



**Blakey Surveying, LLC**

4650 Wilhelm Lane  
Burton, Texas 77835-5794

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Telephone 979-277-8549

**KATHERINE LYNN MILAM, INDEPENDENT EXECUTOR**  
**OF THE ESTATE OF ALICE CAROL JONES MILAM, DECEASED,**  
**AND KATHERINE LYNN MILAM, INDEPENDENT EXECUTOR**  
**OF THE ESTATE OF JOHN DANIEL MILAM, DECEASED**  
**77.38 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 77.38 acres, situated in Washington County, Texas, being out of the James Brown Survey, Abstract No. 114, the L.G. Moses Survey, Abstract No. 162, and the James Hunt Survey, Abstract No. 145, being a portion of a called 208.367 acre tract (designated First Tract) described in that deed dated October 15, 1974, from Nelson Felder, et al to John D. Milam, recorded in Volume 331, Page 647 of the Deed Records of Washington County, Texas, also being all or a portion of a called 23.38 acre tract (designated Second Tract) and being all or a portion of a called 30.78 acre tract (designated Third Tract), said tracts being described in that deed dated October 30, 1975, from Ethel Tarver, Receiver to John D. Milam, recorded in Volume 340, Page 342 of the Deed Records of Washington County, Texas, and being all or a portion of a called 15.923 acre tract described in that deed dated October 29, 1977, from James W. Schoenberg, et ux to John D. Milam, M.D., recorded in Volume 359, Page 518 of the Deed Records of Washington County, Texas, said 77.38 acre tract being more particularly described as follows:

**BEGINNING** at a found 3/8 inch iron rod at fence corner, lying in the Southwest margin of Sandtown Road (public right-of-way), marking the North corner of the Ronald E. Hall, et ux called 24 acre tract (Volume 1017, Page 853, Official Records of Washington County, Texas), marking the East corner of the original called 23.38 acre tract, and marking the East corner of the herein described tract;

**THENCE** departing said road margin, along the Northwest line of the Hall tract, with a Southeast line of the herein described tract, S 45deg 11min 50sec W, 1666.71 ft., to a point for corner, marking a West corner of the Hall tract, marking a re-entrant corner of the original called 23.38 acre tract, and marking a re-entrant corner of the herein described tract (an existing 7 inch treated fence corner post bears S 89deg 01min E, 1.3 ft. from this point for reference);

**THENCE** along a Southwest line of the Hall tract, with a Northeast line of the original called 23.38 acre tract, S 43deg 48min 15sec E, at 173.20 ft. passing a found 3/8 inch iron rod for reference, and CONTINUING for a TOTAL DISTANCE of 289.73 ft., to a point in Cedar Creek, lying in the Northerly line of the Ronald E. Hall, et ux called 147.825 acre tract (Volume 406, Page 683, Deed Records of Washington County, Texas), and marking a Southeast corner of the herein described tract;

**THENCE** along the centerline of Cedar Creek, the following calls: 1) N 82deg 47min 00sec W, 173.00 ft.; 2) S 41deg 13min 00sec W, 90.00 ft.; 3) S 14deg 10min 00sec E, 150.00 ft.; 4) S 30deg 49min 00sec W, 87.00 ft.; 5) S 73deg 51min 00sec E, 222.00 ft.; 6) N 72deg 18min 00sec W, 152.19 ft., to a point in said creek, marking a Northerly corner of the Ronald E. Hall, et ux called 147.825 acre tract, marking a Northeast corner of the original called 208.367 acre tract, and marking a re-entrant corner of the herein described tract;

June 15, 2023  
W.O.#2023-3443-4

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**77.38 ACRE TRACT**

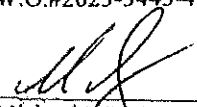
THENCE departing said creek, along a Northwest line of the Hall called 147.825 acre tract, S 45deg 27min 38sec W, at 48.9 ft. passing a 60D nail at fence corner, and CONTINUING for a TOTAL DISTANCE of 527.36 ft., to a point for corner, lying in a Northeast line of the Lin Hartstack, et al called 61.658 acre tract (Volume 929, Page 279, Official Records of Washington County, Texas), marking a South corner of the original called 208.367 acre tract, and marking the South corner of the herein described tract (an existing cedar fence corner post bears N 45deg 27min 38sec E, 1.25 ft. from this point for reference);

