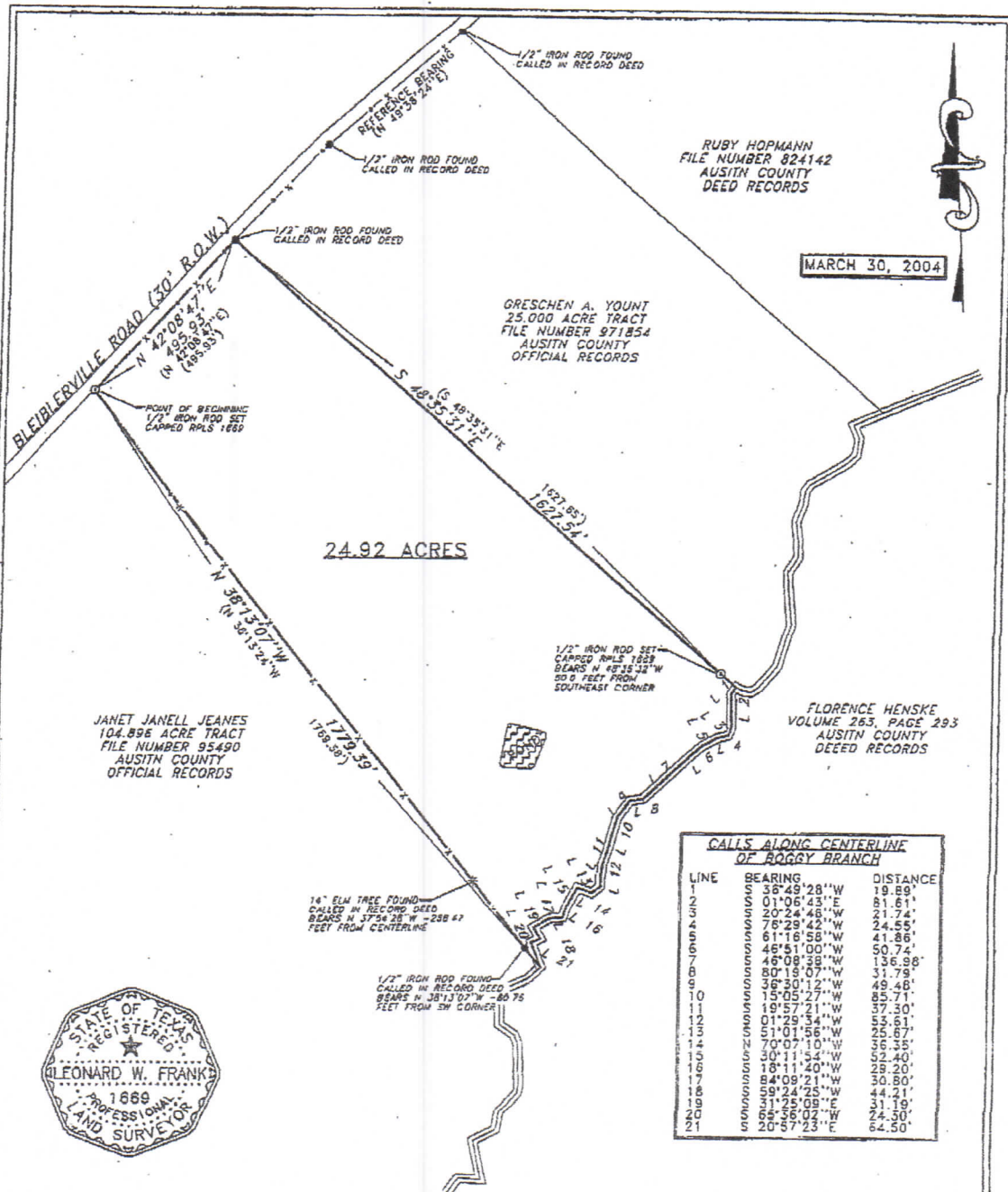




SURVEY NOTES

1. ALL BEARINGS ARE BASED ON THE LINE AS REFERENCED AND DESCRIBED IN FILE NUMBER 971854, AUSTIN COUNTY OFFICIAL RECORDS.
2. THIS PROPERTY IS SHOWN TO BE OUTSIDE THE FLOOD HAZARD BOUNDARY AREAS AS DETERMINED BY FEMA ON FIRM NO. 48015C0050 C. EFFECTIVE DATE JANUARY 17, 1990.
3. APPARANT VISIBLE EASEMENTS HAVE BEEN SHOWN.
4. FIELD NOTES TO ACCOMPANY THIS PLAT.

