

LEGAL DESCRIPTION 16.4400 ACRES
CHARLES WILLCOX 2/3 LEAGUE, ABSTRACT NO. 303
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 16.4400 ACRES (716,126 SQUARE FEET) OF LAND, SITUATED IN THE CHARLES WILLCOX 2/3 LEAGUE, ABSTRACT NO. 303, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 178.3959 ACRE TRACT CONVEYED TO J. M. JOHNSON DESCRIBED IN VOLUME 2, PAGE 365 OF THE DEED RECORDS OF CHAMBERS COUNTY, BEING OUT OF AND A PART OF A CALLED 34.4398 ACRE TRACT CONVEYED FROM GULF STREAM FARMS, LLC TO KHANH NGUYEN AND LIEN NGUYEN DESCRIBED IN VOLUME 1150, PAGE 94 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 16.4400 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 A POINT IN THE CENTERLINE OF HELLER ROAD (60 FOOT RIGHT OF WAY) FOR THE NORTHEAST CORNER OF THE LA BELTON, LLC CALLED 18.3061 ACRE TRACT DESCRIBED IN VOLUME 1160, PAGE 505 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, THE NORTHWEST CORNER OF THE LA BELTON, LLC CALLED 14.3019 ACRE TRACT DESCRIBED IN VOLUME 1298, PAGE 687 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, FROM WHICH A 5/8 INCH IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF HELLER ROAD BEARS SOUTH 02 DEGREES 32 MINUTES EAST, 30.00 FEET;

THENCE NORTH 86 DEGREES 15 MINUTES 24 SECONDS EAST, ALONG THE CENTERLINE OF SAID HELLER ROAD, WITH THE NORTH LINE OF SAID LA BELTON, LLC CALLED 14.3019 ACRE TRACT, A DISTANCE OF 887.80 FEET TO THE NORTHEAST CORNER OF SAID LA BELTON, LLC CALLED 14.3019 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID 34.4398 ACRE TRACT, THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE NORTH 86 DEGREES 15 MINUTES 24 SECONDS EAST, CONTINUING ALONG THE CENTERLINE OF SAID HELLER ROAD, WITH THE NORTH LINE OF SAID 178.3959 ACRE TRACT, THE NORTH LINE OF SAID 34.4398 ACRE TRACT, A DISTANCE OF 450.02 FEET TO A POINT FOR THE NORTHWEST CORNER OF AN 18.0000 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 06 MINUTES 58 SECONDS EAST, ACROSS SAID 34.4398 ACRE TRACT, WITH THE WEST LINE OF SAID 18.0000 ACRE TRACT SURVEYED THIS DAY, PASS AT 30.00 FEET A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR REFERENCE IN THE SOUTH RIGHT OF WAY LINE OF SAID HELLER ROAD, IN ALL A DISTANCE OF 1619.43 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE NORTH LINE OF THE JOE HORTON VARDELL TRUSTEE OF JENNIFER ROSE KAHLA GRAT REMAINDER TRUST CALLED 20.02 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2018-138012 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, FOR THE SOUTHWEST CORNER OF SAID 18.0000 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 22 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 34.4398 ACRE TRACT, WITH THE NORTH LINE OF SAID JOE HORTON VARDELL TRUSTEE OF JENNIFER ROSE KAHLA GRAT REMAINDER TRUST CALLED 20.02 ACRE TRACT, A DISTANCE OF 141.84 FEET TO A POINT IN THE EAST LINE OF THE LA BELTON, LLC CALLED 30.03 ACRE TRACT DESCRIBED IN VOLUME 1140, PAGE 444 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 32 MINUTES 19 SECONDS WEST, ALONG THE SOUTHERLY WEST LINE OF SAID 34.4398 ACRE TRACT, WITH THE EAST LINE OF SAID LA BELTON, LLC CALLED 30.03 ACRE TRACT, A DISTANCE OF 2.71 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE NORTHEAST CORNER OF SAID LA BELTON, LLC CALLED 30.03 ACRE TRACT AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 22 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 34.4398 ACRE TRACT, WITH THE NORTH LINE OF SAID LA BELTON, LLC CALLED 30.03 ACRE TRACT, A DISTANCE OF 296.09 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE SOUTHEAST CORNER OF THE LA BELTON, LLC CALLED 14.3019 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF SAID 34.4398 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 32 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID 178.3959 ACRE TRACT, THE EAST LINE OF SAID 34.4398 ACRE TRACT, THE WEST LINE OF SAID LA BELTON, LLC CALLED 14.3019 ACRE TRACT, PASS AT 1577.82 FEET A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR REFERENCE IN THE SOUTH RIGHT OF WAY LINE OF SAID HELLER ROAD, IN ALL A DISTANCE OF 1607.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.4400 ACRES OF LAND, MORE OR LESS.

SURVEYED: DECEMBER 15, 2023
TIM WELLS WHITE, RPLS 5742

WLS JOB NO. 692-23
WELLS LAND SURVEY, LLC