



Filing Receipt

Received - 2021-08-11 09:50:43 AM
Control Number - 51939
ItemNumber - 14

PUC DOCKET NO. 51939

PETITION OF NPH MARKET	§	PUBLIC UTILITY COMMISSION
STREET, LLC TO AMEND GULF	§	
COAST AUTHORITY'S SEWER	§	OF TEXAS
CERTIFICATE OF CONVENIENCE	§	
AND NECESSITY IN CHAMBERS	§	
COUNTY BY EXPEDITED RELEASE	§	

JOINT EVIDENCE OF RECORDING

COME NOW, NPH Market Street, LLC (Petitioner), and the Gulf Coast Authority (the Authority) (collectively, the Parties), by and through their undersigned attorneys of record, and file this Joint Evidence of Recording. In support thereof, the Parties would respectfully show as follows:

I. BACKGROUND

On March 25, 2021, Petitioner filed with the Public Utility Commission of Texas (the Commission) the above-referenced petition to amend the Authority's sewer Certificate of Convenience and Necessity (CCN) No. 20465 in Chambers County, Texas, by streamlined expedited release (the Petition). Order No. 5 Granting Streamlined Expedited Release was issued on June 28, 2021, and directed the Authority to: (1) comply with the recording requirements in Texas Water Code § 13.257(r) and (s); then (2) submit to the Commission evidence of such recording no later than Thursday, August 12, 2021. Therefore, this pleading is timely filed.

II. EVIDENCE OF RECORDING

Pursuant to Order No. 5, the Parties hereby submit the evidence of recording attached hereto and incorporated herein for all purposes as **Attachment A**, which contains the following documents recorded in the Official Public Records of Chambers County, Texas on August 10, 2021: (a) an Affidavit of Recording Pursuant to Section 13.257 of the Texas Water Code; (b) a certified copy of the Authority's CCN No. 20465; (c) a certified map depicting the area released from the Authority's CCN (the Area Released); and (d) a metes and bounds description of the Area Released.

Respectfully submitted,

LLOYD GOSSELINK
ROCHELLE & TOWNSEND, P.C.
816 Congress Ave., Suite 1900
Austin, Texas 78701
(512) 322-5800
(512) 472-0532 (Fax)

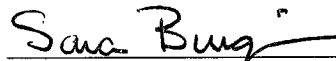
DAVID J. KLEIN
State Bar No. 24041257

A handwritten signature in black ink, appearing to read "Maris Chambers", written over a horizontal line.

MARIS M. CHAMBERS
State Bar No. 24101607

**ATTORNEYS FOR NPH MARKET STREET,
LLC**

BRACEWELL, LLP
111 Congress Ave., Suite 2300
Austin, Texas 78701-4061
(512) 494-3654
(800) 404-3970 (Fax)

A handwritten signature in black ink, appearing to read "Sara Burgin", written over a horizontal line.

SARA M. BURGIN
State Bar No. 13012470

**ATTORNEYS FOR THE GULF COAST
AUTHORITY**

CERTIFICATE OF SERVICE

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on August 11, 2021, in accordance with the Order Suspending Rules, issued in Project No. 50664.



Maris M. Chambers

Attachment A

**AFFIDAVIT OF RECORDING
PURSUANT TO SECTION 13.257 OF THE TEXAS WATER CODE**

Maris M. Chambers, attorney for NPH Market Street, LLC, does hereby submit the following documents for recording in the real property records of Chambers County, Texas, as required by Texas Water Code § 13.257(r) and (s), which, in pertinent part, provide:

(r) A utility service provider shall:

(1) record in real property records of each county in which the service area or a portion of the service area is located a certified copy of the map of the certificate of public convenience and necessity and of any amendment to the certificate as contained in the utility commission's records, and a boundary description as contained in the utility commission's records, and a boundary description of the service area by:

(A) a metes and bounds survey certified by a licensed state land surveyor or a registered professional land surveyor;

(B) the Texas State Plane Coordinate System;

(C) verifiable landmarks, including a road, creek, or railroad line;
or

(D) if a recorded plat of the area exists, lot and block number; and

(2) submit to the utility commission evidence of the recording.

(s) Each county shall accept and file in its real property records a utility service provider's map presented to the county clerk under this section if the map meets filing requirements, does not exceed 11 inches by 17 inches in size, and is accompanied by the appropriate fee.

