

Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

July 20, 2020

Norman Myers
2112 Rockcliffe Loop
College Station, Texas 77845

Invoice for Surveying Services:

Survey, staking, and preparation of plat and legal description for a 46.11 acre tract, situated in Washington County, Texas, being out of the S.F. Austin Survey, A-7.

W.O.#2020-3009	\$	2750.00
State Tax 6 ¾%		<u>185.63</u>
Amount Due	\$	2935.63

Please make check payable to:

Blakey Land Surveying
4650 Wilhelm Lane
Burton, Texas 77835-5794

If you have any questions concerning this invoice or the survey, please call.

Total payment due within 30 days

Thank you,



Michael J. Blakey
RPLS 5935

Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

NORMAN E. MYERS, ET UX
46.11 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 46.11 acres, situated in Washington County, Texas, being out of the S.F. Austin Survey, Abstract No. 7, being a portion of a called 57.125 acre tract described in that deed dated July 29, 2019, from Norman E. Myers, et ux to Norman E. Myers or Renata M. Myers, Trustees, or their successors in trust, under the Norman & Renata Myers Revocable Living Trust, recorded in Volume 1686, Page 613, Official Records of Washington County, Texas, said 46.11 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron rod (capped) at fence corner, lying in the Southeast margin of F.M. Highway 390 (public right-of-way), marking the North corner of the Michael J. McGrath, et ux called 84.890 acre tract (Volume 937, Page 592, Official Records of Washington County, Texas), the West corner of the original called 57.125 acre tract (hereafter referred to as "original tract"), and marking the West corner of the herein described tract;

THENCE along said highway margin, with the Northwest line of the herein described tract, N 52deg 57min 24sec E, 758.37 ft., to a point at an existing power (utility) pole, marking a deed angle of the original tract; and, N 51deg 18min 43sec E, 293.66 ft., to a found ½ inch iron rod at fence corner, marking the West corner of the Keith M. Heitman, et ux called 1.000 acre tract (Volume 1345, Page 793, Official Records of Washington County, Texas), and marking a North corner of the herein described tract;

THENCE departing said highway margin, along the common boundary between the Keith M. Heitman, et ux called 1.000 acre tract and the herein described tract, the following calls: S 44deg 01min 49sec E, 122.89 ft., to a found ½ inch iron rod; S 85deg 10min 36sec E, 167.02 ft., to a found ½ inch iron rod; and, N 68deg 24min 29sec E, 160.72 ft., to a found ½ inch iron rod (bent) near fence corner, lying in the South line of the Glenwood Vierus, Jr. called 2.454 acre tract (Volume 1426, Page 0618, Official Records of Washington County, Texas), marking the East corner of said Heitman tract, and marking a Northerly corner of the herein described tract;

THENCE along a portion of the South line of said Vierus tract, S 81deg 21min 29sec E, 315.79 ft., to a point for corner, lying in the Southwest line of the Tara Kelm Baker called 14.678 acre tract (Tract One, Volume 1619, Page 218, Official Records of Washington County, Texas), marking the apparent Southeast corner of said Vierus tract, and marking a Northeast corner of the original tract and the herein described tract (an existing 7 inch treated fence corner post bears N 31deg 49min W, 1.6 ft., from this point for reference);

THENCE along a portion of the Southwest line of the Baker called 14.678 acre tract, with a portion of a Northeast line of the original tract, S 43deg 27min 31sec E, 424.39 ft., to a 6 inch treated fence post, marking a deed angle of the original tract; and, S 45deg 39min 16sec E, 416.93 ft., to a found ½ inch iron rod at fence corner, marking the North corner of the Leslie C. Kelm, et ux called 10.000 acre tract (Volume 916, Page 226, Official Records of Washington County, Texas), and marking the East corner of the herein described tract;

THENCE along the Northwest line of the Kelm called 10.000 acre tract, S 45deg 08min 48sec W, 1479.93 ft., to a found ½ inch iron rod, lying in the Northeast line of the aforementioned Michael J. McGrath, et ux called 84.890 acre tract, also lying in the Southwest line of the original tract, marking the West corner of the Kelm called 10.000 acre tract, and marking the South corner of the herein described tract;

THENCE along a portion of the Northeast line of said McGrath tract, with a portion of the Southwest line of the original tract, N 44deg 52min 45sec W (record bearing for the Southwest line of the original tract, this line being the BASIS OF BEARING LINE for this survey), 1543.27 ft., to the **PLACE OF BEGINNING** and containing 46.11 acres of land.

W.O.#2020-3009
June 12, 2020


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

The subject 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 48477C0275C, effective date August 16, 2011.

Bearings shown hereon are based on the record bearing for the Southwest line of the original called 57.125 acre tract, recorded in 1686/613 O.R.W.C.

The tract shown hereon may be subject to the right of way easement granted to Central Washington County Water Supply Corp., recorded in 918/624 O.R.W.C.

