

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.9754 ACRES (42,489 SQUARE FEET) SITUATED  
IN THE BENJAMIN WINFREE SURVEY, ABSTRACT 28  
CHAMBERS COUNTY, TEXAS**

Being a tract of land containing 0.9754 acres (42,489 square feet), situated in the Benjamin Winfree Survey, Abstract 28, Chambers County, Texas, being part of Lot 7, and part of the 1.34 acre residue of a 3.489-acre tract as recorded in File No. 89-97-262, of the Deed Records of Chambers County, of Plantation Cove, a subdivision in Chambers County, Texas, according to the map or plat thereof recorded in Volume B, Page 109 of the Map Records of Chambers County, Texas, being all of a tract of land conveyed to Billy F. Fox and Cathie Cox by Deed Recorded Volume 216, Page 269 and Volume 223, Page 161 of the Official Public Records of Chambers County, Texas. Said 0.9754-acre tract being more particularly described by metes and bounds as follows:

COMMENCING in the east right-of-way line of Pirate's Run (private)(50 feet wide) for the northwest corner of Lot 7 and the southwest corner of Lot 6 of said Plantation Cove;

THENCE North 86° 45' 43" East, a distance of 17.40 feet to a found 5/8-inch iron rod for an angle point and POINT OF BEGINNING of said tract herein described;

THENCE North 86° 45' 43" East (called North 86° 45' 46" East) passing at a distance of 258.06 feet to a found 5/8-inch iron rod and continuing for a total distance of 362.98 to the northeast corner of said tract herein described;

THENCE South 08° 45' 43" East, a distance of 40.50 feet for an angle point of said tract herein described;

THENCE South 14° 03' 36" East, a distance of 61.79 feet (called 61.48 feet) for the southeast corner of said tract herein described;

THENCE South 84° 40' 30" West, a distance of 407.87 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner of said tract herein described;

THENCE following a curve to the left, having a radius of 1433.30 feet, an arc length of 112.14 feet, a chord bearing of North 02°37'21" East, and a chord distance of 112.11 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of said tract herein described;

THENCE North 72° 59' 47" East, a distance of 18.19 feet to the POINT OF BEGINNING and containing 0.9754 acres (42,489 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 26, 2016, job number 7-46983-16.*



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