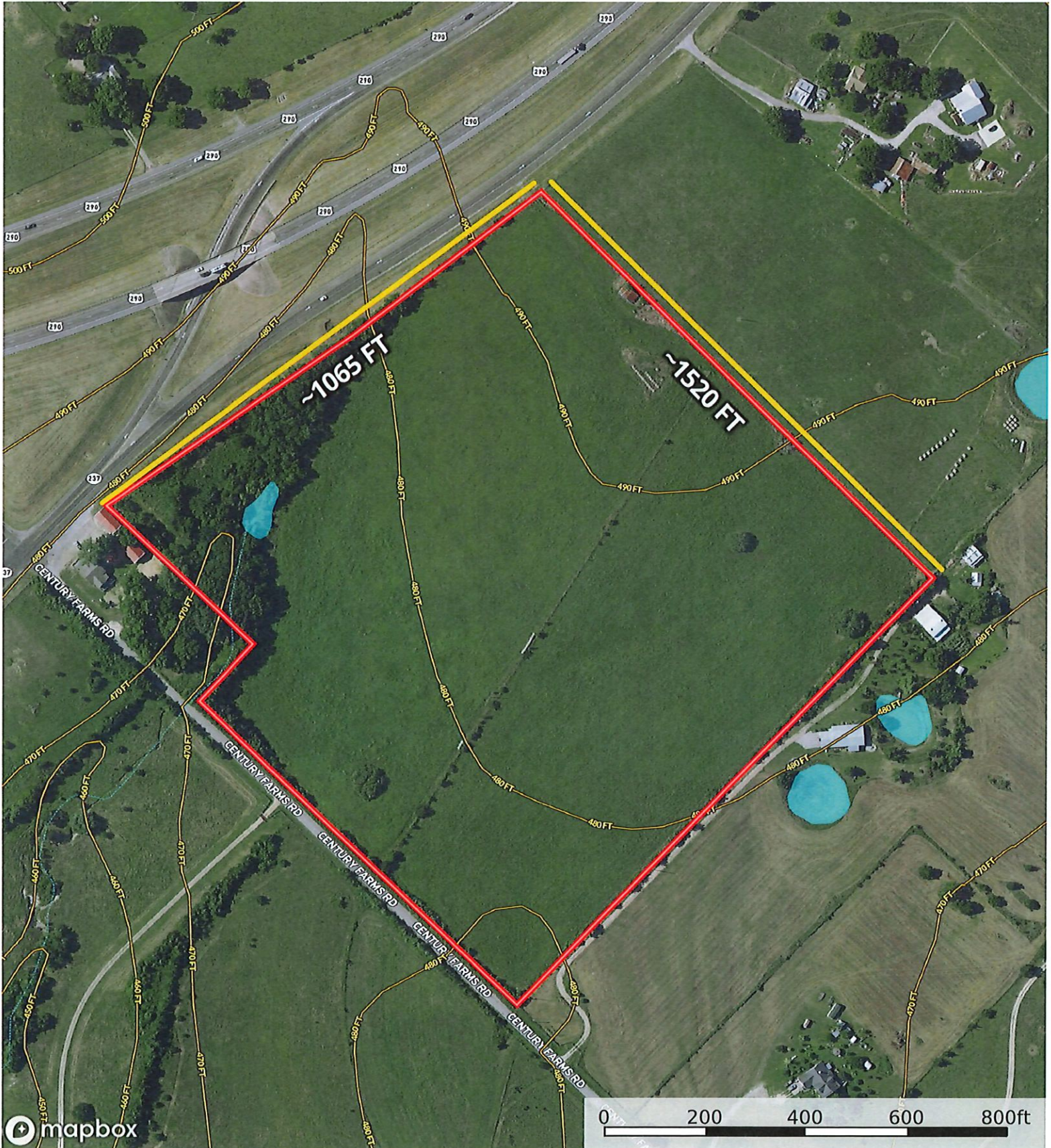