Tex. Water Code § 13.257(r) - (s).

ACKNOWLEDGED:

LLOYD GOSSELINK
ROCHELLE & TOWNSEND, P.C.
816 Congress Ave., Suite 1900
Austin, Texas 787012
(512) 322-5800
(512) 472-0532 (Fax)



MARIS M. CHAMBERS
State Bar No. 24101607


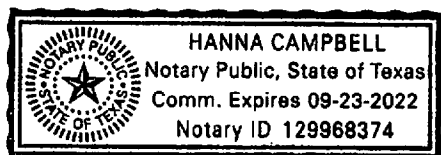
**ATTORNEY FOR NPH MARKET STREET,
LLC**

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 10th day of August, 2021, by Maris M. Chambers, attorney for NPH Market Street, LLC.



Notary Public, State of Texas



Public Utility Commission Of Texas

By These Presents Be It Known To All That

Gulf Coast Authority

having obtained certification to provide sewer utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Gulf Coast Authority is entitled to this

Certificate of Convenience and Necessity No. 20465

to provide continuous and adequate sewer utility service to that service area or those service areas in Brazoria, Chambers, Galveston and Harris Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 51939 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Gulf Coast Authority to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

Issued at Austin, Texas, this 28th day of June 2021.

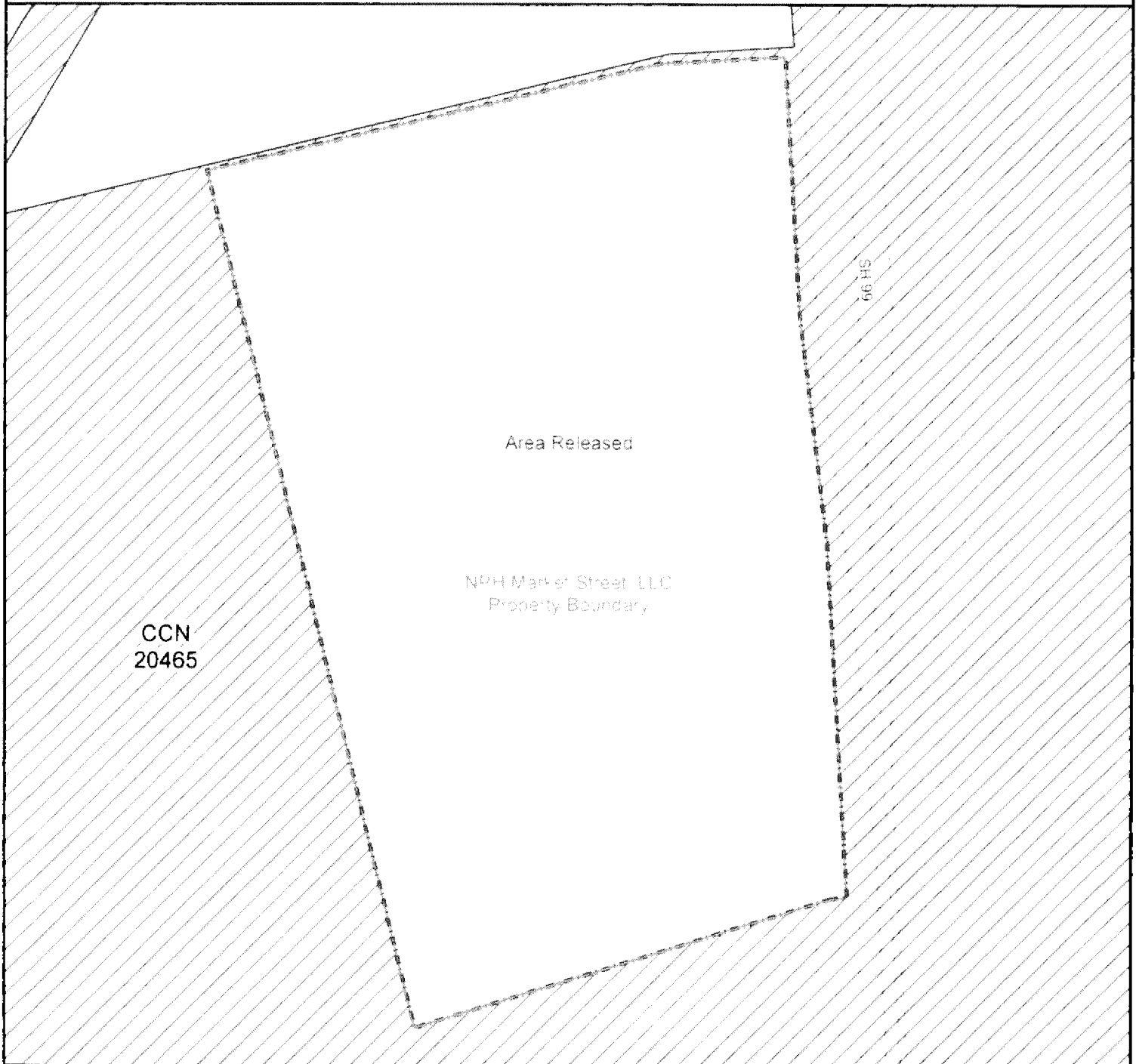
CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION

BY: _____

DATE: 7-19-21



Gulf Coast Authority
Sewer CCN No. 20465
PUC Docket No. 51939
Petition by NPH Market Street, LLC to Amend
Gulf Coast Authority's CCN by Expedited Release in Chambers County



Public Utility Commission of Texas
1701 N. Congress Ave
Austin, TX 78701

Sewer CCN



20465 Gulf Coast Authority

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL ON FILE WITH THE
PUBLIC UTILITY COMMISSION OF TEXAS
CENTRAL RECORDS DIVISION

BY: B. A. A. A.

DATE: 7-19-21



Map by: Komal Patel
Date created: May 10, 2021

Project Name 51939GulfCoastWDA.mxd

Tract 1:
6.9374 Acres

A TRACT OR PARCEL CONTAINING 6.9374 ACRES OR 302,194 SQUARE FEET OF LAND, BEING OUT OF THE RESIDUE OF A CALLED 80.271 ACRE TRACT OF LAND TO J JENNINGS INVESTMENTS, LP AS RECORDED UNDER CHAMBERS COUNTY CLERK'S FILE NUMBER 2007025092, SITUATED IN THE CHAMBERS COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 321, CHAMBERS COUNTY, TEXAS, DESCRIBED AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983;

COMMENCING AT A 5/8" IRON ROD FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF GRAND PARKWAY, A.K.A. STATE HIGHWAY NO. 99 (R.O.W. WIDTH VARIES) MARKING THE NORTHEAST CORNER OF SAID 80.271 ACRES, ALSO MARKING THE SOUTHEAST CORNER OF A CALLED 47.495 ACRE TRACT OF LAND TO ROSEMARY THOMAS-CREECH AS RECORDED UNDER CHAMBERS COUNTY CLERK'S FILE NUMBER 2005008219;

THENCE SOUTH 02 DEGREES 46 MINUTES 28 SECONDS EAST, WITH SAID WESTERLY RIGHT-OF-WAY LINE OF GRAND PARKWAY, A DISTANCE OF 85.96 FEET TO THE PLACE OF BEGINNING AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 46 MINUTES 28 SECONDS EAST, CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY LINE OF GRAND PARKWAY, A DISTANCE OF 340.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 47 DEGREES 46 MINUTES 28 SECONDS WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF GRAND PARKWAY, A DISTANCE OF 141.42 FEET TO AN ANGLE POINT;

THENCE SOUTH 87 DEGREES 13 MINUTES 32 SECONDS WEST, A DISTANCE OF 696.73 FEET TO A POINT OF CURVATURE;

THENCE WESTERLY, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 51 MINUTES 45 SECONDS, A RADIUS OF 4930.00 FEET, AN ARC LENGTH OF 848.62 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 82 DEGREES 17 MINUTES 39 SECONDS WEST, 847.57 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 77 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 429.25 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING ON THE COMMON LINE OF SAID 80.271 FEET AND A CALLED 99.305 ACRE TRACT OF LAND (TRACT II) TO FLOMIN INC. AS RECORDED UNDER VOLUME (05) 826, PG. 549 OF THE CHAMBERS COUNTY DEED RECORDS AND CHAMBERS COUNTY CLERK'S FILE NUMBER 2007026843;

THENCE NORTH 13 DEGREES 00 MINUTES 14 SECONDS WEST, WITH SAID COMMON LINE, A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 77 DEGREES 21 MINUTES 47 SECONDS EAST, DEPARTING SAID COMMON LINE, A DISTANCE OF 430.15 FEET TO A POINT OF CURVATURE;

