

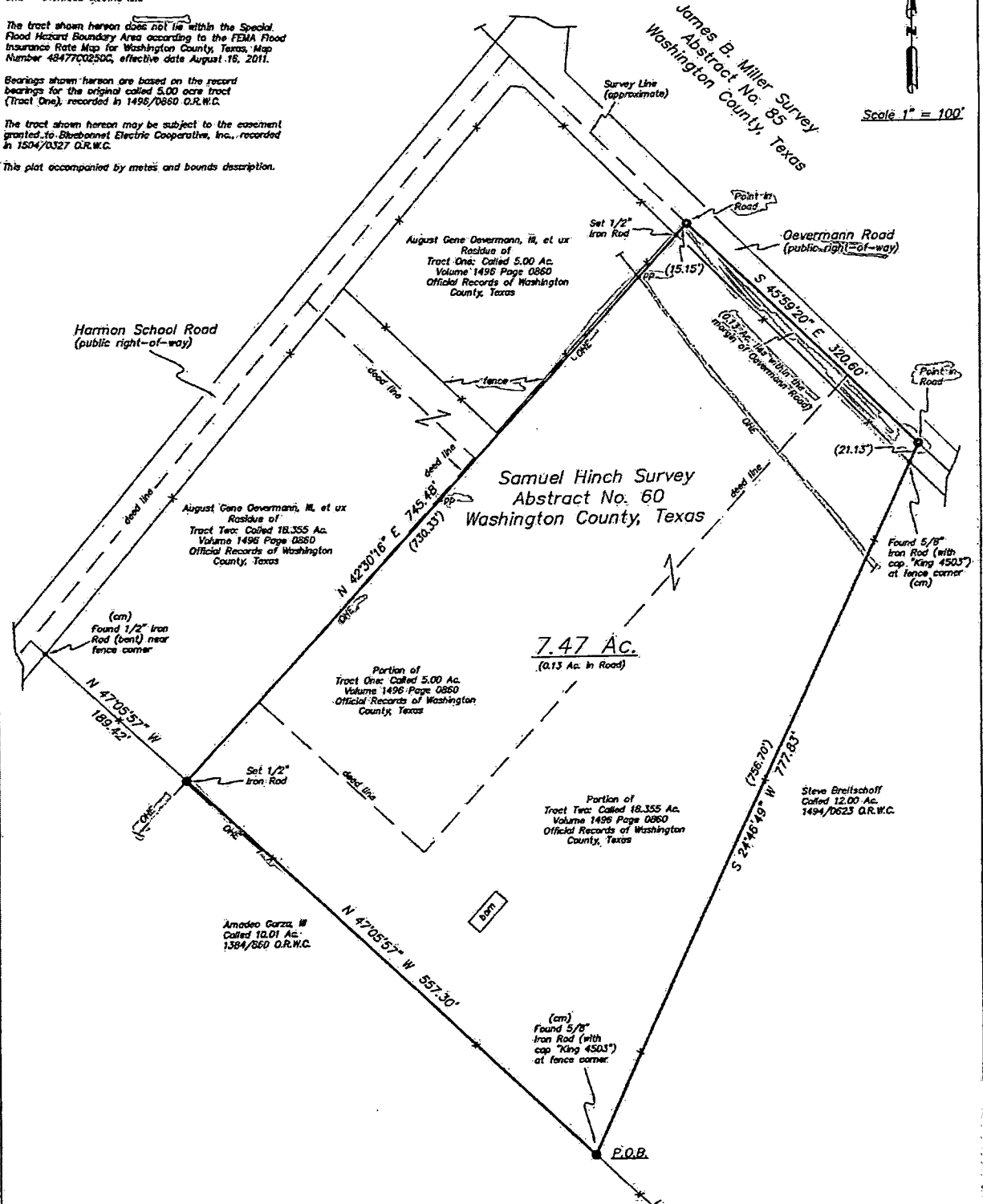
cm = control monument  
 pp = power (utility) pole  
 OHL = overhead electric line

The tract shown hereon does not lie within the Special Flood Hazard Boundary Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 49477C0250C, effective date August 16, 2011.

