

Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

June 15, 2020

Royal Daisy Investments, Inc.
2753 Triangle Z Lane
Brenham, Texas 77833

Invoice for Surveying Services:

Survey, staking, and preparation of plat and legal description for a 1.50 acre tract, situated in Washington County, Texas, being out of the J. Schrier Survey, A-98.

W.O.#2020-3015	\$	600.00
State Tax 6 3/4%		<u>40.50</u>
Amount Due	\$	640.50

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

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4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

ROYAL DAISY INVESTMENTS, INC.

1.50 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 1.50 acres, situated in Washington County, Texas, being out of the James Schrier Survey, Abstract No. 98, being a portion of a called 5.16 acre tract described in that deed from Tillian Swanson to Royal Daisy Investments, Inc., dated December 17, 2018, recorded in Volume 1658, Page 368 of the Official Records of Washington County, Texas, said 1.50 acre tract being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod, lying in the West margin of Triangle Z Lane (public right-of-way), marking the Southeast corner of the original called 5.16 acre tract (hereafter referred to as "original tract"), and marking the Southeast corner of the herein described tract;

THENCE departing said road margin, with a portion of the South line of the original tract, N 69deg 50min 09sec W, 94.48 ft., to a point; N 74deg 47min 46sec W, 170.42 ft., to a point in fence line; and, N 74deg 24min 05sec W, 2.88 ft., to a set 1/2 inch iron rod in fence line, marking the Southwest corner of the herein described tract;

THENCE with the West line of the herein described tract, severing the original tract, N 12deg 24min 19sec E, 237.19 ft., to a set 1/2 inch iron rod, marking the Northwest corner of the herein described tract;

THENCE with the North line of the herein described tract, S 79deg 16min 01sec E, 259.44 ft., to a set 1/2 inch iron rod, lying in the West margin of the aforementioned Triangle Z Lane, also lying in the East line of the original tract, and marking the Northeast corner of the herein described tract (a found 3/8 inch iron rod, marking the Northeast corner of the original tract bears N 11deg 00min 28sec E, 60.00 ft., from this point for reference);

THENCE along the West margin of Triangle Z Lane, with the East line of the herein described tract, S 11deg 00min 28sec W (record bearing for the West line of the original tract, this line being the BASIS OF BEARING LINE for this survey), 221.70 ft., to a found 3/8 inch iron rod, marking a deed angle of the original tract; S 08deg 43min 00sec W, 32.67 ft., to a point, marking a deed angle of the original tract; and, S 13deg 01min 04sec W, 11.77 ft., to the **PLACE OF BEGINNING** and containing 5.16 acres of land.

May 15, 2020
W.O.#2020-3015



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Map prepared and made a part of this description.



cm = control monument

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 4847700300C, effective date August 15, 2011.

Bearings shown hereon are based on the East line of the original called 5.1659 acre tract, recorded in 873/88 O.R.W.C.

This plat accompanied by metes and bounds description.

