

cm = control monument
 pp = power (utility) pole
 OHE = overhead electric line
 tes = buried telephone line warning sign

The 3.50 Ac. tract & 5.00 Ac. tract do not lie within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 4847700300G, effective date August 16, 2011. The special flood hazard boundary is approximately shown hereon per said map.

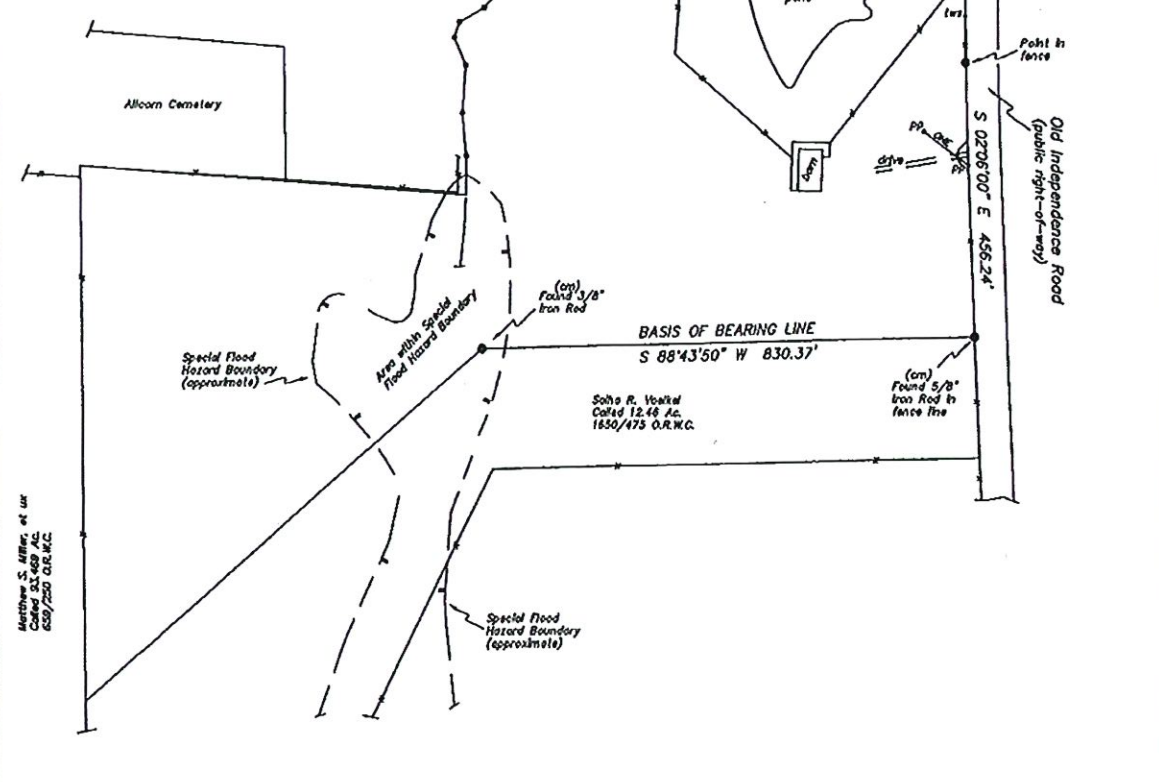
Bearings shown hereon are based on the record bearing for the North line of the Saha R. Vostal called 12.48 acre tract, recorded in 1850/475 O.R.W.C.

The tract shown hereon may be subject to the 10 ft. easement as referenced in 452/159 O.R.W.C. and 452/168 O.R.W.C.

This plot accompanied by metes and bounds description.

Branch Cols		
	Bearing	Distance
L1	N 1309°00' W	65.18'
L2	N 1953°00' E	75.59'
L3	N 4242°00' E	104.06'
L4	N 8273°00' E	36.41'
L5	N 2752°00' E	47.11'
L6	N 0773°00' E	72.25'
L7	N 0773°00' E	37.67'
L8	N 0531°00' W	229.91'

**E. Allcorn Survey
 Abstract No. 1
 Washington County, Texas**



Matthew S. Miller, et ux
 Called 31.469 Ac.
 659/250 O.R.W.C.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on June 21, 2021, 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



W.O.#2021-3161-B

David Mark Bockhorn, et al
Blakey Surveying, LLC
 RPLS 4052 RPLS 6986
 4850 Wilburn Lane
 Burton, Texas 77806
 (979) 288-3850

Blakey Surveying, LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-289-3900

DAVID MARK BOCKHORN, ET AL
5.00 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 5.00 acres, situated in Washington County, Texas, being out of the E. Allcorn Survey, Abstract No. 1, and being a portion of a called 37.389 acre tract described in that deed dated January 1, 2021, from David M. Bockhorn, Independent Executor of the Estate of Irene Bockhorn to Kenneth Doyle Bockhorn, Don Leslie Bockhorn, Ann Eileen Bockhorn Berry and David Mark Bockhorn, recorded in Volume 1762, Page 512 of the Official Records of Washington County, Texas, said 5.00 acre tract being more particularly described as follows:

BEGINNING at a set ½ inch iron rod, lying in the West margin of Old Independence Road (public right-of-way), also lying in the East line of the original called 37.389 acre tract (hereafter referred to as "original tract"), marking the Northeast corner of a 28.88 acre tract (surveyed this date), and marking the Southeast corner of the herein described tract;

THENCE departing said road margin, with the North line of the 28.88 acre tract (surveyed this date), N 88deg 51min 55sec W, at 689.12 ft. passing a ½ inch iron rod, set for reference, and **CONTINUING** for a **TOTAL DISTANCE** of 714.12 ft., to a point in a branch, lying in the Easterly line of the Matthew S. Miller, et ux called 93.469 acre tract (Volume 659, Page 250, Official Records of Washington County, Texas), also lying in a Westerly line of the original tract, marking the Northwest corner of the 28.88 acre tract, and marking the Southwest corner of the herein described tract;

THENCE along said branch, being the called Westerly boundary of the original tract, the following calls: 1) N 13deg 09min 00sec W, 65.18 ft.; 2) N 19deg 53min 00sec E, 75.59 ft.; 3) N 42deg 42min 00sec E, 104.06 ft.; 4) N 82deg 13min 00sec E, 36.41 ft.; 5) N 27deg 52min 00sec E, 47.11 ft.; and, 6) N 07deg 13min 00sec E, 72.25 ft., to a point in said branch, marking the Southwest corner of a 3.50 acre tract (surveyed this date), and marking the Northwest corner of the herein described tract;

THENCE departing said branch, with the South line of the 3.50 acre tract (surveyed this date), and with the North line of the herein described tract, S 88deg 51min 00sec E, at 25.00 ft. passing a ½ inch iron rod, set for reference, and **CONTINUING** for a **TOTAL DISTANCE** of 566.93 ft., to a ½ inch iron rod, set for corner, lying in the West margin of the aforementioned Old Independence Road, also lying in the East line of the original tract, marking the Southeast corner of the 3.50 acre tract, and marking the Northeast corner of the herein described tract;

THENCE along the West margin of Old Independence Road, S 00deg 39min 48sec W, 239.52 ft., to a point at fence corner post, marking a deed angle of the original tract; and, S 00deg 48min 58sec E, 92.56 ft., to the **PLACE OF BEGINNING** and containing 5.00 acres of land.

June 21, 2021
W.O.#2021-3161



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Prepared and made a part of this description.

