

cm = control monument
 pp = power (utility) pole
 OHE = overhead electric/utility line
 b = barn
 wh = well house
 guy = guy wire anchor

All corners shown hereon are marked with found 1/2 inch iron rods unless otherwise noted. Said found 1/2 inch iron rods are considered control monuments for this survey.

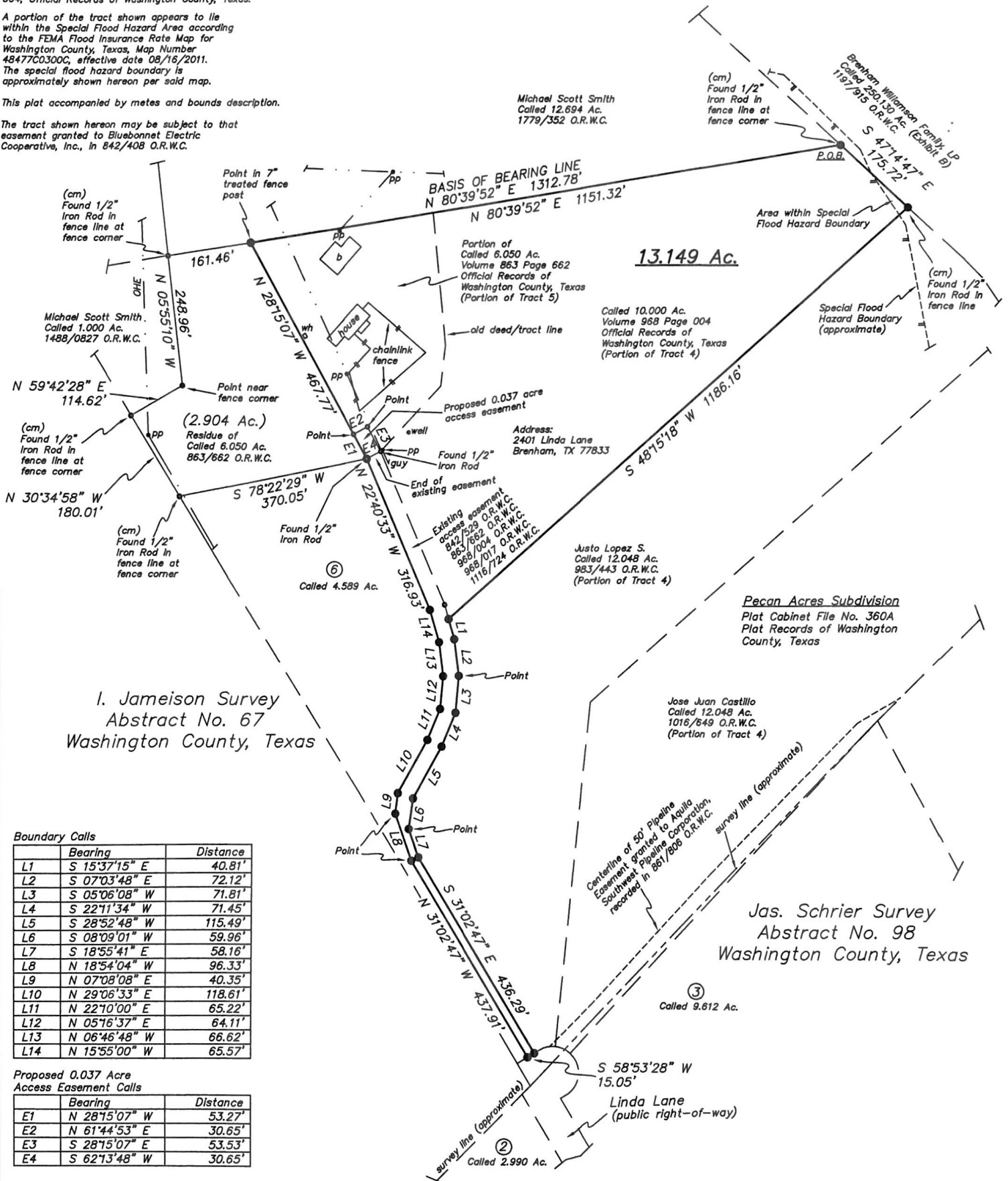
Bearings shown hereon are based on the record bearing for the North line of the original called 10,000 acre tract recorded in Volume 968 Page 004, Official Records of Washington County, Texas.

A portion of the tract shown appears to lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0300C, effective date 08/16/2011. The special flood hazard boundary is approximately shown hereon per said map.

This plat accompanied by metes and bounds description.

The tract shown hereon may be subject to that easement granted to Bluebonnet Electric Cooperative, Inc., in 842/408 O.R.W.C.

