

**Blakey Land Surveying**

Burton, Texas 77835-5794

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Telephone/Fax 979-289-3900

**MARTIN DELON SANCHEZ, ET UX**  
**2.00 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 2.00 acres, situated in Washington County, Texas, out of the Richard Hardy Survey, Abstract No. 146, being a portion of a called 20.351 acre tract, described in that deed dated June 10, 2016, from Holly White aka Holly Reidenbach, et vir to Martin Delon Sanchez, et ux, recorded in Volume 1545, Page 0490, Official Records of Washington County, Texas, said 2.00 acre tract being more particularly described as follows:

**BEGINNING** at found 5/8 inch iron rod at fence corner, lying in the Northeast margin of Wildwood Road (public right-of-way), marking the West corner of the Craig S. Muras called 20.351 acre tract (Volume 1484, Page 0944, Official Records of Washington County, Texas), marking the South corner of the original called 20.351 acre tract (hereafter referred to as "original tract"), and marking the South corner of the herein described tract;

**THENCE** along the Northeast margin of said road, with a portion of the Southwest line of the original tract, N 45deg 25min 53sec W, 181.52 ft., to a 1/2 inch iron rod, set for corner, marking a South corner of an 18.35 acre tract (surveyed this date), and marking the West corner of the herein described tract (a found 3/4 inch iron rod, marking the West corner of the original tract, bears N 45deg 25min 53sec W, 75.00 ft., for reference);

**THENCE** departing said road margin, along the common boundary between the herein described tract and the 18.35 acre tract (surveyed this date), N 44deg 43min 32sec E, 480.19 ft., to a 1/2 inch iron rod, set for corner, marking a re-entrant corner of the 18.35 acre tract, and marking the North corner of the herein described tract; and, S 45deg 25min 53sec E, 181.52 ft., to a 1/2 inch iron rod, set for corner, lying in the Northwest line of the aforementioned Muras tract, also lying in the Southeast line of the original tract, marking a South corner of the 18.35 acre tract, and marking the East corner of the herein described tract (a found 3/4 inch iron rod in fence line, marking the East corner of the original tract, bears N 44deg 43min 32sec E, 1934.77 ft., from this point for reference);

**THENCE** along a portion of the Northwest line of said Muras tract, with a portion of the Southeast line of the original tract, S 44deg 43min 32sec W (record bearing for the Southeast line of the original tract, this line being the BASIS OF BEARING LINE for this survey), 480.19 ft., to the **PLACE OF BEGINNING** and containing 2.00 acres of land.

June 3, 2020  
W.O.#2020-3007

  
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Michael J. Blakey  
Registered Professional Land Surveyor No. 5935

Blat prepared and made a part of this description.



**Blakey Land Surveying**

Burton, Texas 77835-5794

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Telephone/Fax 979-289-3900

**MARTIN DELON SANCHEZ, ET UX**  
**18.35 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 18.35 acres, situated in Washington County, Texas, out of the Richard Hardy Survey, Abstract No. 146, being a portion of a called 20.351 acre tract, described in that deed dated June 10, 2016, from Holly White aka Holly Reidenbach, et vir to Martin Delon Sanchez, et ux, recorded in Volume 1545, Page 0490, Official Records of Washington County, Texas, said 18.35 acre tract being more particularly described as follows:

**BEGINNING** at found ¾ inch iron rod, lying in the Northeast margin of Wildwood Road (public right-of-way), marking the South corner of the Rosendo L. Rojas called 5.00 acre tract (Volume 1176, Page 711, Official Records of Washington County, Texas), marking a West corner of the original called 20.351 acre tract (hereafter referred to as "original tract"), and marking a West corner of the herein described tract;

**THENCE** departing said road margin, along the common boundary between the Rojas called 5.00 acre tract and the herein described tract, N 44deg 44min 05sec E, 1089.11 ft., to a found ¾ pipe, marking the East corner of said Rojas tract, and marking a re-entrant corner of the herein described tract; and, N 45deg 24min 59sec W, 200.09 ft., to a found ¾ inch iron rod (lying 2.5 ft. Northwest of existing fence), lying in the Southeast line of the Abner Grijalva, et ux called 12.871 acre tract (Volume 1468, Page 0293, Official Records of Washington County, Texas), marking the North corner of said Rojas tract, and marking a West corner of the original tract and the herein described tract;

