

Blakey Surveying, LLC

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone 979-277-8549

MERCY CREEK INVESTMENTS, LLC
12.50 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 12.50 acres, situated in Washington County, Texas, being out of the Stephen F. Austin Survey, Abstract No. 8, being all or a portion of a called 12.50 acre tract described in that deed dated April 6, 2023 from MMCKBB, LLC to Mercy Creek Investments, LLC, recorded in Volume 1884, Page 915 of the Official Records of Washington County, Texas, said 12.50 acre tract being more particularly described as follows:

BEGINNING at a found ½ inch iron, lying in the Northwest margin of Schlottman Road (public right-of-way), marking the South corner of the Betty Ruth Neinast Flencher called 154.55 acre tract (Volume 329, Page 315, Deed Records of Washington County, Texas), marking the East corner of the original called 12.50 acre tract (hereafter referred to as "original tract"), and marking the East corner of the herein described tract;

THENCE along the Northwest margin of Schlottman Road, with the Southeast line of the original tract, S 55deg 10min 18sec W, 458.50 ft., to a found 5/8 inch iron rod, marking the East corner of the Alexander Wildey Horton, et ux called 12.00 acre tract (Volume 1866, Page 317, Official Records of Washington County, Texas), marking the South corner of the original tract, and marking the South corner of the herein described tract;

THENCE departing said road margin, along the Northeast line of the Horton tract, with the Southwest line of the original tract, N 40deg 23min 04sec W, 1501.68 ft., to a found 5/8 inch iron rod, lying in the Southeast line of the Rosemary A. Jablonowski GST Trust called 49.376 acre tract (Volume 1675, Page 163, Official Records of Washington County, Texas), marking the North corner of said Horton tract, marking the West corner of the original tract, and marking the West corner of the herein described tract;

THENCE along a portion of the Southeast line of said Jablonowski GST Trust tract, with the Northwest line of the original tract, N 36deg 01min 15sec E, 251.10 ft., to a found 3/8 inch iron rod at fence corner, lying in the Southwest line of the aforementioned Betty Ruth Neinast Flencher called 154.55 acre tract, marking the East corner of said Jablonowski GST Trust tract, marking the North corner of the original tract, and marking the North corner of the herein described tract;

THENCE along a portion of the Southwest line of the Flencher tract, with the Northeast line of the original tract, S 47deg 55min 06sec E (record bearing for the Northeast line of the original tract, this line being the **BASIS OF BEARING LINE** for this survey), 1619.07 ft., to the **PLACE OF BEGINNING** and containing 12.50 acres of land.

W.O.#2024-3507
March 4, 2024


Michael J. Blakey
Registered Professional Land Surveyor No. 5935



Plot prepared and made a part of this description

cm = control monument
 g = guy wire anchor
 p = power (utility) pole
 pae = power (utility) pole enclosure line
 wh = well house
 cd = concrete drive
 ad = asphalt drive
 pp = sidewalk
 oc = oil conditioner unit
 D.R.W.C. = Deed Records of Washington County, Texas
 O.R.W.C. = Official Records of Washington County, Texas

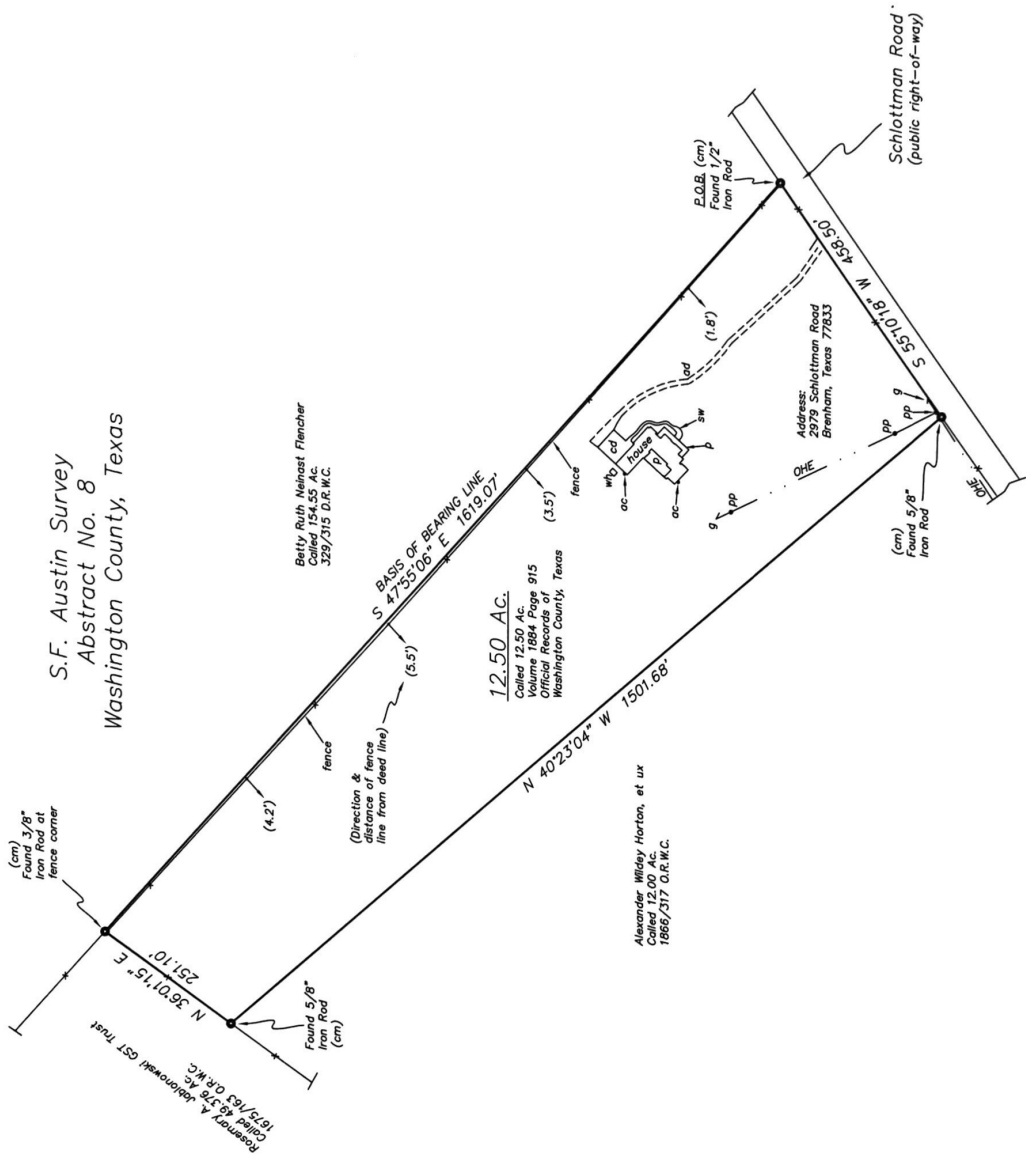
Bearings shown hereon are based on the record bearing for the original called 12.50 acre tract, recorded in Volume 1884, Page 915, O.R.W.C.

This plat accompanied by metes and bounds description.

Scale 1" = 200'

The tract shown hereon does not lie within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 484700120C, effective 08/16/2011.

S.F. Austin Survey
 Abstract No. 8
 Washington County, Texas



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 March 4, 2024, 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
 Registered Professional Land Surveyor No. 5935

Mercy Creek Investments, LLC

Blakey Surveying, LLC

RPLS 4052 RPLS 5935

TEXAS FIRM REGISTRATION NO. 10085000

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Burton, Texas 77866

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W.O.#2024-3507