

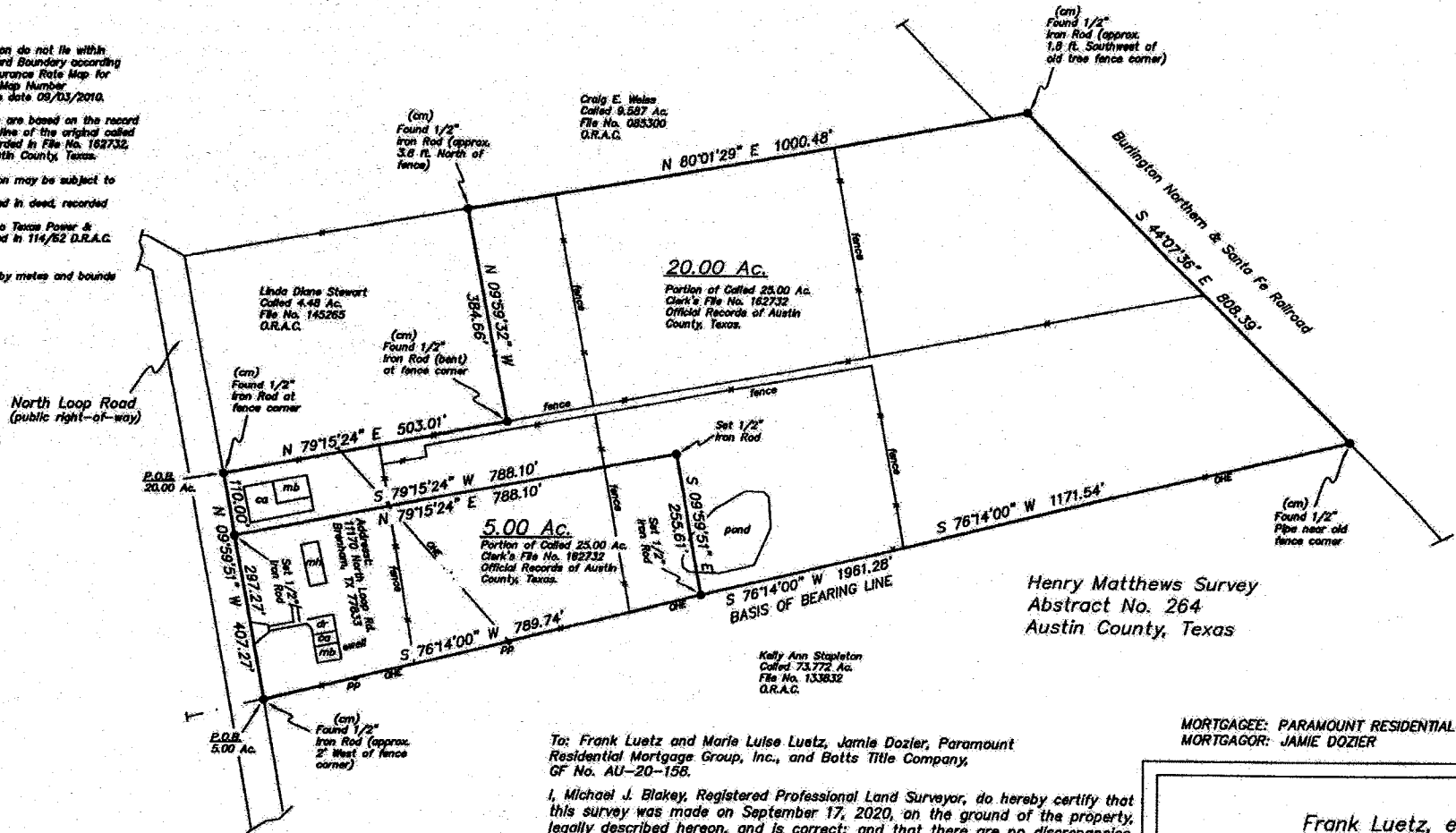
cm = control monument
 pp = power (utility) pole
 OHE = overhead electric line
 mh = mobile home
 mb = metal building
 ca = covered area
 dr = drive

The tracts shown hereon do not lie within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Austin County, Texas, Map Number 4801500073E, effective date 08/03/2010.

Bearings shown hereon are based on the record bearing for the North line of the original called 20.00 acre tract, recorded in File No. 182732, Official Records of Austin County, Texas.

The tracts shown hereon may be subject to the following items:
 1) Right of way reserved in deed, recorded in 41/440 D.R.A.C.
 2) Easement granted to Texas Power & Light Company, recorded in 114/62 D.R.A.C. & 116/265 D.R.A.C.

This plat accompanied by metes and bounds descriptions.

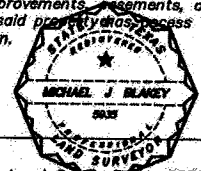


To: Frank Luetz and Maria Luise Luetz, Jamie Dozier, Paramount Residential Mortgage Group, Inc., and Batts Title Company, GF No. AU-20-158.

MORTGAGEE: PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.
 MORTGAGOR: JAMIE DOZIER


I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on September 17, 2020, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.