**THENCE** along a portion of the Southeast line of said Grijalva tract, also along the Southeast line of the Jesse Gandy, et ux called 12.890 acre tract (Volume 1272, Page 523, Official Records of Washington County, Texas), and along the Southeast line of the Anthony W. Ciccone, et ux called 12.970 acre tract (Volume 967, Page 488, Official Records of Washington County, Texas), with a Northwest line of the original tract, N 44deg 41min 35sec E, 1332.56 ft., to a found ½ inch iron rod (at base of 18 inch post oak tree at fence corner), lying in the Southwest line of the Billy Els, et ux tract (Volume 714, Page 748, Official Records of Washington County, Texas), marking the East corner of said Ciccone tract, and marking the North corner of the original tract and the herein described tract;

**THENCE** along a portion of the Southwest line of the Els tract, with the Northeast line of the original tract, S 44deg 34min 59sec E, 457.24 ft., to a found ¾ inch iron rod in fence line, marking the North corner of the Craig S. Muras called 20.351 acre tract (Volume 1484, Page 0944, Official Records of Washington County, Texas), and marking the East corner of the original tract and the herein described tract;

**THENCE** along a portion of the Northwest line of said Muras tract, with a portion of the Southeast line of the original tract, S 44deg 43min 32sec W (record bearing for the Southeast line of the original tract, this line being the BASIS OF BEARING LINE for this survey), 1934.77 ft., to a ½ inch iron rod, set for corner, marking the East corner of a 2.00 acre tract (surveyed this date), and marking a South corner of the herein described tract;

**THENCE** along the common boundary between the herein described tract and the 2.00 acre tract (surveyed this date), N 45deg 25min 53sec W, 181.52 ft., to a ½ inch iron rod, set for corner; and, S 44deg 43min 32sec W, 480.19 ft., to a ½ inch iron rod, set for corner, lying in the Northeast margin of the aforementioned Wildwood Road, also lying in a Southwest line of the original tract, marking the West corner of said 2.00 acre tract, and marking a South corner of the original tract;

**THENCE** along the Northeast margin of said road, with a portion of the Southwest line of the original tract, N 45deg 25min 53sec W, 75.00 ft., to the **PLACE OF BEGINNING** and containing 18.35 acres of land.

June 3, 2020  
W.O.#2020-3007

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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  
 wm = water meter  
 tbx = telephone box

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 48477C0225C, effective date August 16, 2011.

