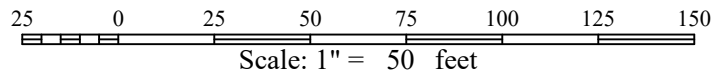
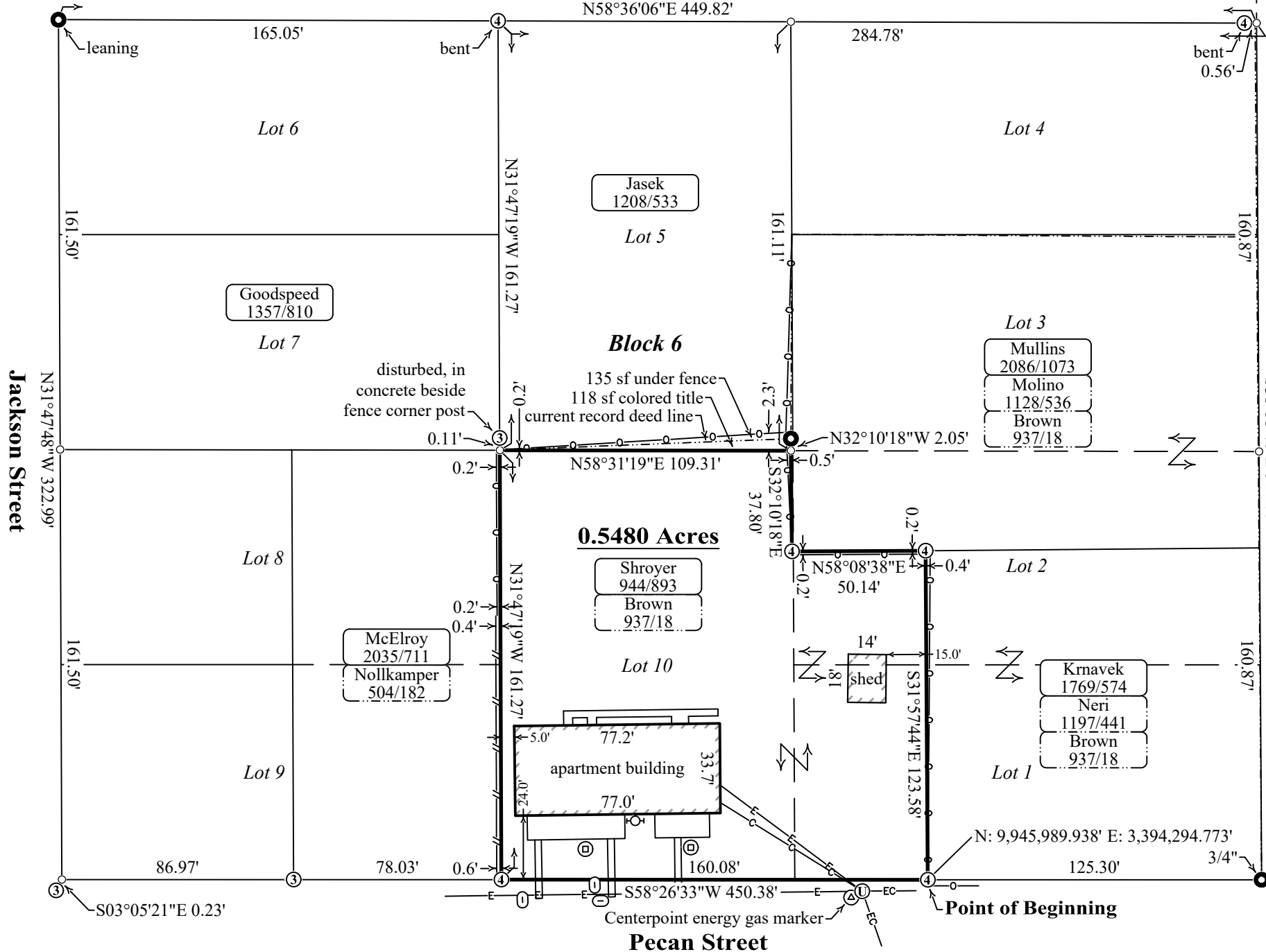


Title survey plat to accompany field notes description of a 0.5480 acre tract of land situated in the City of La Grange, in Fayette County, Texas; the same being: a portion of the John Eblin League (Abstract 42, Survey No. 26); a portion of Lots 1, 2 & 10, Block 6 of the Albert Meyer Subdivision, according to the revised plat thereof (200/556) recorded in the Fayette County Deed Records (FCDR); a portion of that certain 60,173 sf tract of land conveyed to Richard Brown et ux, Iwanna by an instrument (937/18 FCDR); and, all of that certain 23,958 sf tract of land conveyed to Stephen P. Shroyer and Bonnie McConnell by an instrument (944/893) recorded in the Fayette County Official Public Records.



