

**Blakey Land Surveying**

4650 Wilhelm Lane  
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

**TEXAS MILLENNIUM, LLC**

**45.92 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 45.92 acres, situated in Washington County, Texas, being out of the Duncan McIntyre Survey, Abstract No. 158, and being a portion of a called 133.61 acre tract described in that deed dated May 1, 2015, from Elvera Tisdell, et vir to Texas Millennium, LLC, recorded in Volume 1503, Page 0782 of the Official Records of Washington County, Texas, said 45.92 acre tract being more particularly described as follows:

**BEGINNING** at a found ½ inch iron rod, lying in the Southwest margin of F.M. Highway 2502 (public right-of-way), also lying in a Northeast line of the original called 133.61 acre tract (hereafter referred to as "original tract"), marking the North corner of the Fred C. Leonard, III, et ux called 64.00 acre tract (Volume 1543, Page 0897, Official Records of Washington County, Texas), and marking the East corner of the herein described tract;

**THENCE** departing said highway margin, along the Northwest line of said Leonard tract, with the Southeast line of the herein described tract, S 38deg 39min 46sec W, 1687.83 ft., to a point at fence corner in concrete, lying in the Northeast line of the Micha Makowsky Van Marcke, et al called 96 acre (residue) tract (Second Tract, Volume 1421, Page 0813, Official Records of Washington County, Texas), also lying in a Southwest line of the original tract, marking the West corner of said Leonard tract, and marking the South corner of the herein described tract;

**THENCE** along a portion to the Northeast line of said Marcke tract, with a Southwest line of the herein described tract, N 48deg 14min 30sec W, 1179.13 ft., to a found 3 inch pipe near fence corner, lying in the Southeast line of the Roy Allan Schmidt called 15.116 acre tract (Volume 1353, Page 511, Official Records of Washington County, Texas), marking the North corner of said Micha Makowsky Van Marcke, et al tract, a West corner of the original tract, and marking a West corner of the herein described tract;

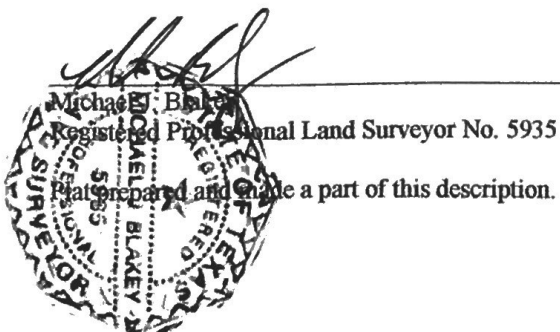
**THENCE** along a portion of the Southeast line of said Schmidt tract, also along the Southeast line of the Richard Melvin Klaus called 40.222 acre tract (Volume 1434, Page 0236, Official Records of Washington County, Texas), with a Northwest line of the original tract, N 40deg 23min 07sec E (record bearing for the original tract, this line being the BASIS OF BEARING LINE for this survey), 883.97 ft., to a found stone at fence corner, marking the East corner of said Klaus tract, marking a re-entrant corner of the original tract, and marking a re-entrant corner of the herein described tract;

**THENCE** along a portion of the Northeast line of said Klaus tract, with a Southwest line of the herein described tract, N 49deg 35min 03sec W, 303.34 ft., to a found 5/8 inch iron rod, marking the South corner of Tract 5 of Greenvine Acres Subdivision (plat recorded in Plat Cabinet File No. 664B - 665A, Plat Records of Washington County, Texas), and marking a West corner of the herein described tract;

**THENCE** along the Southeast line of said Tract 5, with a Northwest line of the herein described tract, N 30deg 04min 16sec E, 505.12 ft., to a found 5/8 inch iron rod, lying in the Southwest margin of F.M. Highway 2502, also lying in the Northeast line of the original tract, marking the East corner of said Tract 5, and marking the North corner of the herein described tract;

**THENCE** along the Southwest margin of said highway, with the Northeast line of the herein described tract, S 59deg 57min 26sec E, 1546.97 ft., to the **PLACE OF BEGINNING** and containing 45.92 acres of land.