SURVEY PLAT OF A 24.92 ACRE TRACT OF LAND CUT OF THE CHAS. DENTON 1/4 LEAGUE, ABSTRACT NO. 16, AUSTIN COUNTY, TEXAS, SAID 24.92 ACRE TRACT BEING ALL OF THAT 25.000 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED APRIL 10, 1997, FROM DOUGLAS S. DAWSON, TO GRESHEN A. YOUNT, RECORDED IN FILE NUMBER 971855, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

I, LEONARD W. FRANK, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION AND THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION IV SURVEY.

LEONARD W. FRANK
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 1669
COLORADO COUNTY SURVEYOR

CALLS ALONG CENTERLINE OF BOGGY BRANCH		
LINE	BEARING	DISTANCE
1	36°49'28"W	19.89'
2	01°06'43"E	81.61'
3	20°24'48"W	21.74'
4	76°29'42"W	24.55'
5	81°16'58"W	41.88'
6	46°51'00"W	50.74'
7	46°08'38"W	136.98'
8	80°19'07"W	31.79'
9	36°30'12"W	49.46'
10	15°05'27"W	83.71'
11	19°57'21"W	37.30'
12	01°29'34"W	53.81'
13	01°01'56"W	25.87'
14	70°07'10"W	36.35'
15	30°11'34"W	52.40'
16	18°11'40"W	29.20'
17	84°09'21"W	30.80'
18	49°24'25"W	44.21'
19	11°25'09"E	31.19'
20	29°56'02"W	24.30'
21	20°57'23"E	62.50'

LEGEND	
•	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET
*	14" ELM TREE
—	POWER LINE (OVERHEAD)
-x-	FENCE LINE
()	RECORD DEED CALL

1" = 300' - SCALE IN FEET
300 150 0 150 300

BOUNDARY SURVEY OF 24.92 ACRES
IN THE CHAS. DENTON 1/4 LEAGUE
A-16, AUSTIN COUNTY, TEXAS

102 BECICA STREET
COLUMBUS, TX 78934
979.732.3114

FRANK SURVEYING
COMPANY

COPYRIGHT 2004
ALL RIGHTS RESERVED

DRAWN BY: MATT LOESSIN REV:

SCALE: 1" = 300'

PROJECT NO: 04-52

SHEET 1 OF 1

Exhibit A

FRANK SURVEYING COMPANY

102 Beica Street
Columbus, Texas 76934
979.732.3114

Leonard W. Frank
Colorado County Surveyor
Registered Professional
Land Surveyor No. 1669

STATE OF TEXAS

COUNTY OF AUSTIN

FIELD NOTES of a survey of a 24.92 acre tract. Being all of that tract lying and situated in the Chas. Denton 1/4 League, Abstract No. 18, Austin County, Texas. Said 24.92 acre tract being all of that 25.000 acre tract of land described in a Special Warrant Deed dated April 10, 1897, from Douglas S. Dawson, to Greschen A. Yount, recorded in File Number 971855, of the Official Records of Austin County, Texas for which reference is made and the said 24.92 acre tract being described by metes and bounds as follows, TO-WIT:

BEGINNING at a 1/2 inch iron rod set (capped RPLS 1669) for the Northwest corner of the 24.92 acre tract in the Southeast right of way line of Bleiberville Road (30' R.O.W.), said corner being also the North corner of a 104.896 acre tract conveyed to Janet Janell Jeanes, File Number 95490, Austin County Official Records;

