

A DESCRIPTION OF 18.777 ACRES, MORE OR LESS, IN THE MARMADUKE BATON SURVEY, ABSTRACT NO. 105, COLORADO COUNTY, TEXAS, BEING A PORTION OF THAT TRACT CALLED 27.482 ACRES AS DESCRIBED IN A DEED TO JOSHUA F. GRAHMANN, ET UX RECORDED IN VOLUME 533, PAGE 445, ORCCT (OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS), AND BEING ALSO A PORTION OF THAT TRACT CALLED 3.200 ACRES AS DESCRIBED IN A DEED TO JOSHUA F. GRAHMANN, ET UX RECORDED IN VOLUME 783, PAGE 133, ORCCT; SAID 18.777 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found in the southeast line of State Highway No. 90 Alternative, for the northeast corner of said 27.482 acre Grahmann tract, for the west corner of that tract called 7.00 acre as described in a deed to Beadie Otheal Means recorded in Volume 829, Page 758, ORCCT, and for the north corner of this description;
N:13751433.55
E:2742961.72

THENCE, leaving the southeast line of State Highway No. 90 Alternative, along a fence, the northeast line of said 27.482 acre Grahmann tract, the southwest line of said 7.00 acre Means tract, and the northeast line of this tract, **S27°05'26"E**, a distance of **679.78** feet, (S24°44'35"E, 679.67') to a 1/2" capped iron rod stamped "Atwell, LLC" set in the northwest line of the remaining portion of that tract called 89.458 acres as described in a deed to Fred F. Grahmann, et ux recorded in Volume 533, Page 440, ORCCT, for an easterly corner of said 27.482 acre Grahmann tract, for the south corner of said 7.00 acre Means tract, and for the most easterly corner of this description;

THENCE, leaving said 7.00 acre Means tract, along a fence, the northerly southeast line of said 27.482 acre Grahmann tract, the northwest line of the remaining portion of said 89.458 acre Grahmann tract, and the southeast line of this tract, **S64°08'15"W**, a distance of **128.88** feet, (S66°28'07"W) to a 1/2" capped iron rod stamped "Texas Land Systems" found in the original northerly southeast line of said 27.482 acre Grahmann tract, for the northeast corner of said 3.200 acre Grahmann tract, and for an interior corner of this description;

THENCE, leaving said 27.482 acre Grahmann tract, along a fence, the east line of said 3.200 acre Grahmann tract, the west line of the remaining portion of said 89.458 acre Grahmann tract, and the east line of this tract, **S07°37'44"E**, a distance of **79.04** feet, (S05°18'14"E) to a 1/2" capped iron rod stamped "Atwell, LLC" set in the east line of said 3.200 acre Grahmann tract, being also the west line of the remaining portion of said 89.458 acre Grahmann tract, and for the most southerly east corner of this description;

THENCE, leaving the west line of the remaining portion of said 89.458 acre Grahmann tract, along a fence, and severing said 3.200 acre Grahmann tract, severing said 27.482 acre Grahmann tract, and with the southeast line of this tract, **S69°59'41"W**, a distance of **1021.06** feet to a 1/2" capped iron rod stamped "Atwell, LLC" set in the southwest line of said 27.482 acre Grahmann tract, being also the northeast line of that tract called 2.940 acres as described in a deed to Josephine Patina Ruiz recorded in Volume 910, Page 3, ORCCT, and for the south corner of this description;

THENCE, continuing along a fence, with the southwest line of said 27.482 acre Grahmann tract, the northeast line of said 2.940 acre Ruiz tract, the northeast line of that tract called 3.865 acres (Tract I) as described in a deed to Dusty Jackson and Kevin Jackson recorded in Volume 905, Page 151, ORCCT, and the southwest line of this tract, **N26°58'24"W**, a distance of **649.93** feet, (N24°46'29"W) to a 1/2" capped iron rod stamped "Atwell, LLC" set in the southeast line of State Highway No. 90 Alternative, for the west corner of said 27.482 acre Grahmann tract, for the north corner of said 3.865 acre Jackson tract, and for the west corner of this description;

THENCE, leaving said 3.865 acre Jackson tract, along a fence, the southeast line of State Highway No. 90 Alternative, the northwest line of said 27.482 acre Grahmann tract, and the northwest line of this tract, the following two (2) courses and distance:

1. **N64°02'08"E**, a distance of **301.73** feet, (N66°22'34"E, 301.69') to a concrete monument found;
2. **N64°07'41"E**, a distance of **865.65** feet, (N66°28'54"E, 865.54') to the **POINT OF BEGINNING** hereof, and containing 18.777 acres, more or less.

Surveyed on the ground May 27, 2021. Bearing Basis: Texas Coordinate System (NAD83), Geoid 2018, Central Zone, based on GPS solutions from SmartNet. Coordinates are grid; However, distances and areas shown hereon are reported at surface values based on surface adjustment factor of 1.00012476. Attachments: drawing 21002021.

Billy A. Patterson **6/3/2021**
BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726

