

Blakey Surveying, LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-289-3900

ROBIN LYN BOEHNEMANN
10.00 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 10.00 acres, situated in Washington County, Texas, being out of the Gilbert Longstreet Survey, Abstract No. 154, and being a portion of a called 73.56 acre tract described in that deed dated July 26, 2021 from Quin Dell Kroll, Jr. to Robin Lyn Boehnemann, recorded in Volume 1791, Page 530 of the Official Records of Washington County, Texas, said 10.00 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron rod in a 4 inch x 4 inch concrete monument near fence corner, lying in the Northwest line of the Paula Ann Batey called 85.80 acre tract (Volume 1665, Page 862, Official Records of Washington County, Texas), marking the South corner of the Douglas Eschenberger called 73.03 acre tract (Volume 1457, Page 0846, Official Records of Washington County, Texas), marking the East corner of the original called 73.56 acre tract (hereafter referred to as “original tract”), and marking the East corner of the herein described tract;

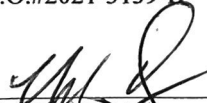
THENCE along the Northwest line of the Batey tract, with the Southeast line of the original tract, S 40deg 15min 30sec W (record bearing for the Northwest line of the Batey tract, this line being the BASIS OF BEARING LINE for this survey), at 1157.79 ft. passing a found ½ inch iron rod lying in the Northeast margin of Wickel Road (public right-of-way), and CONTINUING for a TOTAL DISTANCE of 1181.50 ft., to a point in road, marking the South corner of the original tract, and marking the South corner of the herein described tract;

THENCE with a portion of the apparent Southwest line of the original tract (this line running within the fenced margin of Wickel Road), N 49deg 19min 09sec W, 510.76 ft., to a point in said road, marking the West corner of the herein described tract;

THENCE departing the Southwest line of the original tract, with the Northwest line of the herein described tract, N 51deg 07min 12sec E, at 28.13 ft. passing a ½ inch iron rod, set for corner, lying in the Northeast margin of Wickel Road, and CONTINUING for a TOTAL DISTANCE of 566.47 ft., to a ½ inch iron rod, set for corner; and, N 60deg 09min 32sec E, 651.43 ft., to a ½ inch iron rod, set for corner, lying in the Southwest line of the aforementioned Eschenberger tract, and marking the North corner of the herein described tract;

THENCE along a portion of the Southwest line of said Eschenberger tract, with the Northeast line of the herein described tract, S 52deg 31min 59sec E, 182.48 ft., to the **PLACE OF BEGINNING** and containing 10.00 acres of land (of which 0.28 acres lies within Wickel Road).

January 27, 2022
W.O.#2021-3139-B



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.



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

Bearings shown hereon are based on the record bearing for a Northwest line of the Paula Ann Batey called 85.80 acre tract, recorded in 1665/862 O.R.W.C.

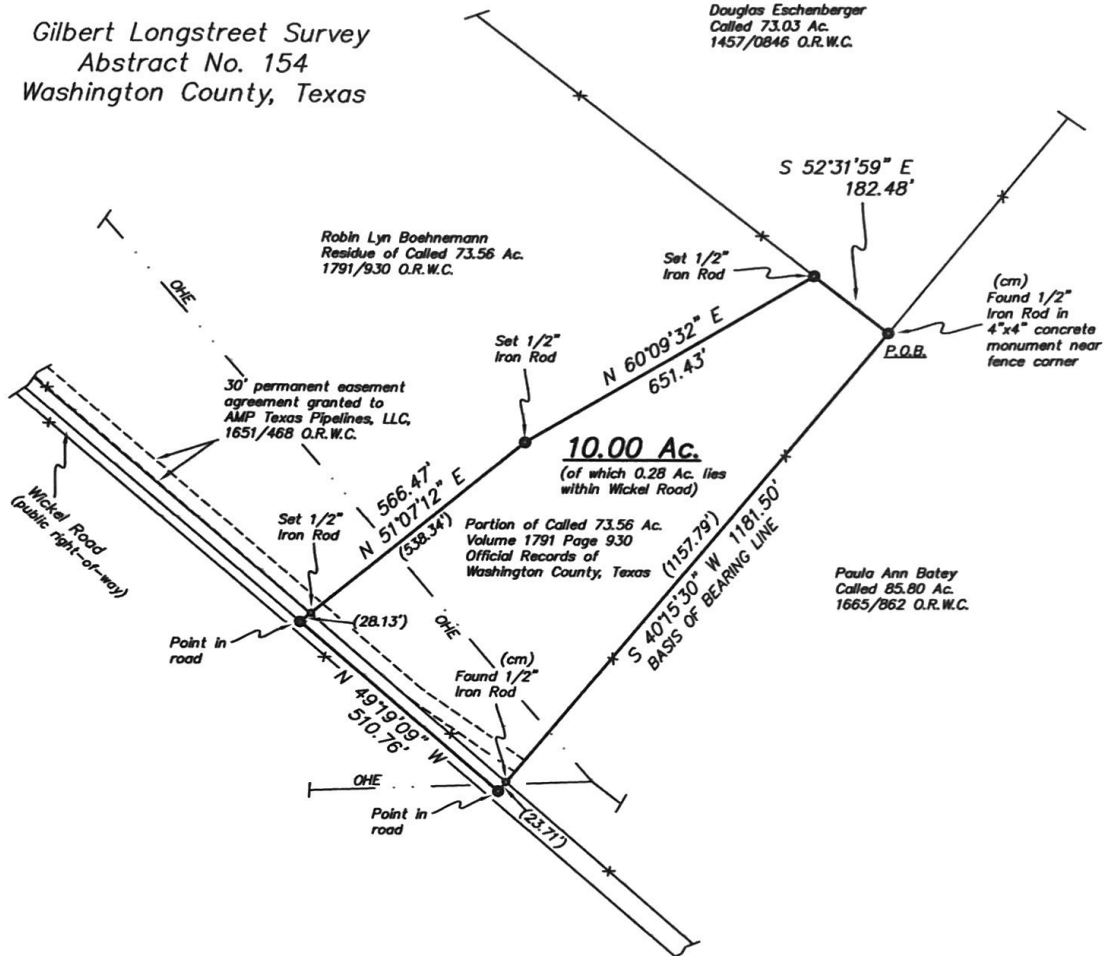
The tract shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas. Map Number 48477C0425D, effective date 05/16/2019.

This plat accompanied by metes and bounds description.



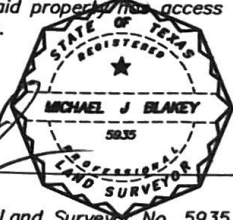
Scale 1" = 300'

Gilbert Longstreet Survey
 Abstract No. 154
 Washington County, Texas



I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on January 27, 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



Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

Robin Lyn Boehnemann

Blakey Surveying, LLC

RPLS 4052 RPLS 5935

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