THENCE N 42° 08' 47" E a distance of 495.93 feet (called N 42° 08' 47" E - 495.93') generally with the present fence line, the Southeast line of said Bleiberville Road, the Northwest line of the 24.92 acre tract to a 1/2 inch iron rod found (called for in record deed) for the Northeast corner of the 24.92 acre tract, said corner being also the common Southwest corner of a called 25.000 acre tract (surveyed also this day by Leonard W. Frank to contain 24.96 acres) described in a deed conveyed to Greschen A. Yount, File Number 971854, Austin County Official Records;

THENCE S 48° 35' 31" E a distance of 1627.54 feet (called S 48° 35' 31" E - 1627.65') with the common line of the said 24.92 acre tract and the surveyed 24.96 acre tract to a point for the Southeast corner in the centerline of Boggy Branch, from which a 1/2 inch iron rod set (capped RPLS 1669) bears N 48° 35' 31" W - 50.00 feet;

THENCE with the present centerline of Boggy Branch the following courses and distances: S 36° 48' 28" W - 19.89 feet; S 01° 06' 43" E - 81.61 feet; S 20° 24' 48" W - 21.74 feet; S 76° 29' 42" W - 24.55 feet; S 61° 16' 58" W - 41.86 feet; S 46° 51' 00" W - 50.74 feet; S 46° 08' 38" W - 136.98 feet; S 80° 19' 07" W - 31.79 feet; S 36° 30' 12" W - 49.48 feet; S 15° 05' 27" W - 85.71 feet; S 19° 57' 21" W - 37.30 feet; S 01° 29' 34" W - 53.61 feet; S 51° 01' 56" W - 25.67 feet; S 70° 07' 10" W - 36.35 feet; S 30° 11' 54" W - 52.40 feet; S 18° 11' 40" W - 29.20 feet; S 84° 09' 21" W - 30.80 feet; S 59° 24' 25" W - 44.21 feet; S 31° 38' 02" E - 31.19 feet; S 65° 36' 02" W - 24.30 feet; S 20° 57' 23" E - 64.50 feet to a point for the Southwest corner of the 24.92 acre tract, from said point a 1/2 inch iron rod found (called for in record deed) bears N 38° 13' 07" W - 60.76 feet, and a 14 inch Elm Tree (called as a 20 inch hacked Elm Tree in record deed) bears N 37° 54' 28" W - 268.47 feet;

THENCE N 38° 13' 07" W a distance of 1779.39 feet (called N 38° 13' 24" W - 1759.38') generally with the present fence line, the Northeast line of the said 104.896 acre tract, the Southwest line of the 24.92 acre tract to the **PLACE OF BEGINNING**, containing 24.92 acres of land, as surveyed by Leonard W. Frank, County Surveyor of Colorado County, Texas, and Registered Professional Land Surveyor, Registration No. 1669.

Survey Plat to accompany Field Notes.

Project No. 04-52

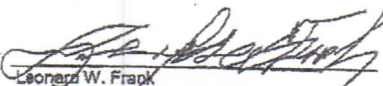
All bearings are based on the Northwest line of the said surveyed 24.96 acre tract as having a record bearing of N 49° 38' 24" E and described in File Number 971854, Austin County Official Records.

Surveyor Certification:

I, Leonard W. Frank, Registered Professional Land Surveyor of Colorado County, Texas, do hereby certify that I did survey on the ground the above described tract of land and to the best of my knowledge and belief the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 30th day of March 2004.




Leonard W. Frank
Registered Professional Land Surveyor
Registration No. 1669

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: _____

GF No. _____

Name of Affiant(s): WBT Investments, LLC- Brion Webb, WBT Investments, LLC- Tina Webb

Address of Affiant: _____

Description of Property: 8732 Bleiblerville Road, Brenham, TX 77833-ABST A016 C BENTON Acres:24.9200

County Austin, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.");
Owners

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 8-10-19 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:)

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]
WBT Investments, LLC- Brion Webb

[Signature]
WBT Investments, LLC- Tina Webb

SWORN AND SUBSCRIBED this 12 day of August, 2019

[Signature]
Notary Public

(TXR-1907) 02-01-2010

