



Filing Receipt

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DOCKET NO. 52556

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

JOINT EVIDENCE OF RECORDING

COME NOW, Montgomery Estates, LLC (Montgomery Estates), and the Gulf Coast Authority (the Authority)¹ (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 September 13, 2021, Montgomery Estates filed its Petition to Amend Gulf Coast Authority's Sewer Certificate of Convenience and Necessity (CCN) in Chambers County, Texas by Streamlined Expedited Release Under Texas Water Code (TWC) § 13.2541 and 16 Texas Administrative Code (TAC) § 24.245(h) (the Petition) at the Public Utility Commission of Texas (the Commission). Order No. 6 in this Docket, issued on February 11, 2022, in part approved the streamlined expedited release of Montgomery Estates' land from the Authority's sewer CCN No. 20465 boundaries and directed the Authority to (1) record certified copies of the approved map and certificate, along with a boundary description of the service area, in the real property records of Chambers County by March 14, 2022, and then (2) submit evidence of such recording to the Commission by March 28, 2022. Therefore, this pleading is timely filed.

II. EVIDENCE OF RECORDING

Pursuant to Order No. 6, 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 February 17, 2022: (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

¹ On June 15, 2017, the 85th Legislature of the State of Texas changed the name of Gulf Coast Waste Disposal Authority to Gulf Coast Authority. *Notification of Name Change to CCN No 20465*, Docket No. 51440, Letter to PUC regarding name change from Gulf Coast Waste Disposal Authority to Gulf Coast Authority (Oct. 20,2020).

from the Authority's sewer CCN (the Released Area); and (d) a metes and bounds description of the Released Area.

Respectfully submitted,

LLOYD GOSSELINK
ROCHELLE & TOWNSEND, P.C.

816 Congress Ave., Suite 1900

Austin, Texas 78701

(512) 322-5800

(512) 472-0532 (Fax)

A handwritten signature in black ink, appearing to read 'D. Klein', is written over a horizontal line.

DAVID J. KLEIN

State Bar No. 24041257

DANIELLE LAM

State Bar No. 24121709

ATTORNEYS FOR MONTGOMERY
ESTATES, LLC

BRACEWELL, LLP

111 Congress Ave., Suite 2300

Austin, Texas 78701-4061

(512) 494-3654

(800) 404-3970 (Fax)

/s/ Sara M. Burgin


SARA M. BURGIN

State Bar No. 13012470

ATTORNEY 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 February 18, 2022, in accordance with the Order Suspending Rules, issued in Project No. 50664.



David J. Klein

Attachment A

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

David J. Klein, attorney for Montgomery Estates, 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)



DAVID J. KLEIN

State Bar No. 24041257

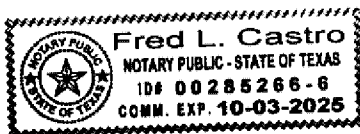
**ATTORNEY FOR MONTGOMERY
ESTATES, LLC**

