

J10 NAVASOTA - 1 /
Washington County, Texas, 77 AC +/-



77 ACRES



Boundary

Russell Seeker



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to

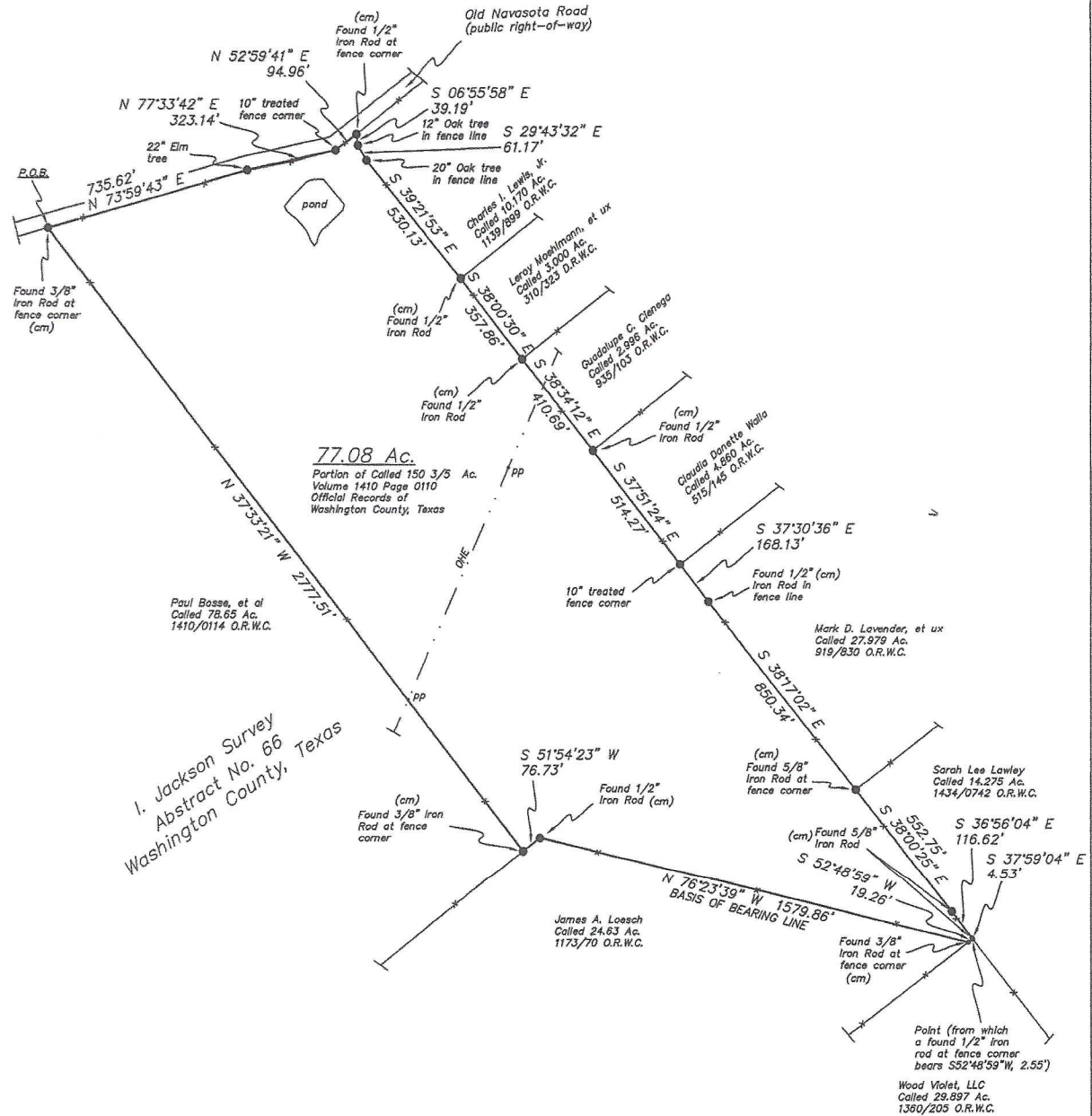
cm = control monument
 OHE = overhead electric line
 pp = power (utility) pole

The subject tract shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0325C, effective date May 16, 2019.

Bearings shown hereon are based on the record bearing for the Northeast line of the James A. Loesch called 24.63 acre tract, recorded in 1173/770 O.R.W.C.

This plat accompanied by metes and bounds description.

Scale 1" = 400'



To: David Bosse, Tammy Bosse, Anna Marie Bosse, AV 10 Properties, LLC, and Washington County Abstract Company, GF No. WCA2000300.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on July 16, 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.

