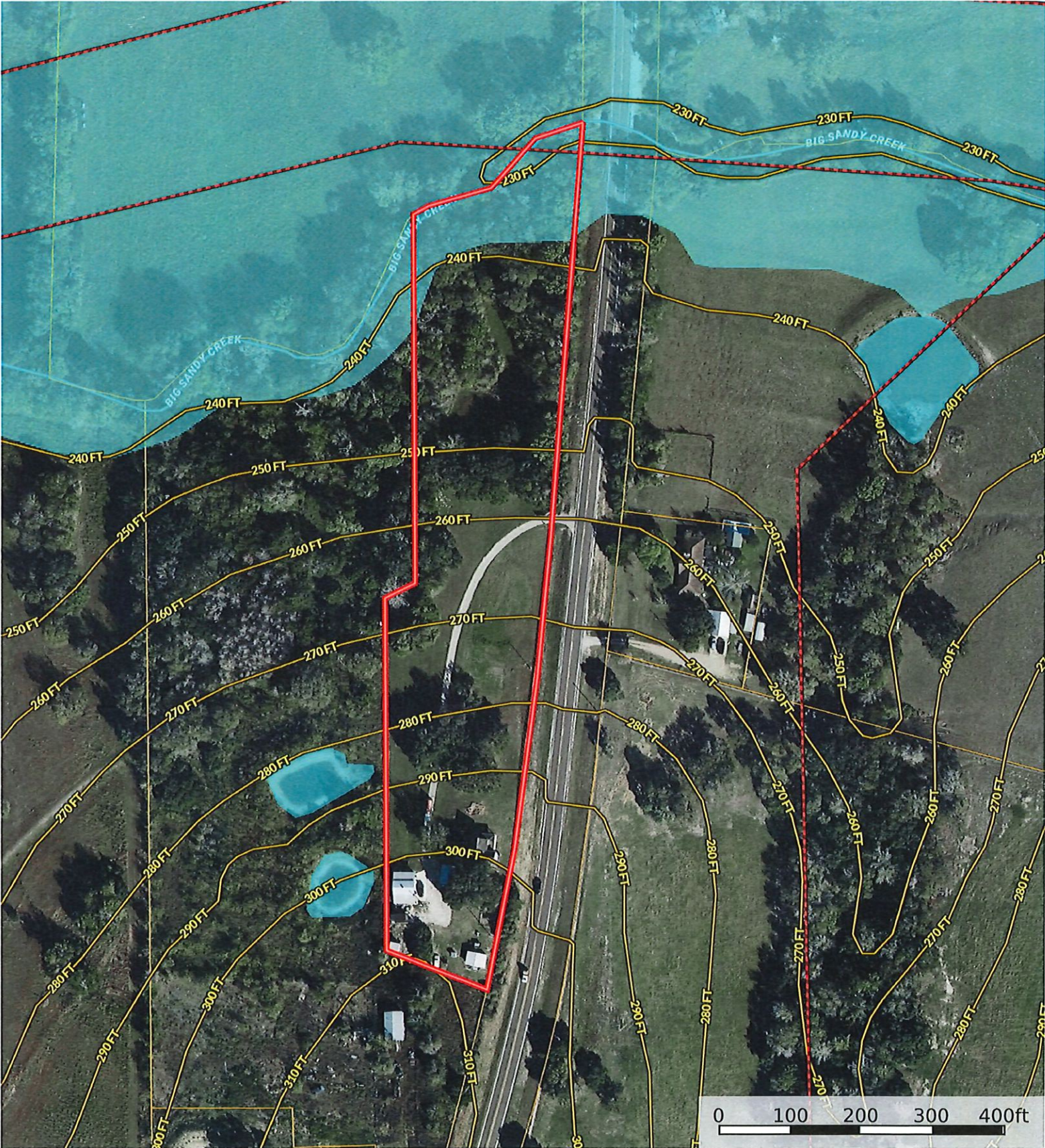