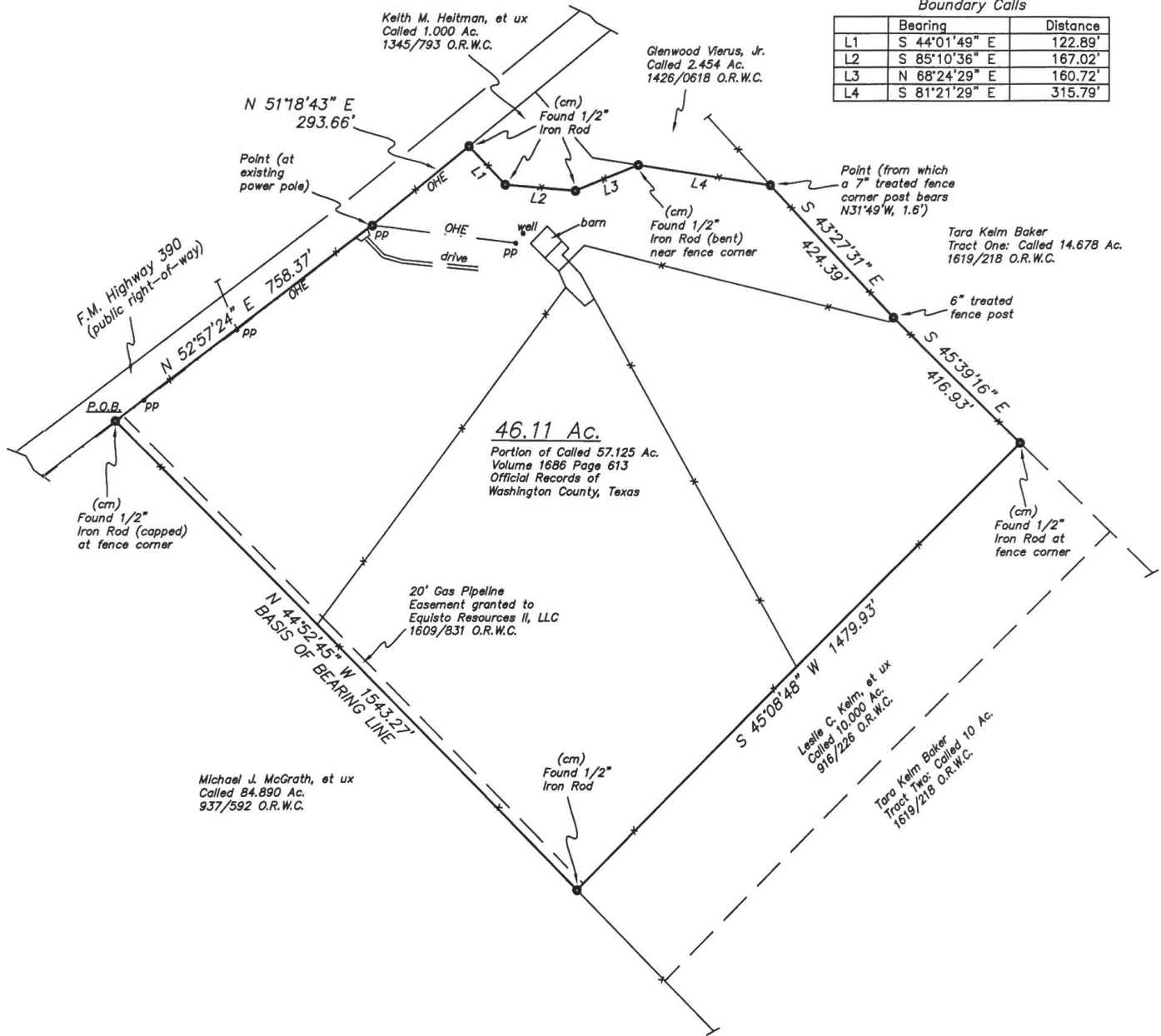
This plat accompanied by metes and bounds description.



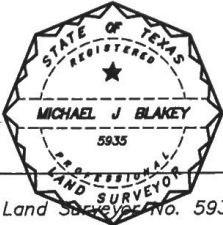
Scale 1" = 300'

S.F. Austin Survey
Abstract No. 7
Washington County, Texas

Boundary Calls		
	Bearing	Distance
L1	S 44°01'49" E	122.89'
L2	S 85°10'36" E	167.02'
L3	N 68°24'29" E	160.72'
L4	S 81°21'29" E	315.79'



I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon represents the results of an on the ground survey made by me on June 12, 2020, and all corners are as shown. There are no conflicts or protrusions apparent on the ground except as shown. This survey was made without the benefit of a current title report which may indicate easements or other encumbrances of record not apparent on the ground.



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Norman E. Myers, et ux

Blakey Land Surveying

RPLS 4052



RPLS 5935

4650 Wilhelm Lane
Burton, Texas 77835

(979) 289-3900

W.O.#2020-3009