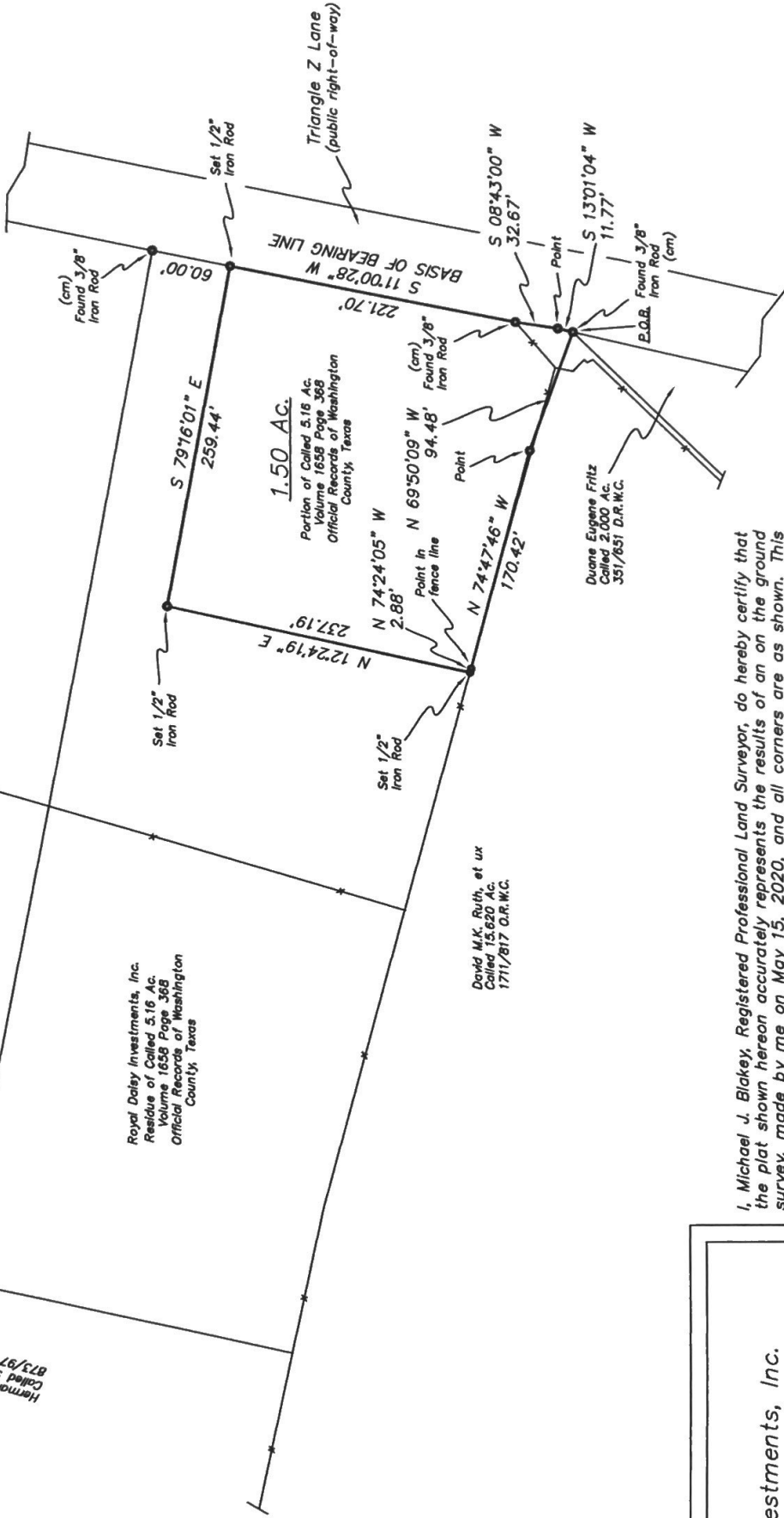
Herman L. Shelton, Jr.
Called 5,5099 Ac.
873/97 O.R.W.C.

Royal Daisy Investments, Inc.
Residue of Called 5.16 Ac.
Volume 1659 Page 368
Official Records of Washington
County, Texas

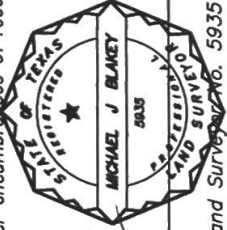
David M.K. Ruth, et ux
Called 15,620 Ac.
1711/817 O.R.W.C.

James Schrier Survey Abstract No. 98 Washington County, Texas

Scale 1" = 100'



I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey, made by me on May 15, 2020, and all corners are as shown. This survey was performed 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
Michael J. Blakey
Registered Professional Land Surveyor No. 5935

W.O.#2020-3015

Royal Daisy Investments, Inc.

Blakey Land Surveying

RPLS 4052 RPLS 5935



4860 Kuhlman Lane
Burton, Texas 77836

(979) 288-3900