

INVOICE

RE: MIZE TEXAS PROPERTIES, LLC

FIRM# 10089300

Make Check Payable to:

RON E. KOLACNY
3465 US HIGHWAY 90A EAST
HALLETTSVILLE, TEXAS 77964
361-798-5208 (office)
361-772-6736 (cell)
surveyyourland@gmail.com

Date:
11/28/2022

BILL TO:

PROJECT: 22978

DYANI CREEK RANCH
74 PIPERS WALK
SUGAR LAND, TEXAS 77479
C/O GUY ALLCORN 281-723-6999
gallccorn@texasranchsalesllc.com

285.41 ACRE BOUNDARY SURVEY
ISAAC RICH SURVEY
ABSTRACT NO. 383
CR 158

FOR PROFESSIONAL SERVICES-----\$ 6,500.00
SALES TAX----- \$ 406.25
DOWN PAYMENT RECEIVED 11/26/2022 ----- \$ 3,000.00

TOTAL AMOUNT DUE-----\$ 3,906.25

DELIVERABLES:

SURVEY PLAT	E-MAILED TO GUY ALLCORN
LEGAL DESCRIPTION	E-MAILED TO GUY ALLCORN
INVOICE	E-MAILED TO GUY ALLCORN

285.41 ACRES
LEGAL DESCRIPTION

DESCRIPTION OF 285.41 ACRES OF LAND SITUATED IN THE ISAAC RICH SURVEY (ABSTRACT NO. 383) IN LAVACA COUNTY, TEXAS, A PART OF THE GREEN OAK ESTATES SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 1, SLIDE 19 IN THE LAVACA COUNTY PLAT CABINET AND BEING ALL OF THAT 261.27 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM MARY'S RANCH, LLC TO MIZE TEXAS PROPERTIES, LLC, DATED FEBRUARY 18, 2011, RECORDED IN VOLUME 534, PAGE 901 OF THE LAVACA COUNTY OFFICIAL RECORDS AND ALL OF THAT 24.14 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED FROM DANIEL P. HAYDEL, ET UX TO MIZE TEXAS PROPERTIES, LLC, DATED JUNE 24, 2011 RECORDED IN VOLUME 548, PAGE 81 OF THE LAVACA COUNTY OFFICIAL RECORDS. SAID 285.41 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for the southeast corner of said Mize 261.27 acre tract, same being the southeast corner of a 60' road easement and in the West line of the Donald Dean Walker 58.4 acre tract (Vol. 879, Pg. 706 of the Lavaca County Official Records) and the southeast corner of said 285.41 acres;

THENCE, S 66°43'00" W – (Bearing Basis), along the South line of said subdivision, at 429.74 feet pass a 1/2" iron rod found and called the northeast corner of the John McDonald, et ux 227.81 acre tract (Vol. 465, Pg. 368 of the Lavaca County Official Records) and continuing along said South line of the subdivision and along the occupied North line of a public road (LCR 158) for a total distance of 3074.29 feet to a 1/2" iron rod found for the southwest corner of said Mize 261.27 acre tract, same being in the West line of said public road and an angle corner of the Gordon Gayle Clark 603.688 acre tract (Vol. 429, Pg. 183 of the Lavaca County Deed Records), same also being the southwest corner of said 285.41 acres;

THENCE, along the westerly line of said subdivision and along said westerly line of the public road,

N 19°42'12" W, a distance of 1118.14 feet to a point for angle corner;

N 19°51'10" W, a distance of 187.4 feet to a point for the southwest corner of said Mize 24.14 acre tract;

N 19°40'55" W, a distance of 600.1 feet to a point for the northwest corner of said Mize 24.14 acre tract;

N 20°07'46" W, a distance of 600.14 feet to a 1/2" iron rod found for an angle corner of the Mize 261.27 acre tract and

N 20°35'34" W, a distance of 197.49 feet to a 1/2" iron rod found for an angle corner of the Mize 261.27 acre tract, same being the southeast corner of the Robert Bruce Brown 41.80 acre tract (Vol. 177, Pg. 87 of the Lavaca County Official Records) and an angle corner of said 285.41 acres;

THENCE, along said westerly line of the subdivision:

N 21°17'42" W, a distance of 934.42 feet to a point for angle corner;

N 22°32'10" W, a distance of 960.5 feet to a point for angle corner and

N 20°46'10" W, a distance of 753.5 feet to a point in the East line of the George Keller Cheney 109.29 acre tract (Vol. 260, Pg. 123 of the Lavaca County Deed Records), same being in the centerline of Sandy Creek and the northwest corner of said 285.41 acres;

THENCE, along said centerline of Sandy Creek, the following bearings and distances:

S 52°43'10" E, a distance of 934.9 feet to a point for angle corner;

S 65°26'41" E, a distance of 1089.12 feet to a point for angle corner;

S 87°59'10" E, a distance of 276.7 feet to a point for angle corner;

N 52°02'50" E, a distance of 155.8 feet to a point for angle corner
N 03°49'00" W, a distance of 535.81 feet to a point for angle corner;
N 53°07'59" E, a distance of 284.7 feet to a point for angle corner;
N 83°04'59" E, a distance of 356.5 feet to a point for angle corner;
S 45°40'01" E, a distance of 721.7 feet to a point for angle corner and
S 59°47'01" E, a distance of 564.05 feet to a point for the northeast corner of said
Mize 261.27 acre tract, said point being in the westerly line of said Walker 58.4 acre
tract and the northeast corner of said 285.41 acres;

