

STATE OF TEXAS
COUNTY OF FAYETTE

LARRY RANKIN
930 E. UPPER LINE
0.194 ACRE

All that certain tract or parcel of land containing **0.194 acre** situated in the John H. Moore 1/2 League, A-71, and in the City of La Grange, Fayette County, Texas, being part of Lots 1, 2, 3, 14 and 15, Block 2 of the Otto C. Eckel Subdivision, according to the plat recorded in Volume 128, Page 362 of the Deed Records of Fayette County, also being that same tract described as 8495 square feet in a deed from 77 Fayette, Inc. to Larry Rankin dated July 23, 2004 and recorded in Volume 1276, Page 52 of the Official Records of Fayette County, said **0.194 acre** tract being more particularly described by metes and bounds as follows:

Beginning at a point in the Southeast right-of-way line of "Upper Line Street" (60' right-of-way) and the Northwest line of Block 2 for the West corner of the (called) 0.244 acre Edward Orona tract (Vol. 977, Pg. 452 F.C.D.R.), the original North corner of the (called) 0.68 acre Betty Barney tract (Vol. 959, Pg. 638 F.C.D.R.), the North corner of said Rankin tract, the North corner of the tract herein described and the **PLACE OF BEGINNING**, said point having a coordinate value of N= 13,887,206.67 feet and E= 2,642,781.34 feet according to the Texas State Plane Coordinate System - South Central Zone - NAD 83(2011), from which a 1/2" iron rod found bears North 31 degrees 46 minutes 37 seconds West, 0.70 feet;

Thence **South 31 degrees 46 minutes 37 seconds East**, departing said "Upper Line Street", **117.41 feet** to a point in the Northwest line of the (called) 0.198 acre GEB Properties tract (Vol. 1966, Pg. 853 F.C.O.R.) for the South corner of said Orona tract, the original Northerly East corner of said Barney tract, the East corner said Rankin tract and the East corner of the tract herein described, from which a 1/2" iron rod found bears North 31 degrees 46 minutes 37 seconds West, 0.29 feet;

Thence **South 58 degrees 29 minutes 36 seconds West**, along the original common line between said Barney and GBE Properties tracts, at 59.50 feet passing a chain link fence post found for an original corner of said Barney tract, and continuing for a total distance of **79.75 feet** to a point for the South corner of said Rankin tract, from which a 1/2" iron rod found bears South 31 degrees 57 minutes 09 seconds East, 0.30 feet;

Thence **North 31 degrees 57 minutes 09 seconds West, 93.86 feet** along the common line between said Rankin tract and said Barney residual tract to a point in the Southeast line of "Upper Line Street" for the North corner of said Barney residual tract, the West corner of said Rankin tract and the West corner of the tract herein described, from which a 1/2" iron rod found bears North 31 degrees 57 minutes 09 seconds West, 1.03 feet;

LARRY RANKIN
0.194 ACRE
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Thence **North 42 degrees 04 minutes 29 seconds East, 83.33 feet** along said "Upper Line Street" to the **PLACE OF BEGINNING** and containing **0.194 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 degree 02 minutes 34 seconds. Combined factor = 0.999990405.