THENCE EASTERLY, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09 DEGREES 51 MINUTES 45 SECONDS, A RADIUS OF 5070.00 FEET, AN ARC LENGTH OF 872.72 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 17 MINUTES 39 SECONDS EAST, 871.64 FEET TO A POINT OF TANGENCY;

THENCE NORTH 87 DEGREES 13 MINUTES 32 SECONDS EAST, A DISTANCE OF 696.73 FEET TO AN ANGLE POINT;

THENCE NORTH 42 DEGREES 13 MINUTES 32 SECONDS EAST, A DISTANCE OF 141.42 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.9374 ACRES OR 302,194 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 47023WC, PRODUCED BY WINDROSE LAND SERVICES, INC.

Tract 2:
61.353 Acres

A TRACT OR PARCEL CONTAINING 61.353 ACRES OR 2,672,528 SQUARE FEET OF LAND SITUATED IN THE CHAMBERS COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 321, CHAMBERS COUNTY, TEXAS, BEING ALL OF A CALLED 61.3529 ACRE TRACT (TRACT 2), DESCRIBED IN DEED TO THE CREECH FAMILY TRUST AS RECORDED IN VOL. 1383, PG. 361 OF THE CHAMBERS COUNTY CLERK'S FILE (C.C.C.F.), WITH SAID 61.353 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A POINT ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF GRAND PARKWAY (ALSO KNOWN AS STATE HIGHWAY NO. 99), (VARIABLE WIDTH), FOR THE NORTHEAST CORNER OF A CALLED 54.9302 ACRE TRACT OF LAND DESCRIBED IN DEED TO TGS CEDAR PORT PARTNERS, LP AS RECORDED IN C.C.C.F. NO. 2014-98883;

THENCE, NORTH 02 DEG. 46 MIN. 28 SEC. WEST, ALONG THE WEST R.O.W. LINE OF SAID GRAND PARKWAY, A DISTANCE OF 510.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF SAID 61.3529 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 01 MIN. 48 SEC. WEST, ALONG THE COMMON LINE OF A CALLED 74.145 ACRE TRACT OF LAND DESCRIBED IN DEED TO HOUSTON LIGHTING & POWER COMPANY AS RECORDED IN VOL. 275, PG. 284, CHAMBERS COUNTY DEED RECORDS (C.C.D.R.), AND SAID 61.3529 ACRE TRACT, A DISTANCE OF 56.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN INTERIOR CORNER;

THENCE, SOUTH 73 DEG. 20 MIN. 26 SEC. WEST, CONTINUING ALONG THE AFOREMENTIONED COMMON LINE, A DISTANCE OF 1,572.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON CORNER OF A CALLED 64.832 ACRE TRACT DESCRIBED IN DEED TO HOUSTON LIGHTING & POWER COMPANY AS RECORDED IN VOL. 276, PG. 469 C.C.C.F., THE REMAINDER OF A CALLED 99.305 ACRE TRACT (TRACT 3) DESCRIBED IN DEED TO TGS CEDAR PORT PARTNERS LP, AS RECORDED IN C.C.C.F. NO. 2017-127120, AND SAID 61.3529 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 13 DEG. 00 MIN. 14 SEC. WEST, ALONG THE COMMON LINE OF SAID 99.305 ACRE TRACT AND SAID 61.3529 ACRE TRACT, A DISTANCE OF 1,757.13 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE NORTHWEST CORNER OF SAID 61.3529 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON PIPE FOUND BEARS FOR REFERENCE - SOUTH 25 DEG. 55 MIN. EAST, A DISTANCE OF 8.4 FEET;

THENCE, NORTH 88 DEG. 01 MIN. 48 SEC. EAST, ALONG THE COMMON LINE OF THE REMAINDER OF A CALLED 80.271 ACRE TRACT (TRACT 5) DESCRIBED IN DEED TO J. JENNINGS INVESTMENTS, LP AS RECORDED IN VOL. 952, VOL. 646, C.C.C.F., AND SAID 61.3529 ACRE TRACT, A DISTANCE OF 1,892.91 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF SAID GRAND PARKWAY, MARKING THE NORTHEAST CORNER OF SAID 61.3529 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A DISTURBED 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE - NORTH 57 DEG. 45 MIN. EAST, A DISTANCE OF 0.8 FEET;

THENCE, SOUTH 06 DEG. 19 MIN. 26 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID GRAND PARKWAY, A DISTANCE OF 37.26 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT;

THENCE, SOUTH 02 DEG. 46 MIN. 28 SEC. EAST, CONTINUING ALONG THE WEST R.O.W. LINE OF SAID GRAND PARKWAY, A DISTANCE OF 1,288.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 61.353 ACRES OR 2,672,528 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 55496, PREPARED BY WINDROSE LAND SERVICES.