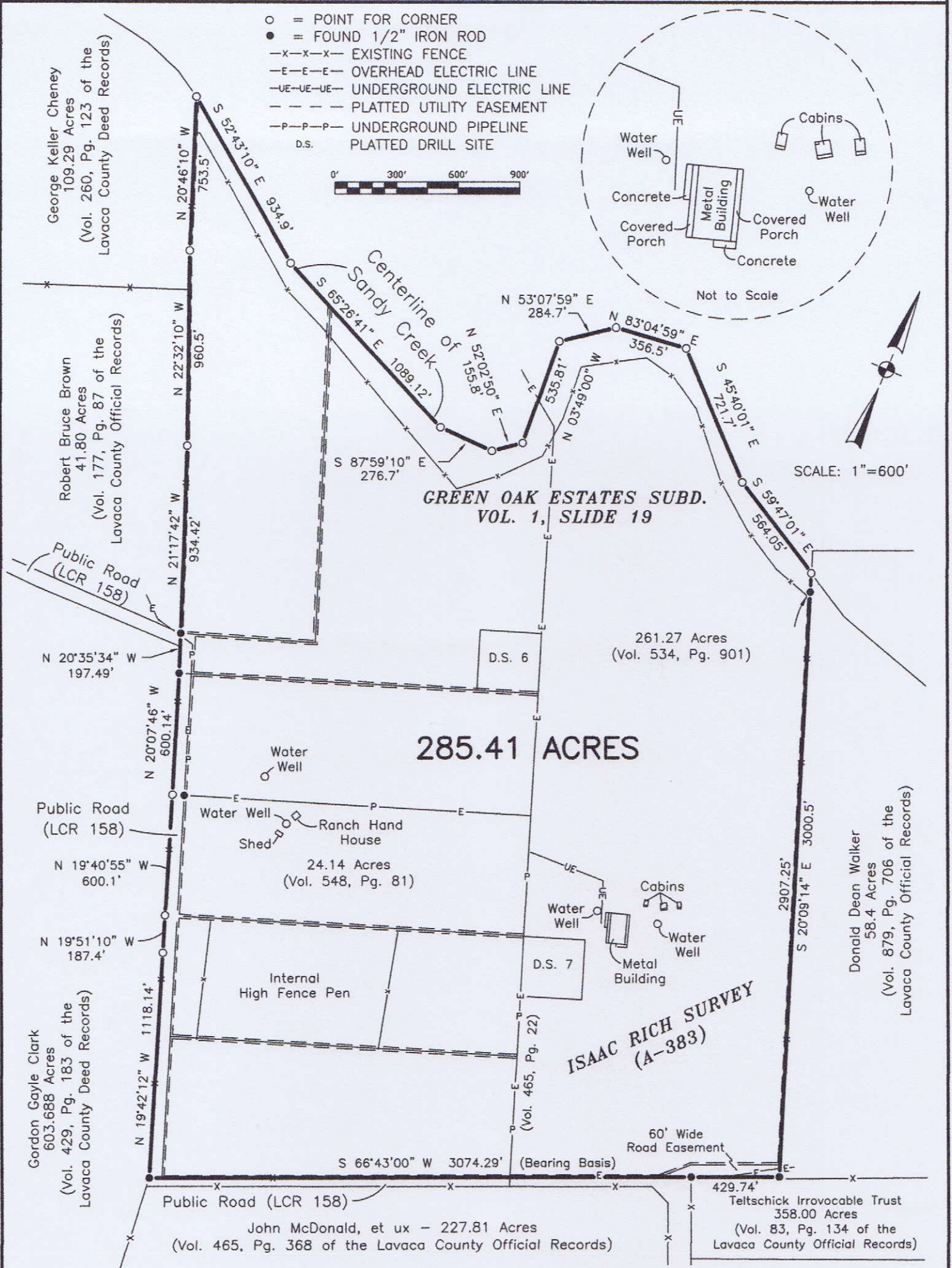
THENCE, S 20°09'14" E, along the line common to said Mize 261.27 acre tract and
said Walker 58.4 acre tract, a distance of 3000.5 feet to the POINT OF BEGINNING
containing 285.41 acres of land, of which 3.6 acres are within the occupied public road.

The description of said 285.41 acre tract of land and attached plat represent an on the
ground survey made by me and under my direct supervision.

Ron E. Kolacny

Ron E. Kolacny
Registered Professional Land Surveyor No. 5318
State of Texas
Surveyed December 9, 2022
J.P.L.S.
3465 U.S. Highway 90A E
Hallettsville, Texas 77964
361-798-5208
Firm No. 10089300
Job No. 22978





I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

Ron E. Kolacny
RON E. KOLACNY
REGISTERED PROFESSIONAL
LAND SURVEYOR
LICENSE NO. 5318
STATE OF TEXAS
SURVEYED DECEMBER 9, 2022
JOB NO. 22978
FIRM NO. 10089300



Surveyor Notes: We will not represent a physical location nor be held liable as to the location of any underground or above ground pipelines or facilities crossing this property.

SURVEY PLAT SHOWING 285.41 ACRES OF LAND SITUATED IN THE ISAAC RICH SURVEY (ABSTRACT NO. 383) IN LAVACA COUNTY, TEXAS, A PART OF THE GREEN OAK ESTATES SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 1, SLIDE 19 IN THE LAVACA COUNTY PLAT CABINET AND BEING ALL OF THAT 261.27 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM MARY'S RANCH, LLC TO MIZE TEXAS PROPERTIES, LLC, DATED FEBRUARY 18, 2011, RECORDED IN VOLUME 534, PAGE 901 OF THE LAVACA COUNTY OFFICIAL RECORDS AND ALL OF THAT 24.14 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED FROM DANIEL P. HAYDEL, ET UX TO MIZE TEXAS PROPERTIES, LLC, DATED JUNE 24, 2011 RECORDED IN VOLUME 548, PAGE 81 OF THE LAVACA COUNTY OFFICIAL RECORDS