

cm = control monument  
 sw = sidewalk  
 pp = power (utility) pole  
 OHE = overhead electric line  
 c = concrete

**Notes:**

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 4847700295C, effective date August 16, 2011.

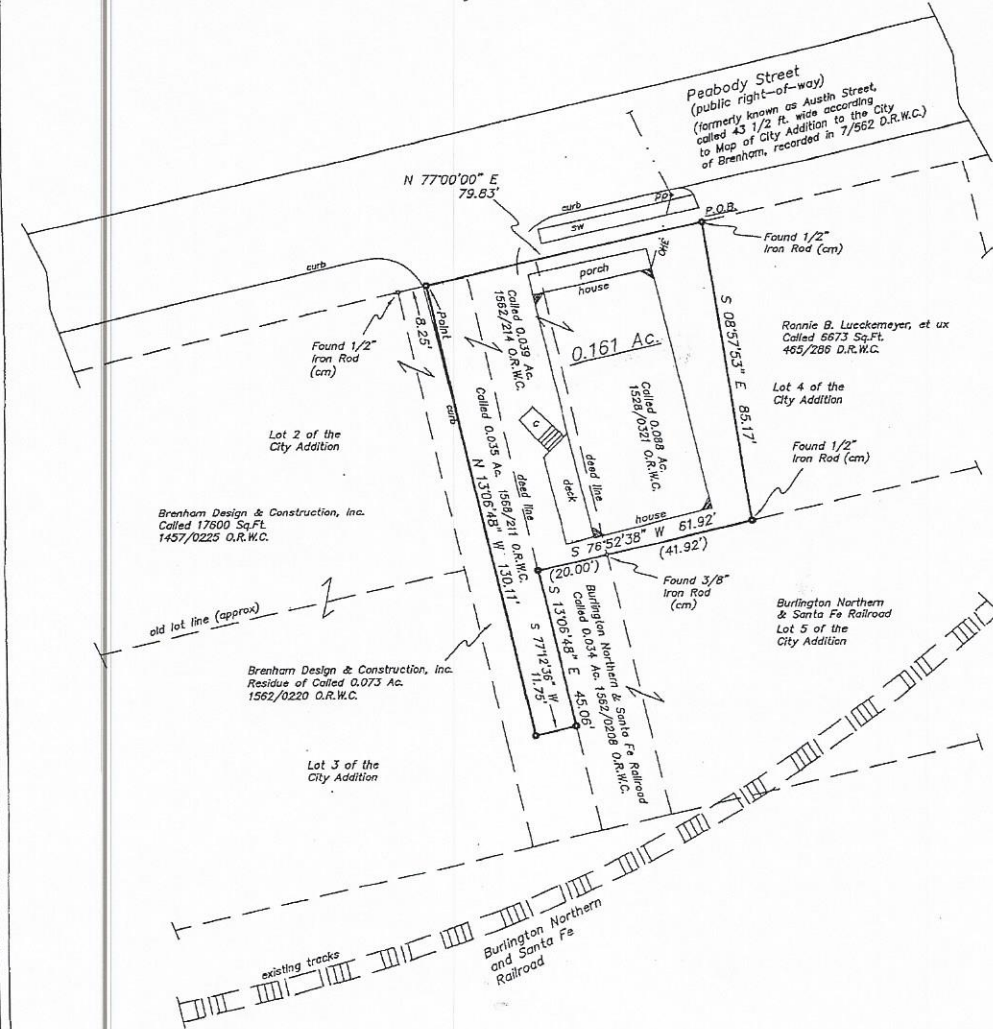
Bearings shown hereon are based on the record bearing for the North line of the Matthew C. Stolz called 0.088 acre tract, recorded in 1528/0321 O.R.W.C.

All tract/lot corners shown hereon are marked with Set 5/8" Iron Rods, unless otherwise noted.

This plat accompanied by metes and bounds description.

Scale 1" = 30'

A. Harrington Survey  
 Abstract No. 55  
 Washington County, Texas  
 City of Brenham



To: Matthew C. Stolz, Shawna Brown Van Ness, and Washington County Abstract Company, GF No. 161004.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on January 5, 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.