Tract 3:
60.722 Acres

A TRACT OR PARCEL CONTAINING 60.722 ACRES OR 2,645,067 SQUARE FEET OF LAND SITUATED IN THE CHAMBERS COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 321, CHAMBERS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 80.271 ACRES CONVEYED TO J. JENNINGS INVESTMENTS, LP. AS RECORDED UNDER VOL. 952, PG. 646, C.C.D.R., WITH SAID 60.722 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE WEST RIGHT—OF—WAY (R.O.W.) LINE OF GRAND PARKWAY (ALSO KNOWN AS STATE HIGHWAY NO. 99), (VARIABLE WIDTH), FOR THE SOUTHEAST CORNER OF A CALLED 47.495 ACRE TRACT OF LAND DESCRIBED IN DEED TO J. JENNINGS INVESTMENTS, LP, AS RECORDED IN C.C.C.F. NO. 2005008219 AND MARKING THE NORTHEAST CORNER OF SAID 80.271 ACRES;

THENCE, SOUTH 02 DEG. 46 MIN. 25 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID GRAND PARKWAY (ALSO KNOWN AS STATE HIGHWAY NO. 99), A DISTANCE OF 425.97 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHEASTERLY CUTBACK CORNER OF A CALLED 140 FEET PUBLIC R.O.W. AS RECORDED UNDER VOL. (11) 1244, PG. 696, C.C.D.R., THE POINT OF BEGINNING AND A NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 46 MIN. 25 SEC. EAST, CONTINUING ALONG THE WEST R.O.W. LINE OF SAID GRAND PARKWAY, A DISTANCE OF 517.92 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 06 DEG. 19 MIN. 26 SEC. EAST, CONTINUING ALONG THE WEST R.O.W. LINE OF SAID GRAND PARKWAY, A DISTANCE OF 770.35 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE NORTHEAST CORNER OF A CALLED 61.353 ACRES CONVEYED TO NPH MARKET STREET, LLC AS RECORDED UNDER C.C.C.F. NO. 2020-151355, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A 5/8 INCH IRON ROD FOUND (DISTURBED) BEARS FOR REFERENCE NORTH 57 DEG. 45 MIN. EAST, A DISTANCE OF 0.80 FEET;

THENCE, SOUTH 88 DEG. 01 MIN. 48 SEC. WEST, OVER AND ACROSS SAID 80.271 ACRES, A DISTANCE OF 1,892.91 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF A CALLED 99.305 ACRES CONVEYED TO TGS CEDAR PORT PARTNERS LP. AS RECORDED UNDER C.C.C.F. NO. 2017-127120, THE NORTHWEST CORNER OF SAID 61.353 ACRES AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND 5/8 INCH IRON PIPE BEARS FOR REFERENCE SOUTH 25 DEG. 55 MIN. EAST, A DISTANCE OF 8.4 FEET;

THENCE, NORTH 13 DEG. 00 MIN. 14 SEC. WEST, ALONG THE COMMON LINE OF SAID 99.305 ACRES AND SAID 80.271 ACRES, A DISTANCE OF 1,233.45 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH LINE OF A CALLED 140 FOOT R.O.W. AS RECORDED UNDER VOL. (11) 1244, PG. 696, C.C.D.R., MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH R.O.W. LINE OF SAID 140 FOOT R.O.W., THE FOLLOWING FOUR (4) COURSES AND DISTANCE;

NORTH 77 DEG. 21 MIN. 47 SEC. EAST, A DISTANCE OF 429.25 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF CURVATURE;

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 4,930.00 FEET, A CENTRAL ANGLE OF 09 DEG. 51 MIN. 45 SEC., AN ARC LENGTH OF 848.62 FEET, A CHORD BEARING AND DISTANCE OF NORTH 82 DEG. 17 MIN. 39 SEC. EAST — 847.57 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF TANGENCY;

NORTH 87 DEG. 13 MIN. 32 SEC. EAST, A DISTANCE OF 696.73 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE NORTHWESTERLY CUTBACK CORNER AND THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 47 DEG. 46 MIN. 28 SEC. EAST, ALONG SAID CUTBACK, A DISTANCE OF 141.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.722 ACRES OR 2,645,067 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 55496—ALTA, PREPARED BY WINDROSE LAND SERVICES.