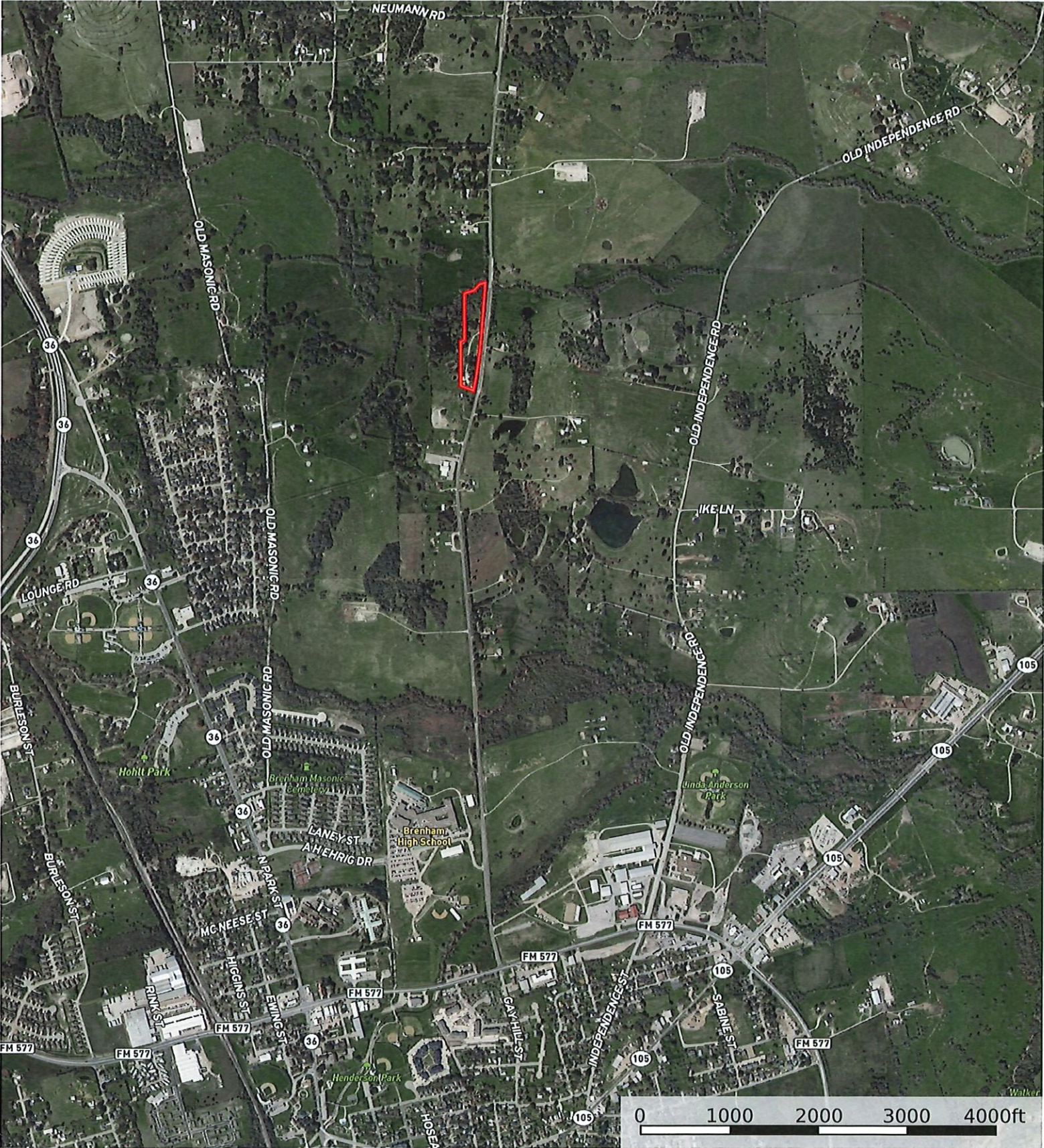