THENCE with a Southwest line of the herein described tract, severing the original called 208.367 acre tract, N 41deg 26min 00sec W, 1435.17 ft., to a point in Cedar Creek, marking the apparent West corner of the original called 30.78 acre tract, marking a Southerly corner of the Herbert W. Dallmeyer, et ux called 32.52 acre tract (Volume 620, Page 527, Official Records of Washington County, Texas), and marking the West corner of the herein described tract;

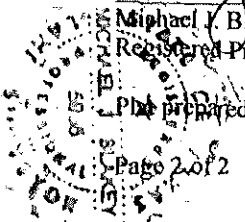
THENCE departing said creek, along the Southeast line of the Dallmeyer called 32.52 acre tract, also along the Southeast line of the Herbert W. Dallmeyer, et ux called 21.64 acre tract (Volume 622, Page 468, Official Records of Washington County, Texas), with the Northwest line of the herein described tract, N 56deg 32min 24sec E, at 124.3 ft. passing an existing pipe fence corner post, at 697.22 ft. passing a found 1/2 inch iron rod in fence line, marking the East corner of the Dallmeyer called 32.52 acre tract, and marking the South corner of the Dallmeyer called 21.64 acre tract, and CONTINUING for a TOTAL DISTANCE of 1162.45 ft., to a found 5/8 inch iron rod in fence line, marking a deed angle of the Dallmeyer called 21.64 acre tract, and marking a deed angle of the original called 30.78 acre tract; N 50deg 19min 52sec E, 129.82 ft., to a found 3/8 inch iron rod in fence line, marking the North corner of the original called 30.78 acre tract, and marking the West corner of the original called 15.923 acre tract; and, N 48deg 04min 10sec E, 1055.80 ft., to a point at an existing 6 inch cedar fence corner post, lying in the Southwest margin of the aforementioned Sandtown Road, marking the East corner of the Dallmeyer called 21.64 acre tract, marking the North corner of the original called 15.923 acre tract, and marking the North corner of the herein described tract;

THENCE along the Southwest margin of Sandtown Road, S 68deg 37min 12sec E, 708.71 ft., to a 1/2 inch iron rod, set for corner, marking the East corner of the original called 15.923 acre tract, and marking the North corner of the original called 23.38 acre tract; and, S 59deg 24min 10sec E, 501.26 ft., to the **PLACE OF BEGINNING** and containing 77.38 acres of land.

June 15, 2023  
W.O.#2023-3443-4

  
Michael J. Blakey  
Registered Professional Land Surveyor No. 5935

Prepared and made a part of this description.



pp = power (110v) pole  
 O.E. = overhead electric line  
 on = natural monument  
 O.R.W.C. = Deed Records of Washington County, Texas  
 O.R.W.C. = Official Records of Washington County, Texas

