

cm = control monument
 pp = power (utility) pole
 O.E. = overhead electric line
 wh = well house
 tbx = telephone box (fiser)
 pb = portable building
 ac = air conditioner unit
 O.R.A.C. = Official Records of Austin County, Texas

Bearings shown hereon are based on the record bearing for the Northwest line of the original called 1,499 acre tract, recorded in File No. 000359 O.R.A.C.

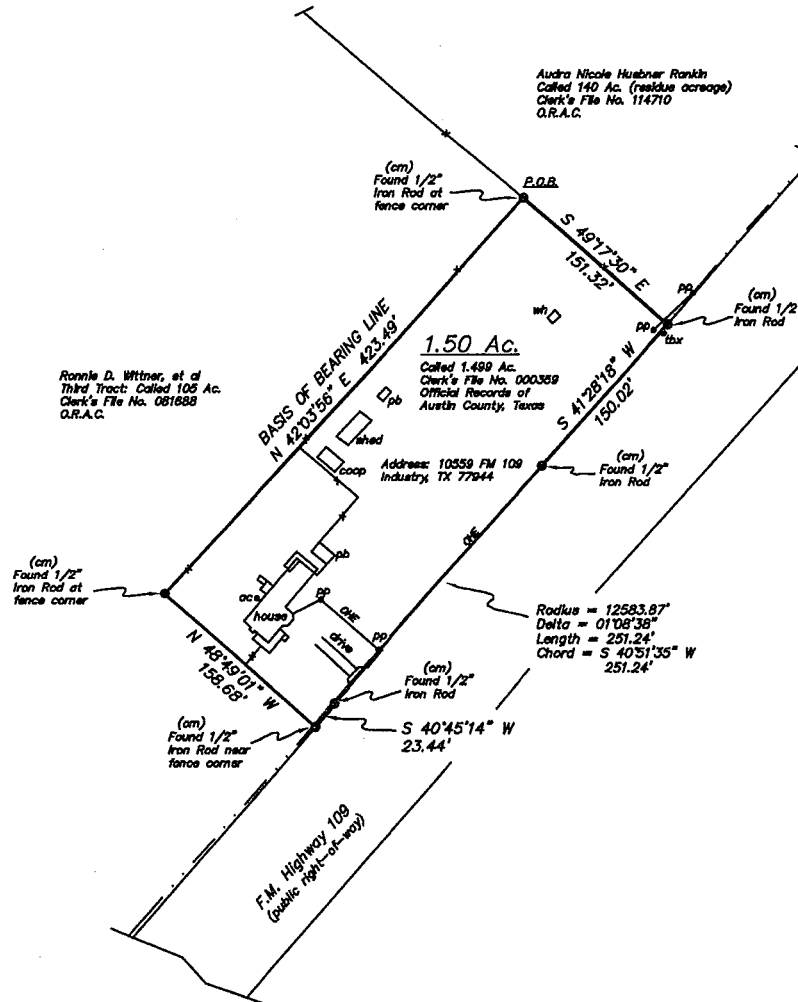
The subject tract shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Austin County, Texas, Map Number 48015C0050F, effective date 10/19/2019.

This plat accompanied by metes and bounds description.

The tract shown hereon may be subject to the pipeline right of way granted to Coastline Gas Pipeline Company, recorded in Volume 553, Page 61, O.R.A.C. (Blanket access - description vague)

S.F. Austin Survey
 Abstract No. 4
 Austin County, Texas

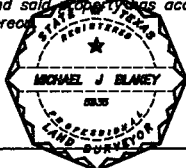
Scale 1" = 100'



MORTGAGEE: BANK OF BRENHAM
 MORTGAGOR: BILLY VERONIE
 LEATHA VERONIE

To: Billy Veronie and Leatha Veronie, Bank of Brenham, and Bellville Abstract Company, CF No. 47526.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on November 18, 2020, 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.#2020-3079

Billy Veronie, et ux

Blakey Land Surveying

RPLS 4052 RPLS 5935

4650 Wilhelm Lane
 Burton, Texas 77835

(979) 229-3900

EXHIBIT 'A'File No.: **2902420-13175 (MJ)**Property: **10559 Fm 109, Industry, TX 78944**

