



A DESCRIPTION OF 69.251 ACRES, MORE OR LESS, IN THE JAMES WALKER LEAGUE ABSTRACT NUMBER 106 IN WASHINGTON COUNTY, TEXAS, AND BEING ALL OF THE REMAINING PORTION OF THAT TRACT CALLED 68 ACRES (FIRST TRACT), ALL OF THAT TRACT CALLED 0.45 ACRES (SECOND TRACT), AND ALL OF THAT TRACT CALLED 0.89 ACRES (THIRD TRACT) AS DESCRIBED IN A DEED TO R.B. SCHAWA RECORDED IN VOLUME 259, PAGE 269, DRWCT (DEED RECORDS OF WASHINGTON COUNTY, TEXAS); SAID 69.251 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the existing centerline of Old Chappell Hill Road, for the northeast corner of the remaining portion of said 68 acre Schawe (First Tract), for the northwest corner of the residue of a 0.43 acre save and except tract out of said 68 acre Schawe (First Tract) as described and recorded in Volume 259, Page 269, DRWCT, and for the northeast corner of this description;

N: 10049157.37

E: 3552588.55

THENCE, leaving the centerline of Old Chappell Hill Road, and along the northerly northeast line of said 68 acre Schawe (First Tract), the southwest line of the residue of said 0.43 acre save and except tract out of said 68 acre Schawe (First Tract), the northerly southwest line of that tract called 73.595 acres as described in a deed to Robert D. Grudziecke, et ux recorded in Volume 1611, Page 028, ORWCT (Official Records of Washington County, Texas), and the northerly northeast line of this tract, **S08°16'10"E**, passing a 1/2" capped iron rod stamped "Atwell, LLC" set in the southeast right-of-way line of Old Chappell Hill Road, for a northerly corner of said 73.595 acre Grudziecke tract at 27.46 feet, and continuing for a **total distance** of **931.07** feet, (S5°E, 328 varas) to a 1/2" capped iron rod stamped "Atwell, LLC" set in the northeast line of said 68 acre Schawe (First Tract), being also in the northerly southwest line of said 73.595 acre Grudziecke tract, for the northeast corner of said 0.45 acre Schawe (Second Tract), for the north corner of said 0.89 Schawe (Third Tract), and for an angle point in the northerly northeast line of this description;

THENCE, leaving said 68 acre Schawe (First Tract), and along a fence, the northeast line of said 0.89 Schawe (Third Tract), the northerly southwest line of said 73.595 acre Grudziecke tract, and the northerly northeast line of this tract, **S08°16'10"E**, a distance of **857.84** feet, (N3°W, 310 varas) to a 1/2" iron rod found in the southerly northwest line of said 68 acre Schawe (First Tract), for the southeast corner of said 0.89 Schawe (Third Tract), for a westerly exterior corner of said 73.595 acre Grudziecke tract, and for an easterly interior corner of this description;

THENCE, leaving said 0.89 Schawe (Third Tract), and along a fence, the southerly northwest line of said 68 acre Schawe (First Tract), the northerly southeast line of said 73.595 acre Grudziecke tract, and the southerly northwest line of this tract, **S82°07'19"E**, a distance of **670.38** feet, (N79°W) to a 3/4" iron rod found for an easterly exterior corner of said 68 acre Schawe (First Tract), for a westerly interior corner of said 73.595 acre Grudziecke tract, and for an easterly exterior corner of this description;

THENCE, leaving the easterly exterior corner of this tract, and along a fence, the southerly northeast line of said 68 acre Schawe (First Tract), the southerly southwest line of said 73.595 acre Grudziecke tract, and the southerly northeast line of this tract, **S07°59'21"W**, a distance of **1,153.91** feet, (N11°E, 415 varas) to a 3/4" iron rod found in the northwest line of that tract called 8.1043 acres (Tract Two) as described in a deed to Nancy Ann Bilski recorded in Volume 1753, Page 474, ORWCT, for the southeast corner of said 68 acre Schawe (First Tract), for a westerly exterior corner of said 73.595 acre Grudziecke tract, and for the southeast corner of this description;