STATE OF TEXAS

§
§
§

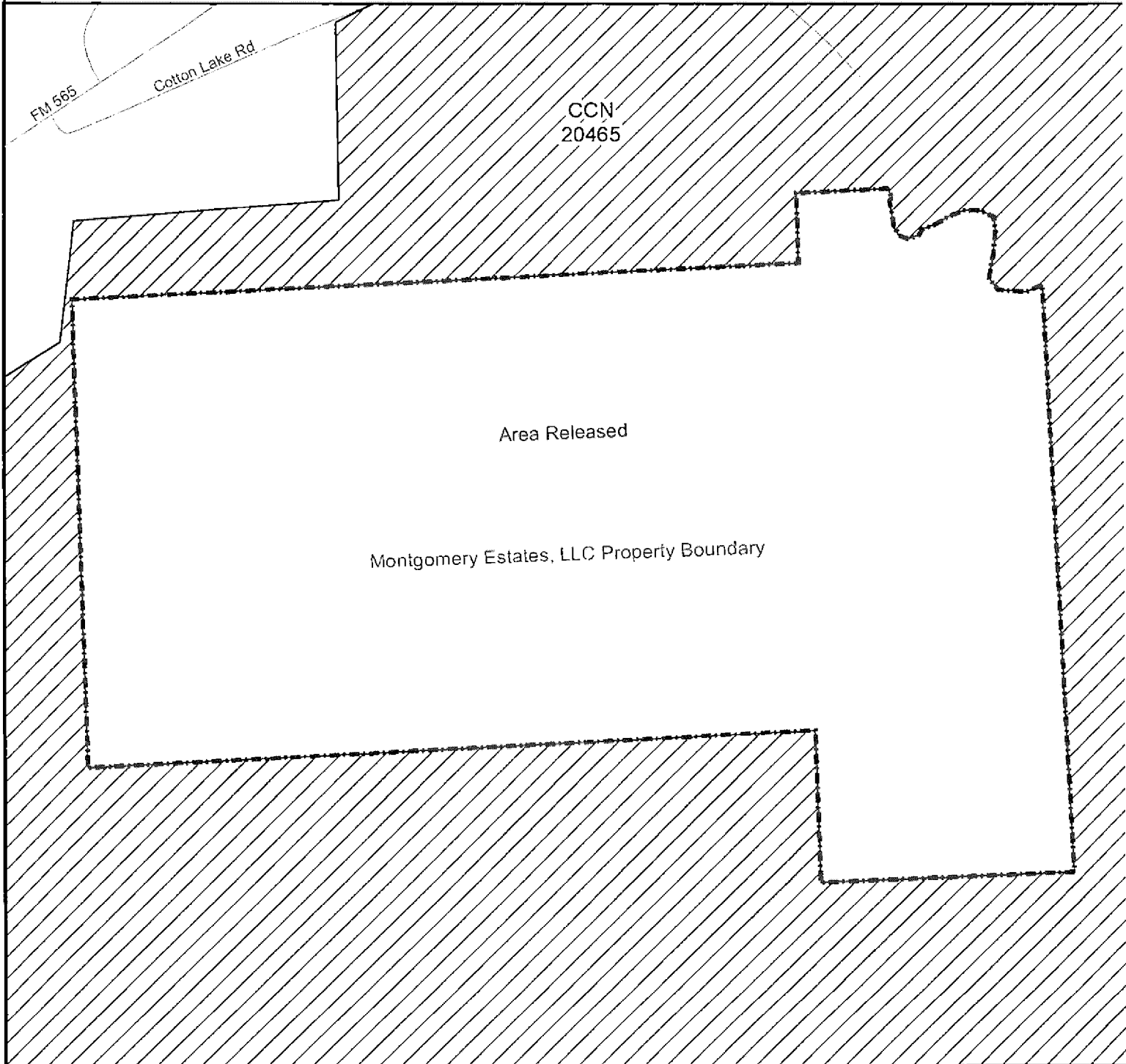
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 17th day of February, 2022, by David J. Klein, Attorney for Montgomery Estates, LLC.




Notary Public, State of Texas

Gulf Coast Authority
Portion of Sewer CCN No. 20465
PUC Docket No. 52556
Petition by Montgomery Estates, LLC to Amend
Gulf Coast Authority's CCN by Expedited Release in Smith County



Sewer CCN

 20465 - Gulf Coast Authority

 Area Released

 Property Boundary

0 250 500
Feet





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 Chambers, Galveston and Harris Counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 52556 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.

**WARRANTY DEED
WITH VENDOR'S LIEN IN FAVOR OF MORTGAGEE**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 §
COUNTY OF CHAMBERS §