February 18, 2019  
W.O.#2019-2836

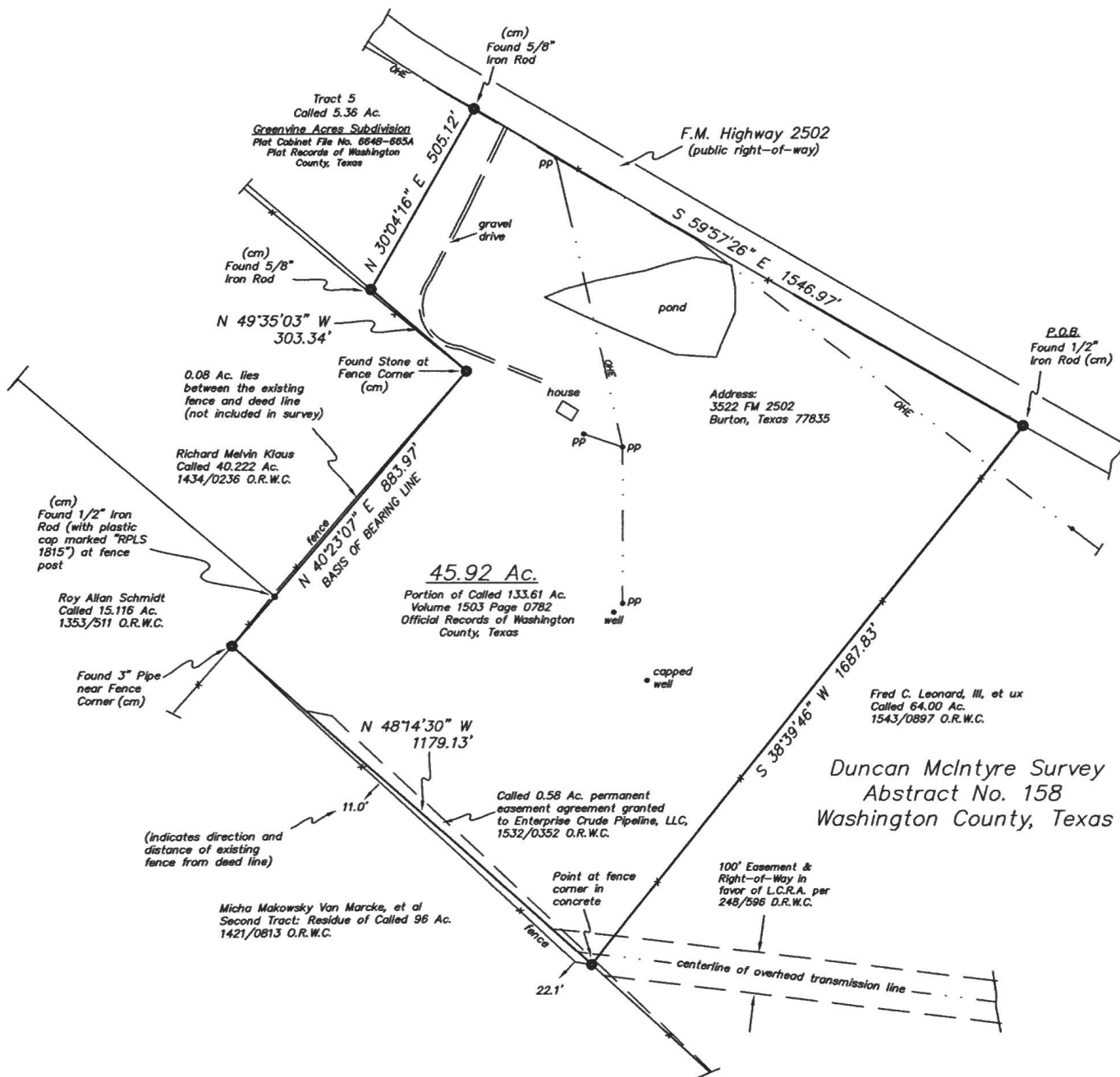


cm = control monument  
 pp = power (utility) pole  
 OHE = overhead electric line

The subject tract shown hereon does not appear to lie within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0275C & Map Number 48477C0425C, effective date August 16, 2011.

Bearings shown hereon are based on the record bearing for a Northwest line of the original called 133.61 acre tract, recorded in 1503/0782 O.R.W.C.

This plat accompanied by metes and bounds description.



The tract shown hereon may be subject to the following items:

- 1) Easement granted in right of way deed to the State of Texas, recorded in 202/395 D.R.W.C.
- 2) Easement granted to Lower Colorado River Authority, recorded in 248/598 D.R.W.C.
- 3) Easement granted to Caldwell County Telephone Company, recorded in 275/304 D.R.W.C.
- 4) Easement granted to Seminole Pipeline Company, recorded in 414/562 D.R.W.C. (no description)
- 5) Permanent easement agreement granted to Enterprise Crude Pipeline, LLC, recorded in 1532/0352 O.R.W.C.

To: Texas Millennium, LLC, Jack Baird, Capital Farm Credit, FLCA, and Botts Title Company, GF No. WA-19-028.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on February 18, 2019, 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  
 Registered Professional Land Surveyor No. 5935

W.O.#2019-2836

MORTGAGEE: CAPITAL FARM CREDIT, FLCA  
 MORTGAGOR: JACK BAIRD

Texas Millennium, LLC

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RPLS 4052 RPLS 5935

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