

STATE OF TEXAS

COUNTY OF LEE

LAND DESCRIPTION

Being a **7.218 acre** tract of land, a part of the Jesse Barker Survey, Abstract 32, and the J. W. Lightfoot Survey, Abstract 190, Lee County, Texas, being part of a 19.432 acre tract described in a deed to the Loretta Chilek Revocable Living Trust and recorded in volume 1201, page 758 of the Real Property Records of Lee County, Texas. Said 7.218 acre tract being more particularly described as follows:

BEGINNING at a ½ inch rebar found in the Northwest line of a 13.448 acre tract described in a deed to D & M Properties, LLC and recorded in volume 1058, page 250, for the South corner of a 4.535 acre tract described in a deed to Giddings, LP and recorded in volume 820, page 237, the Easterly East corner of said 19.432 acre Chilek tract, and the East corner hereof;

THENCE with the Northwest line of said 13.448 acre D & M tract, the Easterly Southeast line of said 19.432 acre Chilek tract, **South 27 deg. 40 min. 57 sec. West 408.18 feet** to a ¾ inch rebar found in the Southwest line of said Lightfoot Survey, the Northeast line of said Barker Survey, the Northeast line of a 3 acre Third Tract described in a deed to Mark Jaehne, Trustee, and recorded in volume 953, page 970, for the West corner of said 13.448 acre D & M tract, the Easterly South corner of said 19.432 acre Chilek tract, and the Easterly South corner hereof;

THENCE with the Northeast line of said Barker Survey, the Southwest line of said Lightfoot Survey, the Northeast line of said 3 acre Jaehne tract, the Easterly Southwest line of said 19.432 acre Chilek tract, **North 46 deg. 48 min. 41 sec. West 140.93 feet** to a ½ inch pipe found for the North corner of said 3 acre Jaehne tract, an interior corner of said 19.432 acre Chilek tract, and an interior corner hereof;

THENCE with the Northwest line of said 3 acre Jaehne tract, a Southeast line of said 19.432 acre Chilek tract, **South 45 deg. 35 min. 33 sec. West 332.76 feet** to a 5/8 inch rebar found for the East corner of a 1 acre Third Tract described in a deed to Mark Jaehne, Trustee, and recorded in volume 952, page 788, a South corner of said 19.432 acre Chilek tract, and a South corner hereof;

THENCE with the Northeast line of said 1 acre Jaehne tract, a Southwest line of said 19.432 acre Chilek tract, **North 69 deg. 25 min. 53 sec. West 270.04 feet** to a point for the North corner of said 1 acre Jaehne tract, an interior corner of said 19.432 acre Chilek tract, and an interior corner hereof; said point bears North 69 deg. 25 min. 53 sec. West - 0.86 feet from a ½ inch rebar found for reference hereof;

THENCE with the Northwest line of said 1 acre Jaehne tract, a Southeast line of said 19.432 acre Chilek tract, **South 31 deg. 16 min. 35 sec. West 2.68 feet** to a 5/8 inch rebar with cap marked "4428" found for the East corner of a 1.529 acre Tract IV described in a deed to the Estate of Ozias Davis and recorded in volume 847, page 379, a South corner of said 19.432 acre Chilek tract, and a South corner hereof;

THENCE with the Northeast line of said 1.529 acre Davis tract, a Southwest line of said 19.432 acre Chilek tract, **North 47 deg. 50 min. 56 sec. West 363.81 feet** to a 5/8 inch rebar with cap marked "4428" found for the North corner of said

1.529 acre Davis tract, an interior corner of said 19.432 acre Chilek tract, and an interior corner hereof;

THENCE across said 19.432 acre Chilek tract, **North 42 deg. 22 min. 05 sec. East - 274.83 feet** to a point in the curving Northeast line of said 19.432 acre Chilek tract, for the South corner of a 0.461 acre tract described in a deed to City of Giddings and recorded in volume 552, page 473, the West corner of a 0.216 acre tract described in a deed to City of Giddings and recorded in volume 552, page 701, and the Northwest corner hereof; said point bears South 42 deg. 22 min. 05 sec. West - 0.14 feet from a 5/8 inch rebar found for reference hereof;

THENCE with the curving Southeast line of said 0.216 acre City of Giddings tract, the curving Northwest line of said 19.432 acre Chilek tract, with said curve to the left with the following curve data: **Delta: 30 deg. 49 min. 46 sec., Radius: 180.00 feet, Length: 96.85 feet, and the chord bearing and distance: North 81 deg. 11 min. 38 sec. East - 95.69 feet** to a 5/8 inch rebar with cap marked "4428" found for the Northerly West corner of a 1.00 acre tract described in a deed to Tim Peters et ux and recorded in volume 892, page 508, a North corner of said 19.432 acre Chilek tract, and the Westerly North corner hereof;

THENCE with the Southwest lines of said 1.00 acre Peters tract, the Northeast lines of said 19.432 acre Chilek tract, **South 09 deg. 43 min. 10 sec. East 262.52 feet** to a 5/8 inch rebar with cap marked "4428" found, **South 58 deg. 36 min. 04 sec. East 58.99 feet** to a 5/8 inch rebar with cap marked "4428" found for the South corner of said 1.00 acre Peters tract, an interior corner of said 19.432 acre Chilek tract, and an interior corner hereof;

THENCE with the Southeast line of said 1.00 acre Peters tract, a Northwest line of said 19.432 acre Chilek tract, **North 31 deg. 16 min. 35 sec. East 246.56 feet** to a point in the Southwest line of said Lightfoot Survey, the Northeast line of said Barker Survey, the Southwest line of a 6.2191 acre tract described in a deed to Kenbee Management-Oklahoma Inc. and recorded in volume 432, page 164, for the East corner of said 1.00 acre Peters tract, a North corner of said 19.432 acre Chilek tract, and a North corner hereof; said point bears North 31 deg. 16 min. 35 sec. East - 0.77 feet from a 5/8 inch rebar with cap marked "4428" found for reference hereof;

THENCE with the Southwest line of said Lightfoot Survey, the Northeast line of said Barker Survey, the Southwest line of said 6.2191 acre Kenbee tract, a Northeast line of said 19.432 acre Chilek tract, **South 46 deg. 55 min. 29 sec. East 182.31 feet** to a 1/2 inch rebar found for the South corner of said 6.2191 acre Kenbee tract, an interior corner of said 19.432 acre Chilek tract, and an interior corner hereof;

THENCE with the Southeast line of said 6.2191 acre Kenbee tract, the Easterly Northwest line of said 19.432 acre Chilek tract, **North 36 deg. 31 min. 38 sec. East 367.23 feet** to a point for the Southerly West corner of said 4.535 acre Giddings, LP tract, the Easterly North corner of said 19.432 acre Chilek tract, and the Easterly North corner hereof; said point bears North 53 deg. 24 min. 08 sec. West - 0.30 feet from an "x" on concrete curb found for reference hereof;

THENCE with the Southerly Southwest line of said 4.535 acre Giddings, LP tract, the Easterly Northeast line of said 19.432 acre Chilek tract, **South 53 deg. 24 min. 08 sec. East 248.94 feet** to the **PLACE OF BEGINNING** and containing **7.218 acres** of land.

Bearings are Grid NAD 83, Texas Coordinate System, Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in May 2022 and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B Condition IV Standard Land Survey.



A handwritten signature in black ink, appearing to read "William E. Weiser".

William E. Weiser
Professional Land Surveyor
Number 4428
Date of signature: 6-15-2022

Weiser Becker Surveyors, P.C.

979-542-4444

FN 10015700