining Burger and Knutzen tracts as shown.

EASEMENTS OF RECORD (First American Title Guaranty Company GF# FA2-20-133 effective August 13, 2020 and issued September 1, 2020)

Town of Round Top Plat Vol. 2, Pg. 30

Fayette County Groundwater Conservation District Rules Vol. 1260, Pg. 142; Vol. 1384, Pg. 493 F.C.O.R.

Lee-Fayette Counties Cummins Creek W.C.I.D. No. 1 Organization Vol. 286, Pg. 370; Vol. 291, Pg. 148 Vol. 291, Pg. 625; Vol. 1842, Pg. 435 Vol. 1874, Pg. 160 F.C.O.R.

West End Water Supply 15' Water line easement (no specific description) Vol. 1698, Pg. 389 F.C.O.R.

Colorado Valley Telephone Telecommunications easement (No locative description) Vol. 1740, Pg. 208 F.C.O.R.

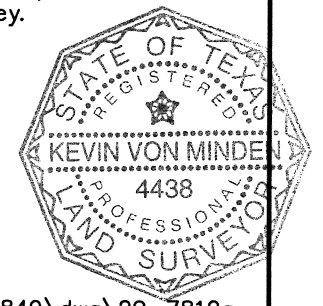
PLAT SHOWING THE SURVEY OF A 0.988 ACRE TRACT SITUATED IN THE JAMES WINN LEAGUE, A-114, IN FAYETTE COUNTY, TEXAS, BEING ALL OF BLOCK 7, ACCORDING TO THE PLAT OF THE TOWN OF ROUND TOP RECORDED IN VOLUME 2, PAGE 30 OF THE PLAT RECORDS OF FAYETTE COUNTY, AND ALSO BEING THAT SAME TRACT DESCRIBED AS LOTS 1, 2, 3 AND 4, BLOCK 7 IN A DEED FROM JUNE KELM AND KAREN SANDERS TO MALINDA CROAN DATED DECEMBER 17, 2013 AND RECORDED IN VOLUME 1672, PAGE 431 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

STATE OF TEXAS

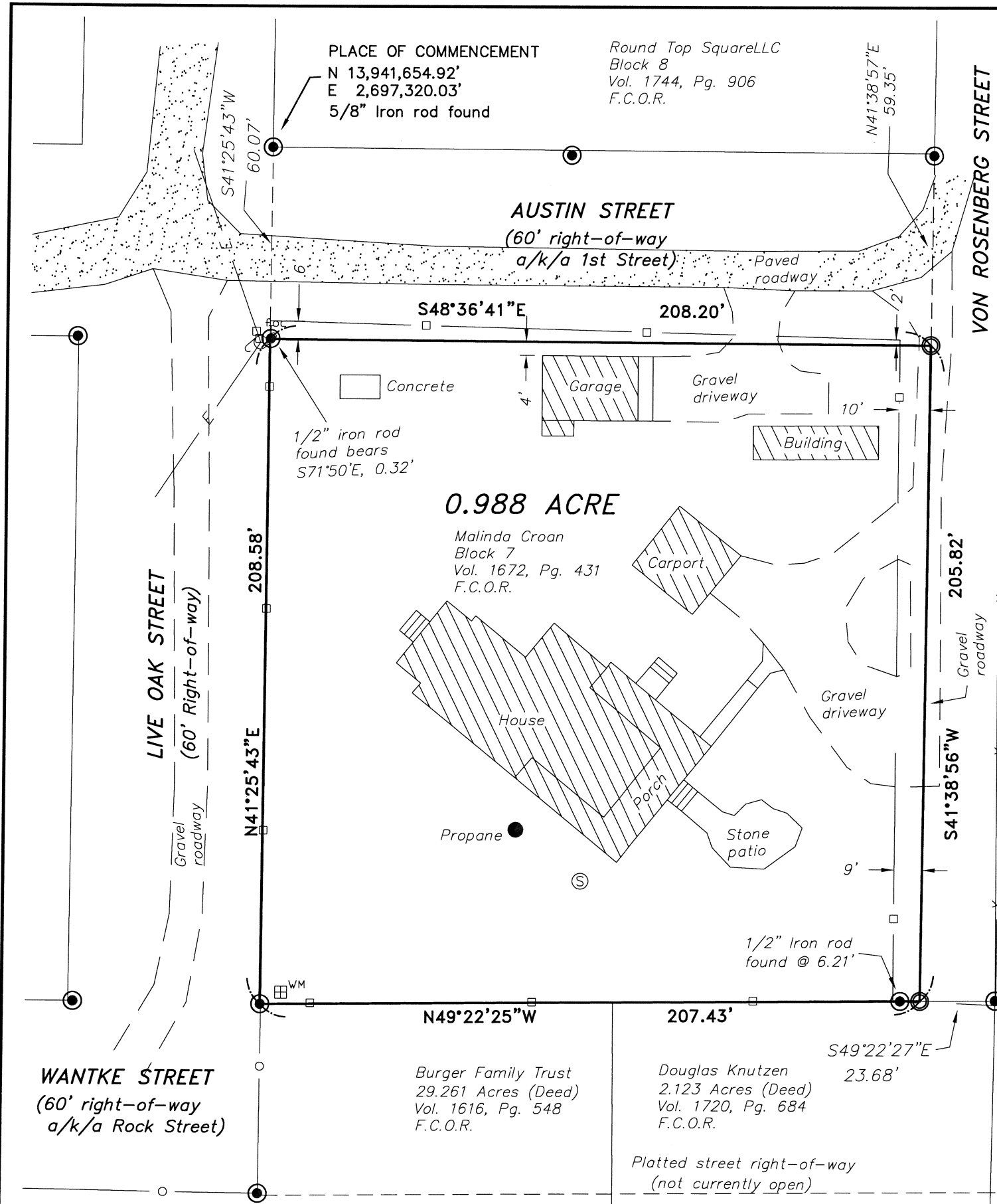
COUNTY OF FAYETTE

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 1A, Condition II TSPS Land Title Survey.

Kevin Von Minden, R.P.L.S.  
Registration No. 4438  
BEFCO ENGINEERING, INC.  
Firm No. 10001700  
La Grange, Texas  
979-968-6474  
October 13, 2020



S\Kevin\Land Projects 3\16-6849\dwg\20-7812a  
BEFCO Job No. 20-7812



(Variable width  
right-of-way)

Diers Living Trust  
8.551 Acres (Deed)  
Vol. 1718, Pg. 590  
F.C.O.R.