*Michael J. Blakey*  
 Michael J. Blakey  
 Registered Professional Land Surveyor No. 5935

W.O.#2016-2324

Matthew C. Stolz

Blakey Land Surveying

RPLS 4052 RPLS 5935

4850 Wilhelm Lane  
 Burton, Texas 77836

(979) 289-3900

**Blakey Land Surveying**

4650 Wilhelm Lane  
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

**MATTHEW C. STOLZ**  
**0.161 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 0.161 acres, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, in the City of Brenham, being a portion of Lot 4 of the City Addition to the City of Brenham (Volume 7, Page 562, Deed Records of Washington County, Texas), and a portion of Day Street (now abandoned), being all or a called 0.088 acre tract described in that deed dated December 29, 2015, from James Dennis Gans, et ux to Matthew C. Stolz, recorded in Volume 1528, Page 0321, Official Records of Washington County, Texas, also being all of a called 0.039 acre tract described in that deed dated November 16, 2016, from the City of Brenham to Matthew C. Stolz, recorded in Volume 1562, Page 0214, Official Records of Washington County, Texas, and being all of a called 0.035 acre tract described in that deed dated January 4, 2017, from Kenneth G. Phillips, et al to Matthew C. Stolz, recorded in Volume 1568, Page 211, Official Records of Washington County, Texas, said 0.161 acre tract being more particularly described as follows:

**BEGINNING** at a found ½ inch iron rod, lying in the South margin of Peabody Street (public right-of-way), marking the Northwest corner of the Ronnie B. Lueckemeyer, et ux called 6673 Sq.Ft. tract (Volume 465, Page 286, Deed Records of Washington County, Texas), the Northeast corner of the original called 0.088 acre tract, and the Northeast corner of the herein described tract;

**THENCE** departing said street margin, along the West line of said Lueckemeyer tract, with the East line of the original called 0.088 acre tract, S 08deg 57min 53sec E, 85.17 ft., to a found ½ inch iron rod, lying in the North line of the Burlington Northern & Santa Fe tract (Lot 5 of the City Addition), marking the Southwest corner of said Lueckemeyer tract, the Southeast corner of the original called 0.088 acre tract, and a Southeast corner of the herein described tract;

**THENCE** with the South line of the original called 0.088 acre tract, and with the South line of the original called 0.039 acre tract, S 76deg 52min 38sec W, 61.92 ft., to a set 5/8 inch iron rod, lying in the East line of the original called 0.035 acre tract, marking the Northwest corner of the Burlington Northern & Santa Fe called 0.034 acre tract (Volume 1562, Page 0208, Official Records of Washington County, Texas), the Southwest corner of the original called 0.039 acre tract, and a re-entrant corner of the herein described tract;

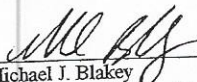
**THENCE** along a portion of the West line of the Burlington Northern & Santa Fe Railroad called 0.034 acre tract, with a portion of the East line of the original called 0.035 acre tract, S 13deg 06min 48sec E, 45.06 ft., to a set 5/8 inch iron rod, the Southeast corner of the original called 0.035 acre tract, and a Southeast corner of the herein described tract;

**THENCE** with a South line of the herein described tract, S 77deg 12min 36sec W, 11.75 ft., to a set 5/8 inch iron rod, marking the Southeast corner of the Brenham Design & Construction Inc. called 0.073 acre residue tract (Volume 1562, Page 0220, Official Records of Washington County, Texas), and the Southwest corner of the herein described tract;

**THENCE** along the East line of the Brenham Design & Construction Inc. called 0.073 acre residue tract, with the West line of the herein described tract, N 13deg 06min 48sec W, 130.11 ft., to a point, lying in the South margin of the aforementioned Peabody Street, marking the Northwest corner of the original called 0.035 acre tract, and marking the Northwest corner of the herein described tract (a found ½ inch iron rod bears S 77deg 00min 00sec W, 8.25 ft. from this point for reference);

**THENCE** along the South margin of Peabody Street, with the North line of the herein described tract, N 77deg 00min 00sec E, 79.83 ft., to the **PLACE OF BEGINNING** and containing 0.161 acres of land.

January 5, 2017  
W.O.#2016-2324

  
\_\_\_\_\_  
Michael J. Blakey  
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.