 Michael J. Blakey
 Registered Professional Land Surveyor, No. 5935



Frank Luetz, et ux

Blakey Land Surveying

RPLS 4062  RPLS 6936

4650 Wilhelm Lane
 Burton, Texas 77856

(979) 288-8800

W.O.#2020-3052

Biskley Land Surveying

Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

**FRANK LUETZ, ET UX
20.00 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 20.00 acres, situated in Austin County, Texas, being out of the Henry Mathews Survey, Abstract No. 264, and being a portion of a called in that deed dated April 19, 2016, from John A. Chutz, III, to Frank Luetz, et ux, recorded in File No. 162732, Official Records of Austin County, Texas, said 20.00 acre tract being more particularly described as follows:

BEGINNING at found ½ inch iron rod at fence corner, lying in the East margin of North Loop Road (public right-of-way), marking a Northwest corner of the original called 23.00 acre tract (hereafter referred to as "original tract"), marking the Southwest corner of the Linda Diane Stewart called 4.48 acre tract (File No. 145265, Official Records of Austin County, Texas), and marking a Northwest corner of the herein described tract;

THENCE departing said road margin, along the common boundary between the herein described tract and the Stegert tract, N 79deg 15min 24sec E, 503.01 ft., to a found ½ inch iron rod (beam) at fence corner, and, N 09deg 59min 32sec W, 384.66 ft., to a found ½ inch iron rod (approximately 3.8 ft. North of fence), lying in the South line of the Craig E. Weiss called 9.587 acre tract (File No. 083300, Official Records of Austin County, Texas), marking the Northeast corner of said Stewart tract, and marking a Northwest corner of the original tract and the herein described tract;

THENCE along a portion of the South line of said Weiss tract, with a North line of the original tract, N 80deg 01min 29sec E, at 925.48 ft. passing the Southeast corner of said Weiss tract, being Southwest corner of the Burlington Northern and Santa Fe Railroad right-of-way, and **CONTINUING**, now along said railroad right-of-way, for a **TOTAL DISTANCE** of 1000.48 ft., to a found ½ inch iron rod (approximately 1.8 ft. Southwest of old tree fence corner), marking a re-entrant corner of said railroad right-of-way, and marking the Northeast corner of the original tract and the herein described tract;


THENCE along said railroad right-of-way, with the Northeast line of the herein described tract, S 44deg 07min 36sec E, 808.39 ft., to a found ½ inch pipe near old fence corner, marking the Northeast corner of the Kelly Ann Stapleton called 73.772 acre tract (File No. 133832, Official Records of Austin County, Texas), and marking the Southeast corner of the herein described tract;

THENCE along a portion of the North line of said Stapleton tract, with a South line of the herein described tract, S 76deg 14min 00sec W, 1171.54 ft., to a ½ inch iron rod, set for corner, marking the Southeast corner of a called 5.00 acre tract (surveyed this date), and marking a Southwest corner of the herein described tract;

THENCE along the common boundary between the herein described tract and the 5.00 acre tract (surveyed this date), N 09deg 59min 51sec W, 255.61 ft., to a ½ inch iron rod, set for corner, and, S 79deg 15min 24sec W, 788.10 ft., to a ½ inch iron rod, set for corner, lying in the East margin of the aforementioned North Loop Road, also lying in a West line of the original tract, marking the Northwest corner of said 5.00 acre tract (surveyed this date), and marking a Southwest corner of the herein described tract;

THENCE along the East margin of North Loop Road, with a West line of the herein described tract, N 09deg 59min 51sec W, 110.00 ft., to the **PLACE OF BEGINNING** and containing 20.00 acres of land.

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I, **Frank Luetz**,
Registered Professional Land Surveyor No. 5935
of the State of Texas, do hereby certify that the
above is a true and correct copy of the original
survey and map made a part of this description.

Blakey Land Surveying

Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

FRANK LUETZ, ET UX
5.00 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 5.00 acres, situated in Austin County, Texas, being out of the Henry Mathews Survey, Abstract No. 264, and being a portion of a called 25.00 acre tract described in that deed dated April 19, 2016, from John A. Chutz, III, to Frank Luetz, et ux, recorded in File No. 162732, Official Records of Austin County, Texas, said 5.00 acre tract being more particularly described as follows:

BEGINNING at found ½ inch iron rod (approximately 2 ft. West of fence corner), lying in the East margin of North Loop Road (public right-of-way), marking the Southwest corner of the original called 25.00 acre tract (hereafter referred to as "original tract"), marking the Northwest corner of the Kelly Ann Stapleton called 73.772 acre tract (File No. 133832, Official Records of Austin County, Texas), and marking a Southwest corner of the herein described tract;

THENCE along the East margin of North Loop Road, with a portion of the West line of the original tract, N 09deg 59min 51sec W, 407.27 ft., to a ½ inch iron rod, set for corner, marking a Southwest corner of a called 20.00 acre tract (surveyed this date), and marking the Northwest corner of the herein described tract;

THENCE departing said road margin, with the common boundary between the herein described tract and the 20.00 acre tract (surveyed this date), N 79deg 15min 24sec E, 788.10 ft., to a ½ inch iron rod, set for corner, and, S 09deg 59min 51sec E, 255.61 ft., to a ½ inch iron rod, set for corner, lying in the North line of the aforementioned Kelly Ann Stapleton tract, also lying in the South line of the original tract, marking a Southwest corner of said 20.00 acre tract (surveyed this date), and marking the Southeast corner of the herein described tract;

THENCE along a portion of the North line of said Stapleton tract, with the South line of the herein described tract, S 76deg 14min 00sec W, 789.74 ft., to the **PLACE OF BEGINNING** and containing 5.00 acres of land.

September 17, 2020
W.O.#2020-3052


Michael J. Blakey
Registered Professional Land Surveyor No. 5935

This prepared guide is a part of this description.