2375 FM 2935, Brenham
Texas, AC +/-



Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

RODNEY H. LEER, ET UX
2.00 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 2.00 acres, situated in Washington County, Texas, being out of the P. & A. Hope Survey, Abstract No. 62, being a portion of a called 5.066 acre tract, described in that deed dated May 11, 2001, from Mary Hughes Davenport and Lucy Hughes, acting by and through her duly and lawfully appointed attorney-in-fact, Linda Givens to Rodney H. Leer, et ux, recorded in Volume 989, Page 596, Official Records of Washington County, Texas, said 2.00 acre tract being more particularly described as follows:

BEGINNING at a set ½ inch iron rod, lying in the West line of the original called 5.066 acre residue tract (hereafter referred to as "original" tract), also lying in the East line of the Patricia Atkinson, et vir called 9.65 acre tract (Volume 1486, Page 0015, Official Records of Washington County, Texas), and marking the Southwest corner of the herein described tract (a found ½ inch iron rod, marking the Southwest corner of the original called 5.066 acre residue tract, and a re-entrant corner of said Atkinson tract, bears S 00deg 36min 35sec E, 252.78 ft. from this point for reference);

THENCE along a portion of the East line of said Atkinson tract, with a portion of the West line of the original tract, N 00deg 36min 35sec W, 530.76 ft., to a ½ inch iron rod, set for corner, and marking the Northwest corner of the herein described tract;

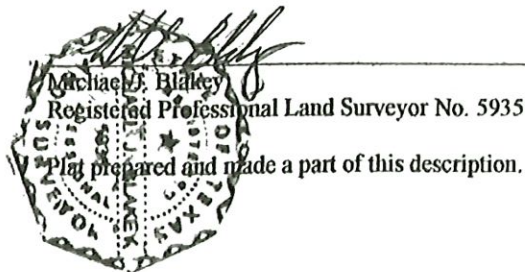
THENCE with the Northwest line of the herein described tract, severing the original tract, N 63deg 34min 01sec E, 206.65 ft., to a ½ inch iron rod, set for corner, lying in the West margin of F.M. Highway 2935 (state maintained public road), also lying in the East line of the original tract, and marking the Northeast corner of the herein described tract;

THENCE along said highway margin, with a portion of the East line of the original tract, also with the East line of the herein described tract, S 05deg 37min 03sec W, 373.75 ft., to a found concrete highway monument, marking the beginning of a curve in said highway margin

THENCE in a curve to the right, having a radius of 2804.45 ft., a central angle (delta) of 05deg 57min 53sec, for a distance (length of curve) of 291.96 ft. (chord S 08deg 39min 55sec W, 291.82 ft.), to a ½ inch iron rod, set for corner, and marking the Southeast corner of the herein described;

THENCE departing said highway margin, with the Southwest line of the herein described tract, N 69deg 06min 37sec W, 105.81 ft., to the **PLACE OF BEGINNING** and containing 2.00 acres of land.

October 6, 2017
W.O.#2017-2629



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

The subject tracts shown hereon do not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 4847700300C, effective date August 16, 2011. The flood hazard boundary is approximately shown hereon per said map.

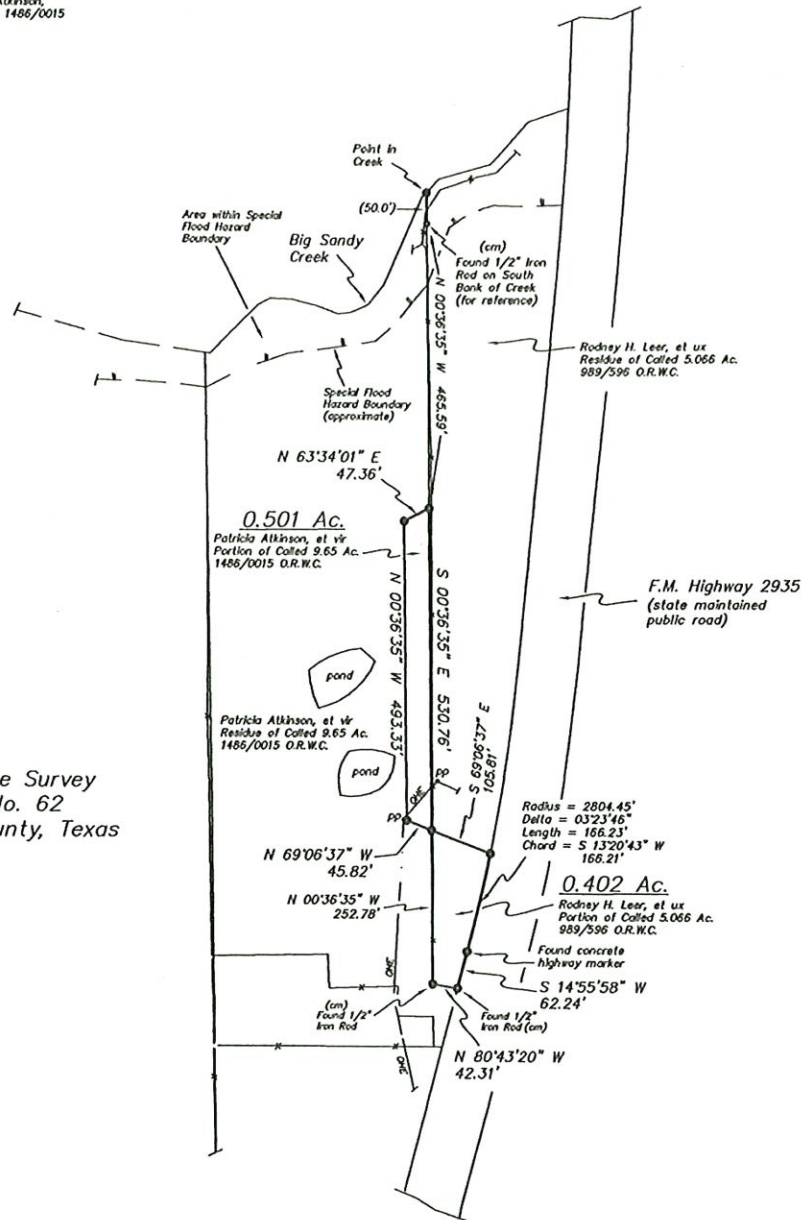
All corners of the subject tracts shown hereon are marked with Set 1/2" iron rods, unless otherwise noted.