Tract 4:

5.078 Acres

A TRACT OR PARCEL CONTAINING 5.078 ACRES OR 221,211 SQUARE FEET OF LAND SITUATED IN THE CHAMBERS COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 321, CHAMBERS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 80.271 ACRES (TRACT 5) CONVEYED TO J. JENNINGS INVESTMENTS, LP. AS RECORDED UNDER VOL. 952, PG. 646, C.C.D.R., WITH SAID 5.078 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE WEST RIGHT—OF—WAY (R.O.W.) LINE OF GRAND PARKWAY (ALSO KNOWN AS STATE HIGHWAY NO. 99), (VARIABLE WIDTH), FOR THE SOUTHEAST CORNER OF A CALLED 47.495 ACRE TRACT OF LAND DESCRIBED IN DEED TO J. JENNINGS INVESTMENTS, LP, AS RECORDED IN C.C.C.F. NO. 2005008219 AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 46 MIN. 25 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID GRAND PARKWAY (ALSO KNOWN AS STATE HIGHWAY NO. 99), A DISTANCE OF 85.95 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE NORTHEASTERLY CUTBACK CORNER OF A CALLED 140 FEET PUBLIC R.O.W. AS RECORDED UNDER VOL. (11) 1244, PG. 696, C.C.D.R. AND ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42 DEG. 13 MIN. 32 SEC. WEST, ALONG SAID CUTBACK, A DISTANCE OF 141.44 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHWESTERLY CUTBACK CORNER OF SAID CUTBACK AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID 140 FOOT R.O.W., THE FOLLOWING THREE (3) COURSES AND DISTANCE;

SOUTH 87 DEG. 13 MIN. 32 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID 140 FOOT R.O.W., A DISTANCE OF 696.73 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF CURVATURE;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 5,070.00 FEET, A CENTRAL ANGLE OF 09 DEG. 51 MIN. 45 SEC., AN ARC LENGTH OF 872.72 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 82 DEG. 17 MIN. 39 SEC., WEST, A DISTANCE OF 871.64 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF TANGENCY;

SOUTH 77 DEG. 21 MIN. 47 SEC. WEST, A DISTANCE OF 430.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF THE REMAINDER OF A CALLED 99.305 ACRES (TRACT 3) CONVEYED TO TGS CEDAR PORT PARTNERS L.P. AS RECORDED UNDER C.C.C.F. NO. 2017-127120, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 13 DEG. 00 MIN. 14 SEC. WEST, ALONG THE COMMON LINE OF SAID 99.305 ACRES AND SAID 80.271 ACRES, A DISTANCE OF 50.00 FEET TO A 2 INCH IRON PIPE FOUND ON THE SOUTH LINE OF A CALLED 58.790 ACRES CONVEYED TO AMERIPOINT, LLC AS RECORDED UNDER VOL. (12) 1383, PG. 354, C.C.D.R., MARKING THE NORTHEAST CORNER OF SAID 99.305 ACRES, THE NORTHWEST CORNER OF SAID 80.271 ACRES AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 77 DEG. 21 MIN. 47 SEC. EAST, ALONG THE COMMON LINE OF SAID 58.790 ACRES AND SAID 80.271 ACRES, A DISTANCE OF 1,671.04 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHEAST CORNER OF SAID 58.790 ACRES, THE SOUTHWEST CORNER OF SAID 47.495 ACRES, AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 20 MIN. 05 SEC. EAST, ALONG THE SOUTH LINE OF SAID 47.495 ACRES, A DISTANCE OF 451.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.078 ACRES OR 221,211 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 55496—ALTA, PREPARED BY WINDROSE LAND SERVICES.

FILED FOR RECORD IN:
Chambers County Clerk
On: 08/10/2021 1:43PM
Doc Number: 2021-171264
Number of Pages: 11
Amount: \$62.00
Order#: 20210810000034
By: AM
Heather H. Hawthorne