[Signature]
 Michael J. Blakey
 Registered Professional Land Surveyor No. 5935



W.O.#2020-3025

David Bosse, et al

Blakey Land Surveying

RPLS 4052 RPLS 5935

4650 Wilhelm Lane
 Burton, Texas 77836 (979) 289-3900

EXHIBIT "A"

Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

DAVID BOSSE, ET AL 77.08 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 77.08 acres, situated in Washington County, Texas, being out of the I. Jackson Survey, Abstract No. 66, being a portion of a called 150 3/5 acre tract described in that deed dated July 17, 2012, from Anna Marie Bosse, et vir to David Bosse and Tammy Bosse, recorded in Volume 1410, Page 0110, Official Records of Washington County, Texas, said 77.08 acre tract being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod at fence corner, lying in the Southerly margin of Old Navasota Road (public right-of-way), lying in the occupied North line of the original called 150-3/5 acre tract (hereafter referred to as "original tract"), marking the Northeast corner of the Paul Bosse, et al called 78.65 acre tract (Volume 1410, Page 0114, Official Records of Washington County, Texas), and marking the Northwest corner of the herein described tract;

THENCE along said road margin, with the Northerly line of the herein described tract, N 73deg 59min 43sec E, 735.62 ft., to a 22 inch elm tree (with old fence wire), marking an angle in said road margin; N 77deg 33min 42sec E, 323.14 ft., to an existing 10 inch treated fence corner, marking an angle in said road margin; and, N 52deg 59min 41sec E, 94.96 ft., to a found 1/2 inch iron rod at fence corner, marking the Northwest corner of the Charles I. Lewis, Jr., called 10.170 acre tract (Volume 1139, Page 899 Official Records of Washington County, Texas), and marking the Northeast corner of the herein described tract;

THENCE departing said road margin, with the Northeast line of the herein described tract, the following calls: 1) S 06deg 55min 58sec E, 39.19 ft., to a 12 inch oak tree in fence line; 2) S 29deg 43min 32sec E, 61.17 ft., to a 20 inch oak tree in fence line; 3) S 39deg 21min 53sec E, 530.13 ft., to a found 1/2 inch iron rod, marking the South corner of said Lewis tract, and marking the West corner of the Leroy Moehlmann, et ux called 3.000 acre tract (Volume 310, Page 323, Deed Records of Washington County, Texas); 4) S 38deg 00min 30sec E, 357.86 ft., to a found 1/2 inch iron rod, marking the South corner of said Moehlmann tract, and marking the West corner of the Guadalupe C. Cienega called 2.996 acre tract (Volume 935, Page 103, Official Records of Washington County, Texas); 5) S 38deg 34min 12sec E, 410.69 ft., to a found 1/2 inch iron rod, marking the South corner of said Cienega tract, and marking the West corner of the Claudia Danette Walla called 4.860 acre tract (Volume 515, Page 145, Official Records of Washington County, Texas); 6) S 37deg 51min 24sec E, 514.27 ft., to an existing 10 inch treated fence corner post, marking the South corner of said Walla tract, and marking the West corner of the Mark D. Lavender, et ux called 27.979 acre tract (Volume 919, Page 830, Official Records of Washington County, Texas); 7) S 37deg 30min 36sec E, 168.13 ft., to a found 1/2 inch iron rod in fence line; 8) S 38deg 17min 02sec E, 850.34 ft., to a found 5/8 inch iron rod near fence corner, marking the South corner of said Lavender tract, and marking the West corner of the Sarah Lee Lawley called 14.275 acre tract (Volume 1434, Page 0742, Official Records of Washington County, Texas); 9) S 38deg 00min 25sec E, 552.75 ft., to a found 5/8 inch iron rod; 10) S 36deg 56min 04sec E, 116.62 ft., to a found 5/8 inch iron rod; and, 11) S 37deg 59min 04sec E, 4.53 ft., to a point, marking the North corner of the Wood Violet, LLC called 29.897 acre tract (Volume 1360, Page 205, Official Records of Washington County, Texas), and marking the East corner of the herein described tract (a found 1/2 inch iron rod at fence corner bears S 52deg 48min 59sec W, 2.55 ft., from this point for reference);

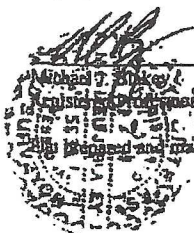
THENCE departing the Southwest line of said Lawley tract, along a portion of the Northwest line of the Wood Violet, LLC tract, S 52deg 48min 59sec W, at 2.55 ft. passing the aforementioned found 1/2 inch iron rod at fence corner, and **CONTINUING** for a TOTAL DISTANCE of 19.26 ft., to a found 3/8 inch iron rod at fence corner, marking the Northeast corner of the James A. Loesch called 24.63 acre tract (Volume 1173, Page 70, Official Records of Washington County, Texas), and marking a Southeast corner of the herein described tract;

THENCE along the Northeast line of said Loesch tract, with a Southwest line of the herein described tract, N 76deg 23min 39sec W (record bearing for the Northeast line of said Loesch tract, this line being the BASIS OF BEARING LINE for this survey), 1579.86 ft., to a found 1/2 inch iron rod, marking the Northwest corner of said Loesch tract, and marking a re-entrant corner of the herein described tract;

THENCE along a portion of the Northwest line of said Loesch tract, with a Southeast line of the herein described tract, S 51deg 54min 23sec W, 76.73 ft., to a found 3/8 inch iron rod at fence corner, marking the Southeast corner of the aforementioned Paul Bosse, et al called 78.65 acre tract, marking a Southwest corner of the herein described tract;

THENCE along the Northeast line of the Paul Bosse, et al tract, with the Southwest line of the herein described tract, N 37deg 33min 21sec W, 2777.51 ft., to the PLACE OF BEGINNING and containing 77.08 acres of land.

W.O.#2020-3025
July 16, 2020


I have prepared and made a part of this description.