THENCE, leaving said 73.595 acre Grudziecke tract, and along a fence, the southeast line of said 68 acre Schawe (First Tract), the northwest line of said 8.1043 acre Bilski (Tract Two), the northwest line of that tract called 8.1043 acres (First Tract) as described in a deed to Patrick Bilski recorded in Volume 1665, Page 676, ORWCT, the northwest line of that tract called 8.1043 acres as described in a deed to John J. Swoboda and Anita M. Swoboda, trustees of the John J. Swoboda and Anita M. Swoboda Revocable Living Trust recorded in Volume 1126, Page

1064, ORWCT, the northwest line of that tract called 8.1043 acres as described in a deed to Dwayne Bilski, et al recorded in Volume 1611, Page 464, ORWCT, the northwest line of that tract called 8.1043 acres as described in a deed to Daniel Bilski, et ux recorded in Volume 353, Page 413, DRWCT, the northwest line of that tract called 8.1043 acres (Exhibit C) and the northwest line of that tract called 8.1043 acres (Tract One) as described in a deed to The Okonski Hill LLC recorded in Volume 1818, Page 962, ORWCT, and the southeast line of this tract, **N82°26'35"W**, a distance of **1,437.24** feet, (S79°E, 518 varas) to a 1/2" iron rod found in the northwest line of said 8.1043 acre Okonski Hill, LLC (Tract One), for the southwest corner of said 68 acre Schawe (First Tract), for the southeast corner of that tract called 35.357 acres as described in a deed to Michelle Cathleen Gaskamp recorded in Volume 1801, Page 264, ORWCT, and for the southwest corner of this description;

THENCE, leaving said 8.1043 acre Okonski Hill, LLC (Tract One), and along a fence, the southwest line of said 68 acre Schawe (First Tract), the northeast line of said 35.357 acre Gaskamp tract, and the southwest line of this tract, the following two (2) courses and distances:

1. **N04°02'09"E**, a distance of **2,209.03** feet, (S7°W, 791 varas) to a 1/2" iron rod found for a westerly interior corner of said 68 acre Schawe (First Tract), for the east corner of said 35.357 acre Gaskamp tract, and for a westerly interior corner of this description;
2. **N77°24'36"W**, passing a 1/2" iron pipe found in the southeast right-of-way line of Old Chappell Hill Road for the north corner of said 35.357 acre Gaskamp tract at 690.64 feet, and continuing for a total distance of **723.48** feet, (S74°1/2'E, 259 varas) to a calculated point in the existing centerline of Old Chappell Hill Road, for the northwest corner of said 68 acre Schawe (First Tract), and for the northwest corner of this description;

THENCE, leaving the northwest corner of this tract, and along the existing centerline of Old Chappell Hill Road, the northwest line of said 68 acre Schawe (First Tract), and the northwest line of this tract, the following five (5) courses and distances:

1. **N56°19'42"E**, a distance of **337.27** feet to a calculated point in the existing centerline of Old Chappell Hill Road for an angle point in the northwest line of this description;
2. Along a curve to the right, having a **radius** of **736.31** feet, an **arc length** of **210.96** feet, a **delta angle** of **16°24'56"**, and a **chord** bearing **N63°49'53"E**, a distance of **210.23** feet to a calculated point in the existing centerline of Old Chappell Hill Road for an angle point in the northwest line of this description;
3. **N73°03'48"E**, a distance of **390.56** feet to a calculated point in the existing centerline of Old Chappell Hill Road for an angle point in the northwest line of this description;
4. Along a curve to the right, having a **radius** of **907.76** feet, an **arc length** of **104.28** feet, a **delta angle** of **06°34'56"**, and a **chord** bearing **N78°29'32"E**, a distance of **104.23** feet to a calculated point in the existing centerline of Old Chappell Hill Road for an angle point in the northwest line of this description;
5. **N81°28'27"E**, a distance of **272.29** feet to the **POINT OF BEGINNING** hereof, and containing 69.251 acres, more or less.

Surveyed on the ground July 19, 2022. 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 1.00006011. Attachments: drawing 22004349.dwg.

 **8/4/2022**
BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726