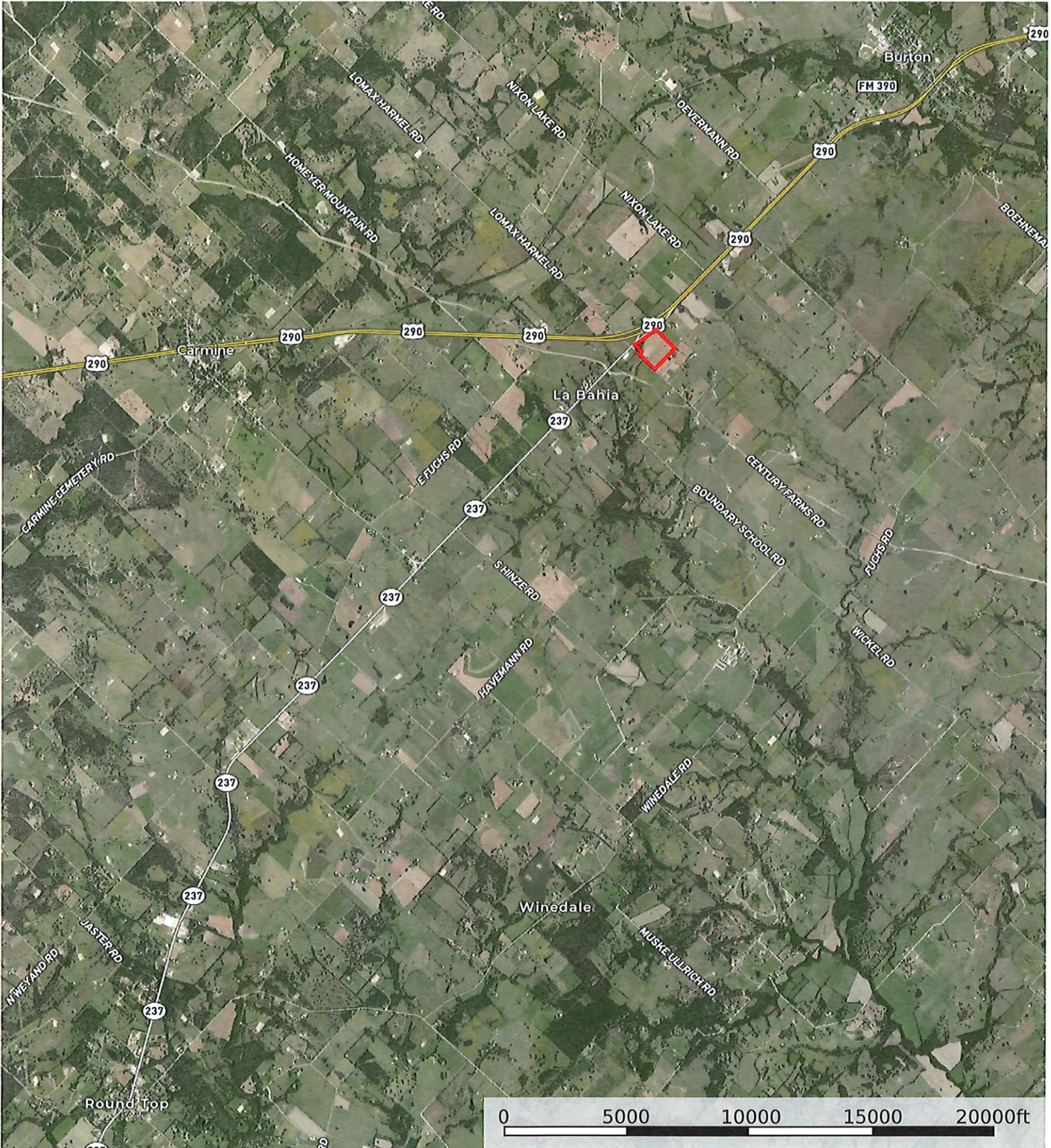