Scale 1" = 200'



I. Jameison Survey
 Abstract No. 67
 Washington County, Texas

Boundary Calls

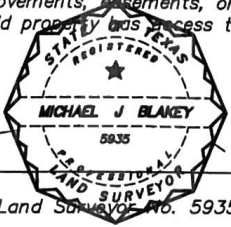
	Bearing	Distance
L1	S 15°37'15" E	40.81'
L2	S 07°03'48" E	72.12'
L3	S 05°06'08" W	71.81'
L4	S 22°11'34" W	71.45'
L5	S 28°52'48" W	115.49'
L6	S 08°09'01" W	59.96'
L7	S 18°55'41" E	58.16'
L8	N 18°54'04" W	96.33'
L9	N 07°08'08" E	40.35'
L10	N 29°06'33" E	118.61'
L11	N 22°10'00" E	65.22'
L12	N 05°16'37" E	64.11'
L13	N 06°46'48" W	66.62'
L14	N 15°55'00" W	65.57'

Proposed 0.037 Acre Access Easement Calls

	Bearing	Distance
E1	N 28°15'07" W	53.27'
E2	N 61°44'53" E	30.65'
E3	S 28°15'07" E	53.53'
E4	S 62°13'48" W	30.65'

To: The Estate of Norman L. Rode, Deceased, Robert Hardy, Home Point Financial Corporation, and Brenham Abstract & Title Company, GF No. 20220316.


I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on February 16, 2022, 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

The Estate of Norman L. Rode, Deceased

Blakey Surveying, LLC

RPLS 4052  RPLS 5935

4650 Wilhelm Lane
 Burton, Texas 77835

(979) 289-8900

W.O.#2022-3256

Blakey Surveying, LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-289-3900

THE ESTATE OF NORMAN L. RODE, DECEASED
13.149 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 13.149 acres, situated in Washington County, Texas, being out of the I. Jameison Survey, Abstract No. 67, being a portion of a called 6.050 acre tract described in that deed dated May 20, 1997, from Jim Riley, et ux to Norman L. Rode, et ux, recorded in Volume 863, Page 662 of the Official Records of Washington County, Texas, being all or a portion of a called 10.000 acre tract described in that deed dated September 6, 2000, recorded in Volume 968, Page 004 of the Official Records of Washington County, Texas, and being a portion of Tract 4 and Tract 5 of the Pecan Acres Subdivision (plat recorded in Plat Cabinet File No. 360A of the Plat Records of Washington County, Texas), said 13.149 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron rod at fence corner, lying in the Southwest line of the Brenham Williamson Family, LP called 250.130 acre tract (Exhibit B, Volume 1197, Page 915, Official Records of Washington County, Texas), marking the Southeast corner of the Michael Scott Smith called 12.694 acre tract (Volume 1779, Page 352, Official Records of Washington County, Texas), marking a Northeast corner of the original called 10.000 acre tract, marking a Northeast corner of Tract 4 of said Pecan Acres Subdivision, and marking a Northeast corner of the herein described tract;

THENCE along a portion of the Southwest line of the Brenham Williamson Family, LP called 250.130 acre tract, with the Northeast line of the original called 10.000 acre tract, S 47deg 14min 47sec E, 175.72 ft., to a found ½ inch iron rod in fence line, marking the North corner of the Justo Lopez S. called 12.048 acre tract (Portion of Tract 4 of Pecan Acres Subdivision, Volume 983, Page 443, Official Records of Washington County, Texas), marking the East corner of the original called 10.000 acre tract, and marking an East corner of the herein described tract;

THENCE along the Northwest line of the Justo Lopez S. called 12.048 acre tract, S 48deg 15min 18sec W, 1186.16 ft., to a found ½ inch iron rod, lying in the Easterly line of the original called 6.050 acre tract (Tract 5 of Pecan Acres Subdivision), marking a Westerly corner of the Justo Lopez S. called 12.048 acre tract, marking the South corner of the original called 10.000 acre tract, and marking a re-entrant corner of the herein described tract;

THENCE with the common boundary between the Justo Lopez S. called 12.048 acre tract and Tract 5, the following calls: S 15deg 37min 15sec E, 40.81 ft., to a found ½ inch iron rod; S 07deg 03min 48sec E, 72.12 ft., to a point; S 05deg 06min 08sec W, 71.81 ft., to a found ½ inch iron rod; S 22deg 11min 34sec W, 71.45 ft., to a found ½ inch iron rod; S 28deg 52min 48sec W, 115.49 ft., to a found ½ inch iron rod; S 08deg 09min 01sec W, 59.96 ft., to a point; S 18deg 55min 41sec E, 58.16 ft., to a found ½ inch iron rod; and, S 31deg 02min 47sec E, 436.29 ft., to a found ½ inch iron rod in road, lying in the Northwest margin of Linda Lane (public right-of-way), marking a Southwest corner of the Justo Lopez S. called 12.048 acre tract, and marking a Southeast corner of said Tract 5 and the herein described tract;