Walnut Street

N58°36'06"E 449.82'



Record Notes

- (200/556 FCDR, filed 5/6/1946) Revised plat of the Albert Meyer Subdivision, Block 6, Lots 1-10; all 4 street rights-of-way are record 60 feet wide;
- (504/182 FCDR, filed 5/25/1977) 12,558.00 sf, a portion of Lots 8 & 9; Erwin J. Nollkamper et ux, Dorothy M;
- (937/18 FCDR, filed 12/4/1995) 60,173 sf, Lots 1-3 & 10; Richard Brown et ux, Iwanna;
- (944/893 FCOPR, filed 3/8/1996) 23,958 sf, Lot 10 and a portion of Lots 1 & 2; Brown to Stephen P. Shroyer and Bonnie McConnell;
- (1197/441 FCOPR, filed 12/16/2002) 0.357 acre, a portion of Lots 1 & 2; Brown to Michael Neri, Sr;
- (1128/536 FCOPR, filed 4/3/2001) 20,672 sf, Lot 3 and a portion of Lot 2; Brown to Terry Lee Molino et ux, Marcella Louise;
- (1208/533 FCOPR, filed 3/25/2003) Lot 5; Johnny G. Jasek et ux, Sharon;
- (1357/810 FCOPR, filed 6/15/2006) 0.3049 acre, Lot 7; John Bradley Goodspeed;
- (1769/574 FCOPR, filed 3/31/2016) 0.357 acre, a portion of Lots 1 & 2; Charles Krnavek et ux, Karen;
- (2035/711 FCOPR, filed 3/1/2022) 0.289 acre; a portion of Lots 8 & 9; Mark D. McElroy;
- (2086/1073 FCOPR, filed 3/31/2023) 0.475 acre, Lot 3 and a portion of Lot 2; Michelle Mullins, Katie Showell and Laura Godinez;

Easement Notes

According to a commitment for title insurance issued 9/26/2023 (GF No 26994), the subject tract is subject to the following recorded easements: none. The subject tract may be subject to oil, gas and mineral leases which may stipulate blanket rights. We did not perform a search of the public records for easements.

Survey Notes

***Do not record this plat. A separate, certified field notes description has been provided for recording purposes.**

Beware, some of the survey markers shown may be witness markers set or found near the property corner rather than corner markers set or found at the property corner.

Bearings, coordinates and distances are based on the Texas State Plane Coordinate System of 1983, Central Zone.

The Brown tract (937/18, Lots 1-3 & 10) has existed under a new survey description since 1995. It calls for the northwest line of Lot 10 to be the chain link fence and the iron pipe but the plat clearly indicates that the fence line and pipe deviates from the lot line. That surveyor apparently held possession. We are holding the lot line because I believe the fence was held in error and holding the fence shorts Lot 5 considerably. Occupation to a line other than the original record boundary line may affect title to the area in question. Consultation with a qualified title attorney may be prudent.

According to the FEMA Flood Insurance Rate Map No. 48149C0265C, effective 10/17/2006, this tract appears to lie in Flood Zone "X" Shaded, "Areas of 0.2% annual chance flood [500-year flood]; areas of 1% annual chance flood [100-year flood] with average depths of less than 1 foot or with drainage areas less than 1 square mile..."

The City of La Grange has a 20'-front and a 5'-side building setback requirement.



Legend

- calculated point
- Ⓞ found 3/8" iron rod
- Ⓟ found 1/2" iron rod
- found 1/2" iron pipe
- Ⓢ utility pole
- ⊕ gas meter
- Ⓜ sewer clean out
- Ⓦ water meter
- Ⓝ Name/ID Vol/Pg current deed, see Record Notes
- Ⓟ Name/ID Vol/Pg historical deed, see Record Notes
- FCDR Fayette County Deed Records
- FCOPR Fayette County Official Public Records
- chain link fence
- //— wooden fence
- E—E— overhead electrical
- C—C— overhead cable

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This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.

William P. Bernsen, RPLS 5506
Researched 9/16/2023, Surveyed 9/29/2023 and Certified 10/4/2023.

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Uncertified!
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for any purpose.