 Boundary





 Boundary

Blakey Surveying, LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-277-8549

JOHN D. MILAM
30.94 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 30.94 acres, situated in Washington County, Texas, being out of the L.B. Outlaw Survey, Abstract No. 168, being all or a portion of a called 31.00 acre tract described in that deed dated May 13, 1982, from Alice Mueller to John D. Milam, recorded in Volume 435, Page 88 of the Deed Records of Washington County, Texas, said 30.94 acre tract being more particularly described as follows:

BEGINNING at a found concrete highway marker, lying in the Southeast margin of Highway 237 (public right-of-way) at its transition with/into U.S. Highway 290 (public right-of-way), marking the North corner of the Michael Craig Schwenn, et ux called 1.423 acre tract (Volume 1652, Page 577, Official Records of Washington County, Texas), marking a West corner of the original called 31.00 acre tract (hereafter referred to as "original tract"), and marking a West corner of the herein described tract;

THENCE along said highway margin, with a Northwest line of the original tract, N 55deg 00min 44sec E, 501.67 ft., to a found concrete highway marker in fence line, marking an angle in said highway margin; and, N 50deg 02min 50sec E (record bearing for a Northwest line of the original tract, this line being the BASIS OF BEARING LINE for this survey), 560.59 ft., to a found ½ inch iron rod at fence corner, marking the West corner of the Nadine Mueller Muske, et vir called 24.414 acre tract (Volume 373, Page 53, Deed Records of Washington County, Texas), marking the North corner of the original tract, and marking the North corner of the herein described tract;

THENCE departing said highway margin, along the Southwest line of said Muske tract, with the Northeast line of the original tract, S 47deg 33min 47sec E, 1090.77 ft., to a point near an 8 inch fence corner post, lying in the Northwest line William D. Adams, et ux called 18.62 acre tract (Volume 1023, Page 765, Official Records of Washington County, Texas), marking the South corner of said Muske tract, marking the East corner of the original tract, and marking the East corner of the herein described tract;

THENCE along a portion of the Northwest line of said Adams tract, with the Southeast line of the herein described tract, S 42deg 25min 57sec W, 1182.44 ft., to a found 3/8 inch iron rod at fence corner, lying in the Northeast margin of Century Farms Road (public right-of-way), marking the West corner of said Adams tract, marking the South corner of the original tract, and marking the South corner of the herein described tract;

THENCE along the Northeast margin of said road, with a Southwest line of the original tract, N 48deg 20min 35sec W, 872.36 ft., to a found ½ inch iron rod at fence corner, marking the South corner of the aforementioned Schwenn called 1.423 acre tract, marking a West corner of the original tract, and marking a West corner of the herein described tract;

June 29, 2023
W.O.#2023-3443-2

Blakey Surveying, LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-277-8549

JOHN D. MILAM

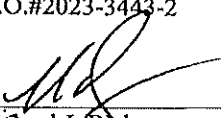
30.94 ACRE TRACT (continued)

THENCE departing said road margin, with a Northwest line of the herein described tract, along the Southeast line of the Schwenn tract, N 41deg 39min 22sec E, 154.46 ft., to a found ½ inch iron rod (with cap "RPLS 4914"), marking a re-entrant corner of the herein described tract, and marking the East corner of the Schwenn tract (a found ½ inch iron rod with cap "RPLS 4914" at fence corner, marking the deed call corner of the original tract, bears N 84deg 08min 39sec W, 12.69 ft. from this point for reference);

THENCE with a Southwest line of the herein described tract, along the Northeast line of the Schwenn tract, N 48deg 20min 20sec W, 399.98 ft., to the PLACE OF BEGINNING and containing 30.94 acres of land.

June 29, 2023

W.O.#2023-3443-2



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.

Page 2 of 2



cm = central monument
 pg = corner (1811) pole
 Cof = curved wooden pole
 bcs = buried white marking sign
 O.R.W.C. = Official Records of Washington County, Texas
 O.R.W.C. = Official Records of Washington County, Texas