ALL THAT TRACT OR PARCEL OF LAND containing 1.50 acres, situated in Austin County, Texas, being out of the SF Austin Survey, Abstract No. 4, and being all or a portion of a called 1.499 acre described in that deed dated February 1, 2019, from John Shipman, Jr. a/k/a John Kenneth Shipman, Jr. and Shantce Shifflet to Billy Veronie and Leatha Veronie, recorded in Clerk's File No. 190575 of the Official Records of Austin County, Texas, said 1.50 acre tract being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, lying in the Southwest line of the Audra Nicole Huebner Rankin called 140 acre residue tract (Clerk's File No. 114710, Official Records of Austin County, Texas), marking an East corner of the Ronnie D. Wittner, et al called 105 acre tract (Third tract, Clerk's File No. 081688, Official Records of Austin County, Texas), marking the North corner of the original called 1.499 acre tract (hereafter referred to as "original tract"), and the North corner of the herein described tract;

THENCE along a portion of the Southwest line of said Rankin tract, with the Northeast line of the original tract, S 49deg 17min 30sec E, 151.32 ft, to a found 1/2 inch iron rod, lying in the Northwest margin of F.M. Highway 109 (public right-of-way), marking the South corner of said Rankin tract, and marking the East corner of the original tract and the herein described tract;

THENCE along the Northwest margin of F.M. Highway 109, with the Southeast line of the original tract, S 41deg 28min 18sec W, 150.02 ft., to a found 1/2 inch iron rod, marking the beginning of a curve in said highway margin;

THENCE along said highway margin, in a curve to the left, having a radius of 12583.87 ft, a central angle (delta) of 01deg 08min 38sec, for a distance (length of curve) of 251.24 ft. (Chord S 40deg 51min 35sec W, 251.24 ft., to a found 1/2 inch iron rod, marking the end of said curve;

THENCE continuing along said highway margin, with the Southeast line of the original tract, S 40deg 45min 14sec W, 23.44 ft, to a found 1/2 inch iron rod near fence corner, marking an East corner of the aforementioned Ronnie D. Wittner, et al called 105-acre tract, and marking the South corner of the original tract and the herein described tract;

THENCE departing said highway margin, along a Northeast line of said Wittner tract, with the Southwest line of the original tract, N 48deg 49min 01sec W, 158.68 ft, to a found 1/2 inch iron rod at fence corner, marking a re-entrant corner of said Wittner tract, and marking the West corner of the original tract and the herein described tract;

THENCE along a Southeast line of said Wittner tract, with the Northwest line of the original tract, N 42deg 03min 56sec E (record bearing for the Northwest line of the original tract, this line being the BASIS OF BEARING LINE for this survey), 423.49 ft, to the PLACE OF BEGINNING and containing 1.50 acres of land.

A.P.N.

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: August 5, 2026 GF No. _____

Name of Affiant(s): Raphael Strouse, Sonia Kalinchuk

Address of Affiant: PO Box 1282 New Ulm, TX 78950

Description of Property: 1.50 acres, more or less, with improvements in the Stephen F Austin Survey, A-4

County Austin, Texas

Date of Survey: November 18, 2020

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, 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 construction occurred on or near the boundary of the Property;
 - d. conveyances, replatting, 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):

None

5. I 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.

(TXR 1907) 11-01-2024

Page 1 of 2

Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418
Tiffany Richardson

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: (979)278-6578

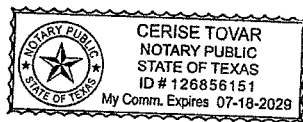
Fax:
www.lwof.com

10559 FM 109

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that the foregoing is true and correct. Signed: <u>P. L. Thomas</u> Affiant	I declare under penalty of perjury that the foregoing is true and correct. Signed: <u>S. K. Alimchuk</u> Affiant
---	---

SWORN AND SUBSCRIBED this 7 day of August, 2020



Cerise Tovar
Notary Public