THAT THE UNDERSIGNED, EAGLE POINT HOMES, LLC, a Texas limited liability company, (herein called "Grantor"), for and in consideration of the sum of \$10.00 cash and other good and valuable consideration to Grantor in hand paid by MONTGOMERY ESTATES LLC, a Texas limited liability company (herein called "Grantee"), whose address is 14242 JAUBERT COURT, SUGAR LAND, TEXAS 77498, the receipt of which is hereby acknowledged, and of further consideration of the execution and delivery by Grantee of that one certain Promissory Note of even date herewith, in the principal sum of FOUR HUNDRED SIXTY NINE THOUSAND SIXTEEN AND NO/100 (\$469,016.00) DOLLARS (herein called the "Note"), payable to the order of ALLEGIANCE BANK (herein called "Mortgagee"), bearing interest from date at the rate specified, and containing provisions for attorney's fees, Mortgagee, at the special instance and request of the Grantee, advanced the sum of said Note as part purchase price for The Land herein conveyed, the receipt of which is hereby acknowledged, Mortgagee is hereby subrogated to all of the rights of Grantor herein; the Vendor's Lien and superior title is hereby expressly transferred to and retained in favor of Mortgagee to secure the payment of the Note, the same as if Mortgagee was the Grantor herein; the Note is further and additionally secured by a Deed of Trust of even date herewith from Grantee to RAMON A. VITULLI, III, TRUSTEE, containing provisions for foreclosure under power of sale, to which reference is here made for all purposes;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Grantee all that certain tract or parcel of land and all improvements located thereon (herein called "The Land"), more particularly described as follows:

FIELD NOTES OF A 47.36 ACRE TRACT OF LAND SITUATED IN THE BEN WINFREE SURVEY, ABSTRACT NO. 28 CHAMBERS COUNTY, TEXAS BEING THE SAME 50 ACRES CONVEYED TO CHAP B. CAIN BY BLANCHE H. FIERCY, ET VIR IN DEED DATED MARCH 19, 1964, RECORDED IN VOLUME 23 AT PAGE 320 OF THE DEED OF TRUST RECORDS OF CHAMBERS COUNTY, TEXAS. THIS 47.36 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The conveyance is made and accepted subject to the following matters, but only to the extent they are in effect at this time and only to the extent that they relate to The Land: The lien for current ad valorem taxes and maintenance assessments (if any) not in default, land use restrictions, deed restrictions, covenants, easements, outstanding mineral reservations, rights and royalties, if any, shown of record in the above mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, to which The Land is subject.

To have and to hold The Land together with all rights and appurtenances thereto in anywise belonging, subject to the foregoing terms, unto Grantee their heirs, executors, administrators, personal and legal representatives, successors and assigns forever, and Grantor does hereby bind themselves, their heirs, executors, administrators, personal and legal representatives, successors and assigns to warrant and forever defend The Land, subject to the foregoing terms, unto Grantee, their heirs, executors, administrators, personal and legal representatives, successors and assigns, against every person and entity whomsoever lawfully claiming or to claim the same or any part thereof.

BUT IT IS EXPRESSLY AGREED AND STIPULATED that the VENDOR'S LIEN, including the SUPERIOR TITLE, is retained against The Land in favor of Mortgagee, its successors and assigns, until the Note and all accrued interest thereon, and all renewals and/or extensions thereof, together with all interest thereon, is fully paid according to its face and tenor, effect and reading, and together with all additional sums which may become due and payable by the terms of said Note and/or by the terms of the aforesaid Deed of Trust, when this Deed shall become absolute, and Grantor herein transfers unto said Mortgagee, its successors and assigns, the Vendor's Lien and Superior Title to The Land, in the same manner and to the same extent as if the Note had been payable to the order of Grantor and by said Grantor assigned to said Mortgagee without recourse.

Whenever used in this document, unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, the pronouns of any gender shall include the other genders, including the neuter, and either the singular or plural shall include the other.

Grantee joins in the execution of this Warranty Deed for the purpose of accepting delivery hereof, and to acknowledge, consent and agree to the terms and conditions of this instrument.

All ad valorem taxes and assessments on the Property have been prorated between the parties hereto as of the date of this Deed, and Grantee assumes liability for the payment thereof and for subsequent years.

EXECUTED THIS THE 24 day of JULY, 2020.

GRANTOR:

EAGLE POINT HOMES, LLC, a Texas limited liability company


HEATH MASSENGALE, MEMBER


FRANK ESPINOZA, MEMBER

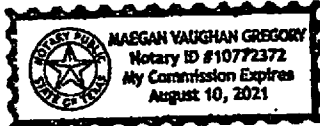
GRANTEE:

MONTGOMERY ESTATES LLC, a Texas limited liability company


IQBAL HASSAN KHOWAJA, MANAGER

THE STATE OF TEXAS §
COUNTY OF HARRIS §

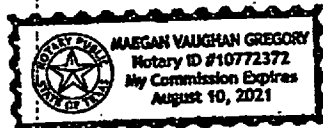
This instrument was acknowledged before me on the 24 day of July, 2020, by HEATH MASSENGALE and FRANK ESPINOZA, MEMBERS of EAGLE POINT HOMES, LLC, a Texas limited liability company, in the capacity therein stated and on behalf of said company.




NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 24 day of July, 2020, by IQBAL HASSAN KHOWAJA, MANAGER of MONTGOMERY ESTATES LLC, a Texas limited liability company, in the capacity therein stated and on behalf of said company.




NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT 'A'

File No. **87471-GAT71 (mg)**

TRACT 1: (FEE SIMPLE)

FIELD NOTES of a 47.36 acre tract of land situated in the Ben Winfree Survey, Abstract No. 28 Chambers County, Texas being the same 50 acres conveyed to Chap B. Cain by Blanche H. Piercy, et vir in deed dated March 19, 1964, recorded in Volume 23 at Page 320 of the Deed of Trust Records of Chambers County, Texas. This 47.36 acre tract is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON PEAT BEARINGS AND FOUND MONUMENTS IN THE NORTH LINE OF BLOCK 1 OF THE PLAT OF WINFREE BAYOU ESTATES SECTION 2 RECORDED IN DOCUMENT NO. 2019-139266 OF CHAMBERS COUNTY, TEXAS. REFERENCE IS MADE TO PEAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 2 1/2 inch iron pipe found for the Northwest corner of this tract of land, the Northwest corner of said 50 acres, the Northeast corner of the residue of 115.2 acres conveyed to Robert Montgomery by Edgar Montgomery, et ux in deed dated February 3, 1922, recorded in Volume 15 at Page 311 of the Deed Records of Chambers County, Texas, in the South line of 36.77 acres conveyed to E. Montgomery, et al by E. R. Montgomery, et al in deed dated June 19, 1947, recorded in Volume 103 at Page 280 of the Deed Records of Chambers County, Texas, in the South line of the A. B. J. Winfree Survey, Abstract No. 306 Chambers County, Texas, and in the South line of said Ben Winfree Survey.

THENCE North 87°48'32" East with a North line of this tract of land, a North line of said 50 acres, the North line of said Ben Winfree Survey, the South line of said 36.77 acres, and the South line of said A. B. J. Winfree Survey at a distance of 312.47 feet pass a found 1 1/4 inch iron pipe, in all a total distance of 320.16 feet to an angle corner of this tract of land, an angle corner of said 50 acres, the Southeast corner of said 36.77 acres, and in the West line of Hackberry Gully.

THENCE in an Easterly direction with the North lines of this tract of land, the North lines of said 50 acres, and the West lines of Hackberry Creek the following courses:

South 30°15'43" East 37.12 feet
South 44°06'28" West 15.25 feet
South 08°59'35" East 95.45 feet
South 33°17'09" East 35.46 feet
South 65°33'34" East 31.89 feet
North 71°19'09" East 40.66 feet
North 30°08'45" East 25.41 feet
North 71°03'17" East 49.78 feet
North 58°59'18" East 50.10 feet
North 69°34'50" East 64.85 feet
South 87°45'03" East 44.86 feet
South 76°09'42" East 27.64 feet
South 60°01'01" East 33.62 feet
South 08°15'45" East 47.35 feet
South 05°34'57" West 84.18 feet
South 10°25'45" West 87.50 feet
South 35°59'23" East 52.87 feet
South 84°53'54" East 101.57 feet
North 67°33'37" East 52.21 feet

North 68°44'48" East 8.96 feet to a point for the Northeast corner of this tract of land, the Northeast corner of said 50 acres, the Northwest corner of 30 acres conveyed to Llewellyn White by Constance Allen Voortman in deed dated April 20, 1950, recorded in Volume 121 at Page 347 of the Deed Records of Chambers County, Texas, and in the South line of Hackberry Creek.