THENCE along the Northwest margin of Linda Lane, S 58deg 53min 28sec W, 15.05 ft., to a found ½ inch iron rod in road, marking the Southmost corner of said Tract 5, marking an East corner of Tract 6 of Pecan Acres Subdivision, and marking the Southmost corner of the herein described tract;

W.O.#2022-3256
February 16, 2022

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4650 Wilhelm Lane
Burton, Texas 77835-5794

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THE ESTATE OF NORMAN L. RODE, DECEASED


13.149 ACRE TRACT (continued)

THENCE departing Linda Lane, with the common boundary between Tract 6 of Pecan Acres Subdivision and the herein described tract, the following calls: N 31deg 02min 47sec W, 437.91 ft., to a point; N 18deg 54min 04sec W, 96.33 ft., to a point; N 07deg 08min 08sec E, 40.35 ft., to a found ½ inch iron rod; N 29deg 06min 33sec E, 118.61 ft., to found ½ inch iron rod; N 22deg 10min 00sec E, 65.22 ft., to a found ½ inch iron rod; N 05deg 16min 37sec E, 64.11 ft., to a found ½ inch iron rod; N 06deg 46min 48sec W, 66.62 ft., to a found ½ inch iron rod; N 15deg 55min 00sec W, 65.57 ft., to a found ½ inch iron rod; and, N 22deg 40min 33sec W, 316.93 ft., to a found ½ inch iron rod, marking the Northeast corner of said Tract 6, marking a re-entrant corner of Tract 5 (original called 6.050 acre tract), marking the Northwest corner of an existing access easement (Volume 863, Page 662, Official Records of Washington County, Texas), and marking the Southwest corner of a proposed 0.037 acre access easement, surveyed this date);

THENCE with a Westerly line of the herein described tract, N 28deg 15min 07sec W, at 53.27 ft. passing the Northwest corner of the proposed 0.037 acre access easement, and CONTINUING for a TOTAL DISTANCE of 467.77 ft., to a point in an existing 7 inch treated fence post, lying in the South line of the aforementioned Michael Scott Smith called 12.694 acre tract (Volume 1779, Page 352, Official Records of Washington County, Texas), lying in the North line of said Tract 5 (original called 6.050 acre tract), and marking the Northwest corner of the herein described tract (a found ½ inch iron rod bears S 80deg 39min 52sec W, 161.46 ft., from this point for reference);

THENCE along a portion of the South line of said Smith tract, with the North line of the herein described tract, N 80deg 39min 52sec E (record bearing for the North line of the original called 6.050 acre tract and the original called 10.000 acre tract, this line being the BASIS OF BEARING LINE for this survey), 1151.32 ft., to the **PLACE OF BEGINNING** and containing 13.149 acres of land.

W.O.#2022-3256
February 16, 2022



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description



Blakey Surveying, LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-289-3900

PROPOSED 0.037 ACRE ACCESS EASEMENT

Being a description of an access easement containing 0.037 acres, situated in Washington County, Texas, being out of the I. Jameison Survey, Abstract No. 67, lying over and across a portion of a called 6.050 acre tract described in that deed dated May 20, 1997, from Jim Riley, et ux to Norman L. Rode, et ux, recorded in Volume 863, Page 662 of the Official Records of Washington County, Texas, said access easement being more particularly described as follows:

BEGINNING at a found ½ inch iron rod, marking the Northeast corner of Tract 6 of Pecan Acres Subdivision (plat recorded in Plat Cabinet File No. 360A, Plat Records of Washington County, Texas), marking a re-entrant corner of Tract 5 of said Pecan Acres Subdivision, marking re-entrant corner of the original called 6.050 acre tract, marking the Northwest corner of an existing access easement (mentioned in Volume 863, Page 662, Official Records of Washington County, Texas) (shown on recorded plat of Pecan Acres Subdivision), and marking the Southwest corner of the herein described access easement;


THENCE with the Westerly line of the herein described access easement, N 28deg 15min 07sec W, 53.27 ft., to a point, marking the Northwest corner of the herein described access easement;

THENCE with the Northwest line of the herein described access easement, N 61deg 44min 53sec E, 30.65 ft., to a point, marking the Northeast corner of the herein described access easement;

THENCE along the Easterly line of the herein described access easement, S 28deg 15min 07sec E, 53.63 ft., to a found ½ inch iron rod, marking a re-entrant corner of the original called 6.050 acre tract, marking a re-entrant corner of said Tract 5, marking the Northeast corner of the aforementioned existing access easement, and marking the Southeast corner of the herein described access easement;

THENCE along the Northwest line of said existing access easement, S 62deg 13min 48sec W, 30.65 ft., to the **PLACE OF BEGINNING** and containing 0.037 acres of land.

W.O.#2022-3256
February 16, 2022



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description