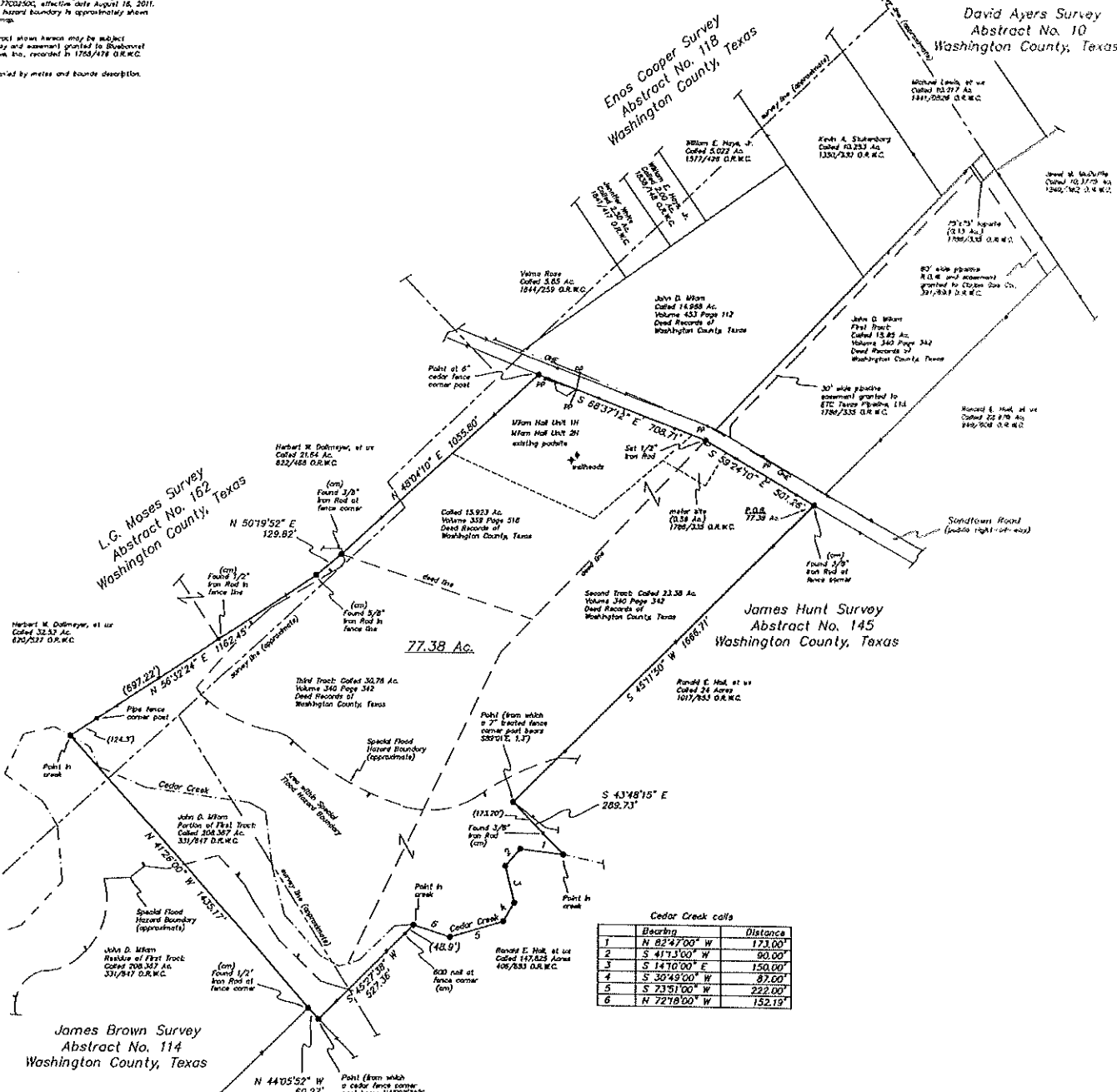
Bearings shown hereon are based on the record bearing for a Southeast line of the original called 252.387 acre tract recorded in Volume 331, Page 411, O.R.W.C.

A portion of the subject tract shown hereon lies within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 4847022500, effective date August 16, 2011. The special flood hazard boundary is approximately shown hereon per said map.

The 77.38 acre tract shown hereon may be subject to the right of way and easement granted to Bluebonnet Electric Cooperative, Inc., recorded in 1755/178 O.R.W.C.

This plot accompanied by meter and bearing description.

Scale 1" = 330'



Cedar Creek colls

	Bearing	Distance
1	N 82°47'00" W	173.00'
2	S 41°13'00" W	90.00'
3	S 14°10'00" E	150.00'
4	S 30°49'00" W	87.00'
5	S 73°51'00" W	222.00'
6	N 72°18'00" W	152.19'

To: Katherine Lynn Miam, as Independent Executor of the Estate of Alice Carol Jones Miam, Deceased, and Katherine Lynn Miam, as Independent Executor of the Estate of John Daniel Miam, Deceased, Jimmy Wayne Leake and Marie Leake, Trustees of the JML Family Trust, and Old 300 Title, LLC, CF No. 231262848HM.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on June 15, 2023, 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 of 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

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Katherine Lynn Miam, as Independent Executor of the Estate of Alice Carol Jones Miam, Deceased, and Katherine Lynn Miam, as Independent Executor of the Estate of John Daniel Miam, Deceased

**Blakey Surveying, LLC**

RPLS 4052 RPLS 6335

TEXAS FIRM REGISTRATION NO. 10085000

4659 Pickett Lane  
 Parker, Texas 77258 (877) 877-8543