THENCE South 02°17'10" East with the East line of this tract of land, the East line of said 50 acres, and the West line of said 30 acres at a distance of 4.74 feet pass a 1/2 inch iron pipe found, in all a total distance of 2118.92 feet to a capped iron rod found for the Southeast corner of this tract of land, the Southeast corner of said 50 acres, the Southwest corner of said 30 acres, and in a North line of said subdivision.

THENCE South 88°23'45" West with the South line of this tract of land, the South line of said 50 acres, and a North line of said subdivision a distance of 896.64 feet to a capped iron rod found for the Southwest corner of this tract of land, the Southwest corner of said 50 acres, and an interior corner of said subdivision.

THENCE North 01°15'58" West with a West line of this tract of land, a West line of said 50 acres, and an East line of said subdivision a distance of 545.36 feet to a capped iron rod found for an angle corner of this tract of land, an angle corner of said 50 acres, a Northeast corner of said subdivision, and the Southeast corner of 100.0 acres conveyed to Montgomery Estates, LLC by Wynona Marie Montgomery, et al in deed dated February 26, 2019, recorded in Document No. 20 19-140088 of Chambers County, Texas.

THENCE North 01°14'47" West with a West line of this tract of land, a West line of said 50 acres, the East line of said 100.0 acres, and the East line of said residue of 115.2 acres at a distance of 1687.68 feet pass a capped iron rod found, in all a total distance of 1936.34 feet to the PLACE OF BEGINNING, containing within said boundaries 47.36 acres of land, more or less,

FILED FOR RECORD IN:
Chambers County Clerk
On: 07/28/2020 8:12AM
Doc Number: 2020-156307
Number of Pages: 5
Amount: \$38.00
Order#: 20200727000096
By: PR
Heather H. Hawthorne



**WARRANTY DEED WITH VENDOR'S LIEN
(Vendor's Lien Reserved to Grantor)**

THE STATE OF TEXAS *
***** **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF CHAMBERS *

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THAT THE UNDERSIGNED, **WYNONA MARIE MONTGOMERY and DONNA LYNN MONTGOMERY BRITT**, hereinafter called "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,500,000.00), payable to the order of GRANTOR, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to **BRANDON E. BENOIT**, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents, subject to the reservations and exceptions hereinafter contained, does GRANT, SELL AND CONVEY unto **MONTGOMERY ESTATES, LLC**, a Texas limited liability company, herein referred to as "Grantee," whether one or more, all of the real property described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR
ALL INTENTS AND PURPOSES

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Chambers County, Texas. Grantor hereby reserves all of the oil, gas and other minerals in, on or under, or that may be produced on or from the above described premises for the purpose of developing said minerals. Grantor further covenants and agrees that he will not execute any oil, gas or other mineral leases in

the future that will permit any drilling or production operations or structures anywhere on the subject property. Exploration, drilling or production of oil, gas or other minerals will be completed by pooling, unitization, off set drilling or slant hole drilling which is permitted by and/or through such tract of land with the bottom hole being below the surface of this tract or any other tract of land. Grantor expressly waives any rights of ingress and/or egress to or from the surface of the subject property for the purpose of production of said oil, gas and other minerals or for any other purpose, and further waives the right to use the surface for any purpose whatsoever.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

Taxes for the year 2019 have been prorated as of the date of this Deed; payment thereof shall be assumed by Grantee.

EXECUTED, this 26 day of February, 2019.

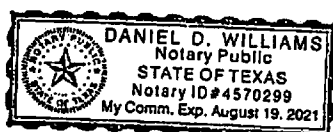

WYNONA MARIE MONTGOMERY



DONNA LYNN MONTGOMERY BRITT

THE STATE OF TEXAS X
 X
COUNTY OF CHAMBERS X

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared WYNONA MARIE MONTGOMERY, known to me/proved to me through Driver's License, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of February, 2019.



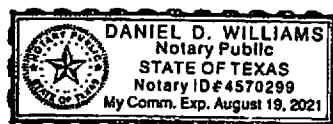



Notary Public, State of Texas

THE STATE OF TEXAS X
 X
COUNTY OF CHAMBERS X

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared DONNA LYNN MONTGOMERY BRITT, known to me/proved to me through Driver's License, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of February, 2019.