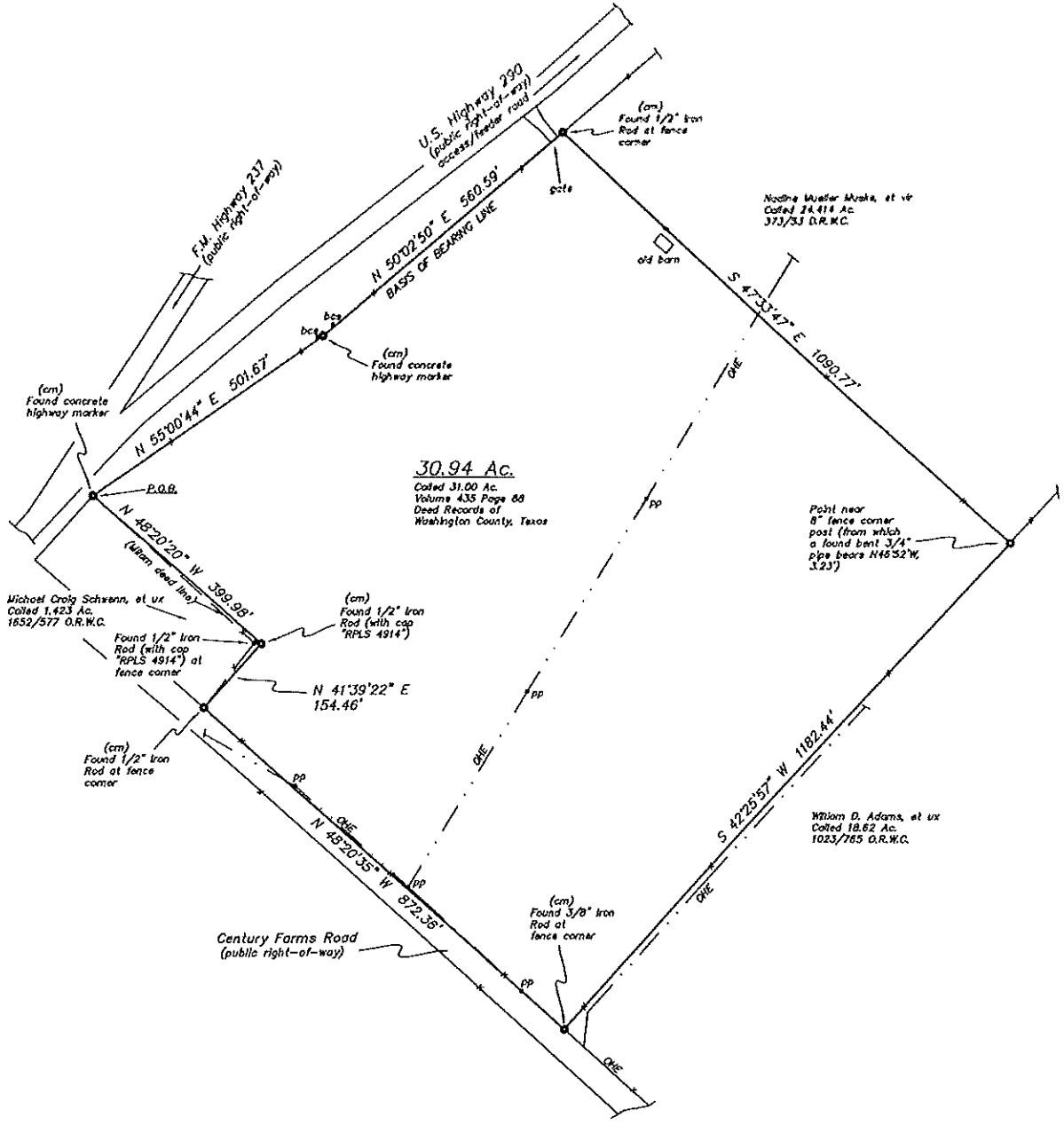
Bearings shown hereon are based on the record bearing for a Northwest line of the original called 31.00 acre tract, recorded in 433/88 O.R.W.C.

The tract shown hereon does not appear to be within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Numbers 48477002502 & 48477002750 effective date 08/16/2011

This plat accompanied by maps and bounds description.

L.B. Outlaw
 Abstract No. 168
 Washington County, Texas

Scale 1" = 200'



30.94 Ac.
 Called 31.00 Ac.
 Volume 433 Page 88
 Deed Records of
 Washington County, Texas

Michael Craig Schwenn, et ux
 Called 1.423 Ac.
 1852/577 O.R.W.C.

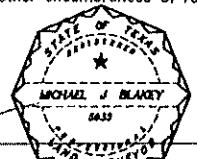
Point near
 8" fence corner
 post (from which
 a found bent 3/4"
 pipe bears N48°52'W,
 3.23')

William D. Adams, et ux
 Called 18.62 Ac.
 1023/765 O.R.W.C.

To: John D. Milam, and Old 300 Title, LLC, GF No. 23126109BHM.

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 29, 2023, 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.#2023-3443-2

John D. Milam

Blakey Surveying, LLC

RPLS 4062 RPLS 6936

TEXAS FIRM REGISTRATION NO. 10085000

4880 Wilburn Lane
 Burton, Texas 77835

(878) 277-8548