This plot accompanied by metes and bounds description.

Bearings shown hereon are based on the record bearing for an East line of the Patricia Atkinson, et vir called 9.65 acre tract, recorded in 1486/0015 O.R.W.C.

Scale 1" = 200'

**P. & A. Hope Survey
 Abstract No. 62
 Washington County, Texas**



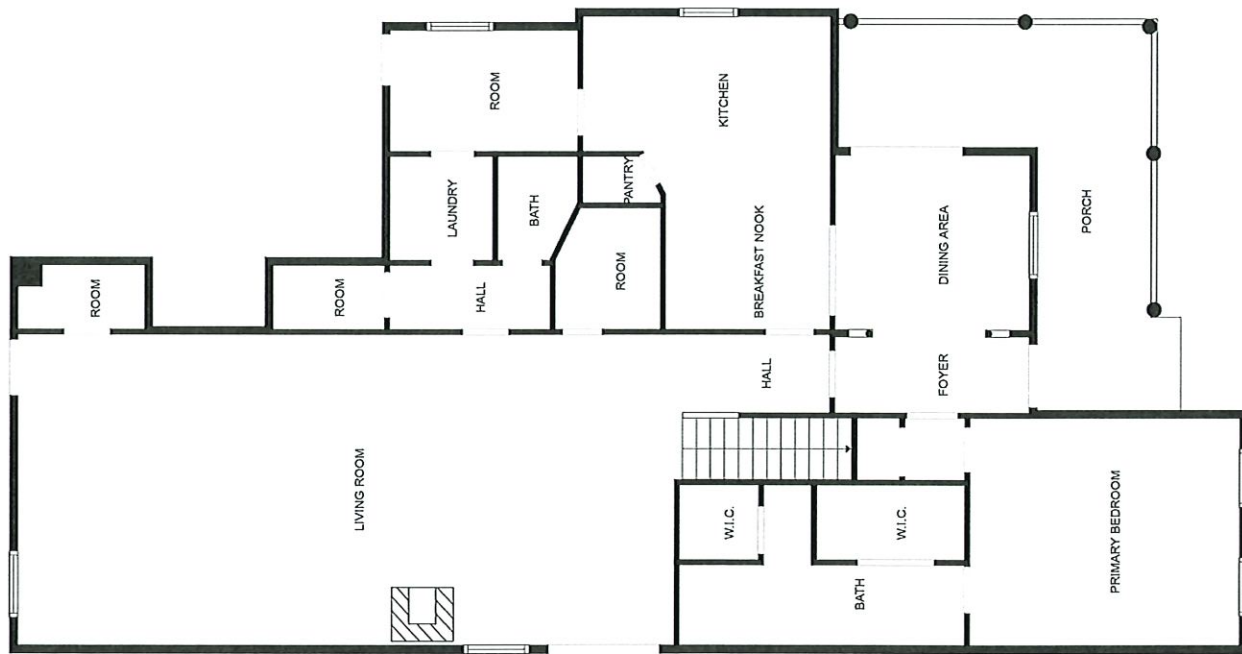
I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on October 6, 2017, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments 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.