Notary Public, State of Texas

GF 284075 33/sd

Grantee's Mailing Address:

14242 Joubert Ct

Sugarland, TX 77498

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 284075

FIELD NOTES of a 100.0 acre tract of land situated in the Ben Winfree Survey, Abstract No. 28, Chambers County, Texas being out of and a part of 115.2 acres conveyed to Edgar Montgomery by Elmer R. Kilgore, et al in deed dated March 23, 1920, recorded in Volume 15 at Page 309 of the Deed Records of Chambers County, Texas. This 100.0 acre tract of land is more particularly described by metes and bounds as follows to-wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE SOUTH LINE OF SAID 115.2 ACRES. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION. ALL SET 1/2 INCH IRON RODS ARE MARKED WITH A PLASTIC CAP STAMPED "MCHANDLER5292".

BEGINNING at a capped iron rod found for the Southwest corner of this tract of land, the Southwest corner of said 115.2 acres, the Southeast corner of 14.61 acres conveyed to Charles Raymond Harper by Elizabeth Rushwam Delling in deed dated July 29, 2010, recorded in Volume 1210 at Page 271 of the Official Public Records of Chambers County, Texas, and in the North line of Winfree Bayou Estates Section One Final Plat recorded at Clerk's File No. 118837 of the Map Records of Chambers County, Texas.

THENCE North 01°56'05" East with the West line of this tract of land, the West line of said 115.2 acres, the East line of said 14.61, and the East line of 18.87 acres conveyed to Jim P. Farris and Ann Wismer by Elizabeth Amanda Rushwam in deed dated September 26, 2018, recorded at File No 2018-136241 of the Official Public Records of Chambers County, Texas a distance of 1687.68 feet to a set 1/2 inch iron rod for Northwest corner of this tract of land, in the West line of said 115.2 acres, and in the East line of said 18.87 acres. From this corner a found nail for the Northwest corner of said 115.2 acres bears North 01°56'05" East 254.29 feet.

THENCE South 89°00'00" East with the North line of this tract of land, over and across said 115.2 acres a distance of 2581.43 feet to a set 1/2 inch iron rod for the Northeast corner of this tract of land, in the East line of said 115.2 acres, and in the West line of 50 acres conveyed to Chap. B. Cain by Blanche H. Piercy, et vir in deed dated March 19, 1964, recorded in Volume 23 at Page 320 of the Deed of Trust Records of Chambers County, Texas. From this corner a found 2 1/2 inch iron pipe for the Northeast corner of said 115.2 acres bears North 01°56'11" East 248.66 feet.

THENCE South 01°56'11" West with the East line of this tract of land, the East line of said 115.2 acres, and the West line of said 50 acres a distance of 1687.68 feet to a set 1/2 inch iron rod for the Southeast corner of this tract of land, the Southeast corner of said 115.2 acres, the Northeast corner of 2.80 acres conveyed to Winfree Bayou Estates, LLC by Cecil V. Winfree II in deed dated June 5, 2018, recorded at File No. 133227 of the Official Public Records of Chambers County, Texas, and in the West line of said 50 acres. From this corner a found iron rod at iron pipe tall bears South 59°41'57" East 1.01 feet.

THENCE North 89°00'00" West with the South line of this tract of land, the South line of said 115.2 acres, the North line of said 2.80 acres, the North line of 220.7 acres conveyed to Winfree Bayou Estates, LLC by Cecil V. Winfree II, et al in deed dated April 10, 2015, recorded in Volume 1561 at Page 148 of the Official Public Records of Chambers County, Texas, and the North line of said Winfree Bayou Estates at a distance of 231.07 feet found a capped iron rod, in all a total distance of 2581.37 feet to the PLACE OF BEGINNING, containing within said boundaries 100.0 acres of land, more or less.

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Chambers County Clerk
On: 03/01/2019 9:19AM
Doc Number: 2019-140088
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Amount: \$38.00
Order#: 20190301000003
By: AM
Heather H. Hawthorne



FILED FOR RECORD IN:
Chambers County Clerk
On: 02/17/2022 2:21PM
Doc Number: 2022-178511
Number of Pages: 15
Amount: \$78.00
Order#: 20220217000031
By: PR
Heather H. Hawthorne