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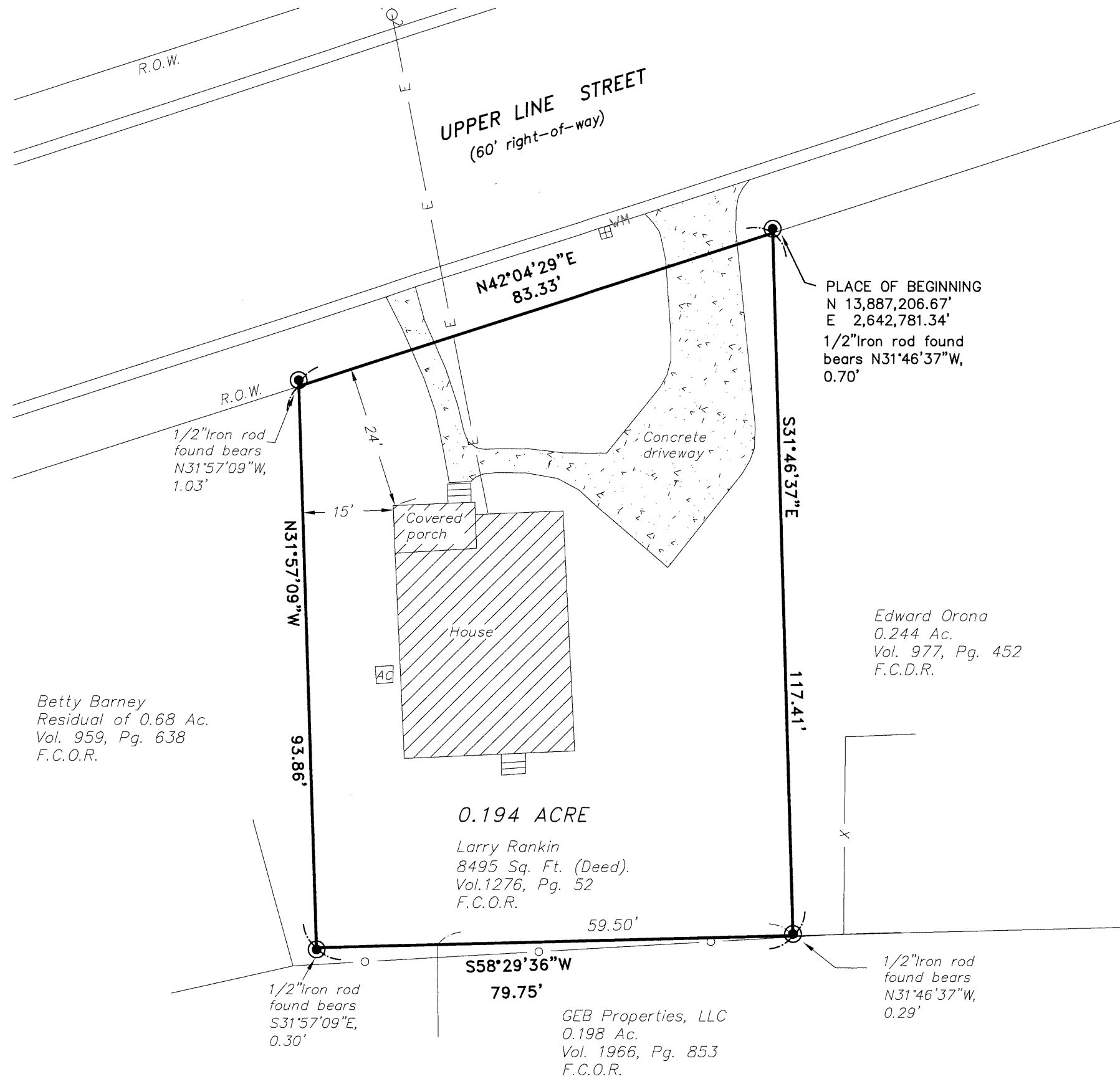
I, Kevin Von Minden, a Registered Professional Land Surveyor, do hereby certify the foregoing field notes to be true and correct to the best of my knowledge and belief.

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

Kevin Von Minden

Kevin Von Minden, R.P.L.S.
Registration No. 4438
May 28, 2024
BEFCO Job No. 24-9037

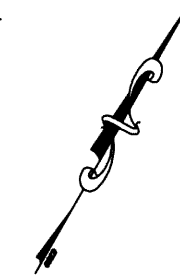




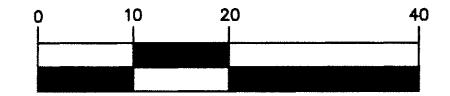
Bearings, distances and coordinates shown hereon are "GRID" based on the Texas State Plane Coordinate System - South Central Zone - NAD 83 (2011).

Convergence = +01°02'34"
Combined Factor = 0.99990405

NOTE: Subject tract is designated unshaded ZONE "X" according to F.E.M.A. Flood Insurance Rate Map No. 48149C0265C dated October 17, 2006.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

- - 1/2" Iron rod found
- E — Overhead electric line
- Water meter
- ⊕ - Utility Pole
- X — Wire fenceline
- - Chain link fence

PLAT SHOWING THE SURVEY OF A 0.194 ACRE TRACT SITUATED IN THE JOHN H. MOORE 1/2 LEAGUE, A-71, IN FAYETTE COUNTY, TEXAS, BEING PARTS OF LOTS 1, 2, 3, 14 & 15, BLOCK 2 OF THE OTTO C. ECKEL SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 128, PAGE 362 OF THE DEED RECORDS OF FAYETTE COUNTY, ALSO BEING THAT SAME TRACT DESCRIBED AS 8495 SQUARE FEET IN A DEED FROM 77 FAYETTE, INC. TO LARRY RANKIN DATED JULY 23, 2004 AND RECORDED IN VOLUME 1276, PAGE 52 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY

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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
May 28, 2024



S/Kevin/LP3/24-9037/dwg/24-9037a
BEFCO Job No. 24-9037