

LEGAL DESCRIPTION 4.9139 ACRES
JAMES HOGGATT LEAGUE, ABSTRACT NO. 14
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 4.9139 ACRES (214,048 SQUARE FEET) OF LAND IN THE JAMES HOGGATT LEAGUE, ABSTRACT NO. 14, IN CHAMBERS COUNTY, TEXAS, BEING THAT SAME CALLED 5 ACRE TRACT CONVEYED TO GAR R. RAMBERG DESCRIBED IN VOLUME 695, PAGE 273 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 4.9139 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

COMMENCING AT 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10 (RIGHT OF WAY WIDTH VARIES) FOR THE SOUTHEAST CORNER OF A CALLED 9.758 ACRE TRACT CONVEYED TO FE'SI ENERGY LLC, DESCRIBED IN VOLUME 1060, PAGE 384 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHWEST CORNER OF THE BENJAMIN VARGAS CALLED 9.8529 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2020-157868 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY;

THENCE NORTH 86 DEGREES 58 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 495.00 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER THE BRYAN CHRISTOPHER BARTON CALLED 5 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2008-36593 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE NORTH 02 DEGREES 40 MINUTES 26 SECONDS WEST, ALONG THE EAST LINE OF SAID BRYAN CHRISTOPHER BARTON CALLED 5 ACRE TRACT, A DISTANCE OF 1297.93 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE EASTERLY SOUTH LINE OF THE DEVILLIER FAMILY CALLED 45.90 ACRE TRACT DESCRIBED IN VOLUME 541, PAGE 654 OF THE DEED RECORDS OF CHAMBERS COUNTY FOR THE NORTHEAST CORNER OF SAID BRYAN CHRISTOPHER BARTON CALLED 5 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 26 MINUTES 31 SECONDS EAST, ALONG THE EASTERLY SOUTH LINE OF SAID DEVILLIER FAMILY CALLED 45.90 ACRE TRACT, A DISTANCE OF 165.00 FEET TO A 5/8 INCH CAPPED IRON FOUND FOR NORTHWEST CORNER OF THE ROBERT M. BROWN AND TRACEY BROWN TRACT DESCRIBED IN CLERKS FILE NO. 2010-53500 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 40 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF SAID ROBERT M. BROWN AND TRACEY BROWN TRACT, A DISTANCE OF 1296.60 FEET TO A 1 INCH IRON PIPE FOUND IN THE NORTH LINE OF SAID INTERSTATE HIGHWAY 10 FOR THE SOUTHWEST CORNER OF SAID ROBERT M. BROWN AND TRACEY BROWN TRACT, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 58 MINUTES 50 SECONDS WEST, ALONG THE NORTH LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.9139 ACRES OF LAND, MORE OR LESS.

SURVEYED AUGUST 03, 2022
TIM WELLS WHITE, RPLS NO. 5742

WLS JOB NO. 600-22
WELLS LAND SURVEY, LLC