Bearings shown hereon are based on the record bearings for the original called 5.00 acre tract (Tract One), recorded in 1496/0860 O.R.W.C.

The tract shown hereon may be subject to the easement granted to Bledsoem Electric Cooperative, Inc., recorded in 1504/0327 O.R.W.C.

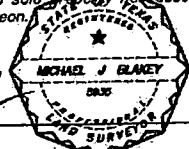
This plat accompanied by metes and bounds description.



MORTGAGEE: BURTON STATE BANK  
 MORTGAGOR: DAVID P. LICHTI  
 RHONDA K. MAASS

To: August Gene Oevermann, III and Naomi Oevermann, David P. Lichti, and Rhonda K. Maass, Burton State Bank, and Batts Title Company, GF No. WA-19-059.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on February 25, 2019, 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.#2019-2837

August Gene Oevermann, III, et ux

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**Blakey Land Surveying**

RPLS 4052  RPLS 5935

4650 Wilhelm Lane  
 Burton, Texas 77836

(879) 288-5900

## EXHIBIT "A"

**Blakey Land Surveying**

4650 Wilhelm Lane  
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

### AUGUST GENE OEVERMANN, III, ET UX 7.47 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 7.47 acres, situated in Washington County, Texas, being out of the Samuel Hinch Survey, Abstract No. 60, being a portion of a called 5.00 acre tract (designated Tract One), and being a portion of a called 18.355 acre tract (designated Tract Two), said tracts being described in that deed dated February 13, 2015, from Duane Ahrens to August Gene Oevermann, III, et ux, recorded in Volume 1496, Page 0860 of the Official Records of Washington County, Texas, said 7.47 acre tract being more particularly described as follows:

**BEGINNING** at a found 5/8 inch iron rod (with cap "King 4503") at fence corner, lying in the Northeast line of the Amadeo Garza, III called 10.01 acre tract (Volume 1384, Page 860, Official Records of Washington County, Texas), marking the West corner of the Steve Breitschoff called 12.00 acre tract (Volume 1494, Page 0623, Official Records of Washington County, Texas), and the South corner of the herein described tract;

**THENCE** along a portion of the Northeast line of the Garza tract, with the Southwest line of the herein described tract, N 47deg 05min 57sec W, 557.30 ft., to a 1/2 inch iron rod, set for corner, marking the West corner of the herein described tract (a found bent 1/2 inch iron rod at fence corner, marking a reference monument for said Garza tract, bears N 47deg 05min 57sec W, 189.42 ft., from this point for reference);

**THENCE** with the Northwest line of the herein described tract, N 42deg 30min 16sec E, at 730.33 ft. passing a 1/2 inch iron rod, set for reference, lying in the fenced Southwest margin of Oevermann Road (public right-of-way), and **CONTINUING** for a TOTAL DISTANCE of 745.48 ft., to a point in said road, lying in the approximate division line between the Samuel Hinch Survey, Abstract No. 60, and the James B. Miller Survey, Abstract No. 85, also lying in the Northeast line of the original called 5.00 acre tract, and marking the North corner of the herein described tract;

**THENCE** with the Northeast line of the herein described tract, this line running in Oevermann Road and along said survey line, S 45deg 59min 20sec E, 320.60 ft., to a point in said road, marking the North corner of the aforementioned Steve Breitschoff called 12.00 acre tract, and the East corner of the herein described tract;

**THENCE** along the Northwest line of said Breitschoff called 12.00 acre tract, with the Southeast line of the herein described tract, S 24deg 46min 49sec W, at 21.13 ft. passing a found 5/8 inch iron rod (with cap "King 4503") at fence corner, lying in the Southwest margin of Oevermann Road, and **CONTINUING** for a TOTAL DISTANCE of 777.83 ft., to the **PLACE OF BEGINNING** and containing 7.47 acres of land (of which 0.13 acres lies within the margin of Oevermann Road.)

February 25, 2019  
W.O.#2019-2837



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Michael J. Blakey  
Registered Professional Land Surveyor No. 5935  
Plat prepared and made a part of this description.