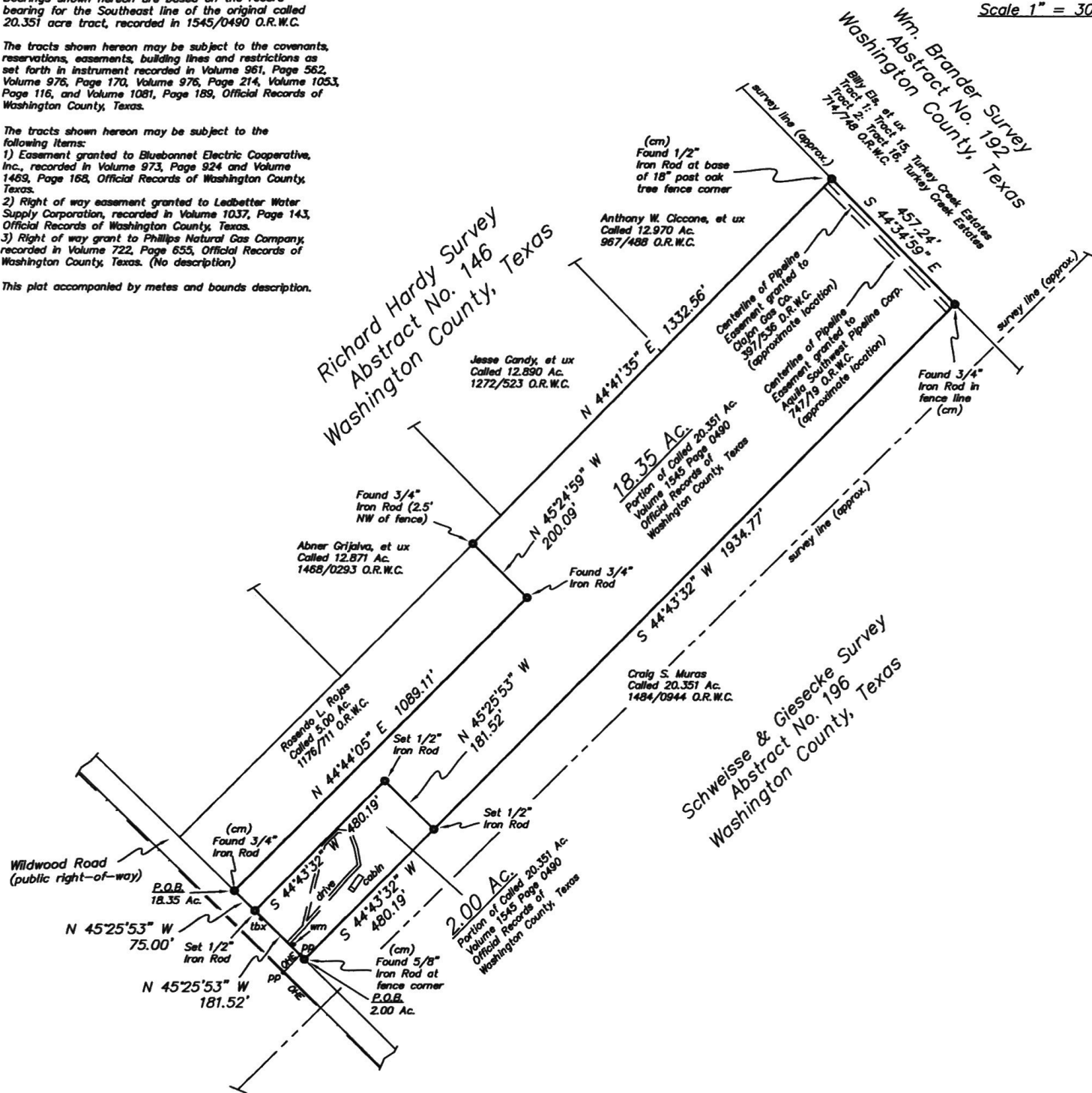
Bearings shown hereon are based on the record bearing for the Southeast line of the original called 20.351 acre tract, recorded in 1545/0490 O.R.W.C.

The tracts shown hereon may be subject to the covenants, reservations, easements, building lines and restrictions as set forth in instrument recorded in Volume 961, Page 562, Volume 976, Page 170, Volume 976, Page 214, Volume 1053, Page 116, and Volume 1081, Page 189, Official Records of Washington County, Texas.

The tracts shown hereon may be subject to the following items:  
 1) Easement granted to Bluebonnet Electric Cooperative, Inc., recorded in Volume 973, Page 924 and Volume 1469, Page 168, Official Records of Washington County, Texas.  
 2) Right of way easement granted to Ledbetter Water Supply Corporation, recorded in Volume 1037, Page 143, Official Records of Washington County, Texas.  
 3) Right of way grant to Phillips Natural Gas Company, recorded in Volume 722, Page 655, Official Records of Washington County, Texas. (No description)

This plat accompanied by metes and bounds description.

Scale 1" = 300'



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 3, 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

W.O.#2020-3007

Martin Delon Sanchez, et ux

Blakey Land Surveying

RPLS 4052  RPLS 5935

4650 Wilhelm Lane  
 Burton, Texas 77835

(979) 289-3900

**Blakey Land Surveying**

4650 Wilhelm Lane  
Burton, Texas 77835-5794

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Telephone/Fax 979-289-3900

June 24, 2020

Martin Delon Sanchez  
26906 Boulder Hill  
Katy, Texas 77494

Invoice for Surveying Services:

Survey, staking, and preparation of plat and legal descriptions for a 2.00 acre tract and an 18.35 acre tract, situated in Washington County, Texas, being out of the Richard Hardy Survey, A-146.

W.O.#2020-3007	\$	2000.00
State Tax 6 3/4%		<u>135.00</u>
Amount Due	\$	<b>2135.00</b>

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,

  
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Michael J. Blakey  
RPLS 5935