0.402 Ac. - Rodney H. Leer, et ux
 0.501 Ac. - Patricia Atkinson, et vir

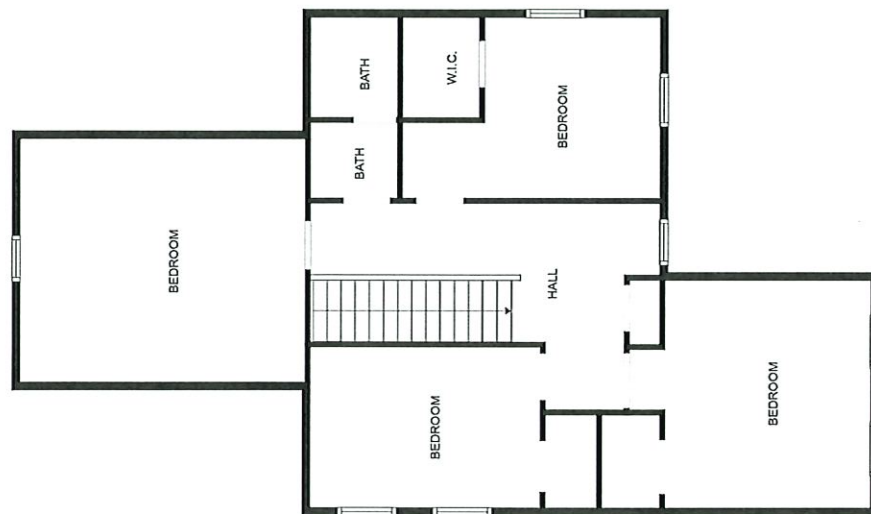
Blakey Land Surveying

RPLS 4052  RPLS 5935

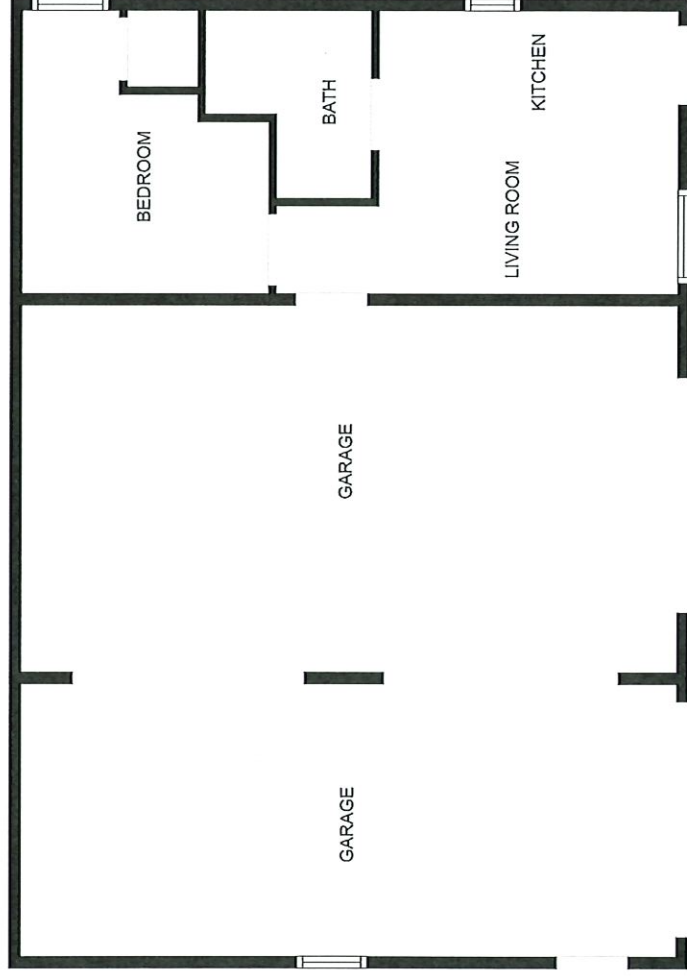
4650 Wilshire Lane



FLOOR 1



FLOOR 2



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.