

STATE OF TEXAS)

COUNTY OF CHAMBERS)

DESCRIPTION of a 13.02 acre tract of land situated in the A. B. J. Winfree Survey, Abstract Number 306, Chambers County, Texas, being out of and a part of the residue of 16.947 acres conveyed to Kathy Ann Vosloh Freeman by Kathy Ann Vosloh Freeman, Executor, in deed dated November 30, 2021, and recorded in Document No. 2021-176282 of Chambers County, Texas. This 13.02 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: ALL BEARINGS ARE STATE PLANE (NAD83) TEXAS SOUTH CENTRAL ZONE 4204. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES TO CONVERT TO STATE PLANE DISTANCES MULTIPLY BY SCALE FACTOR OF 0.9998982.

BEGINNING at a capped iron rod found for the Northwest corner of said residue of 16.947 acres, the Southwest corner of Lot 65 of Cotton Creek Subdivision as recorded in Volume "A" at Page 251 of the Map Records of Chambers County, Texas, and in the East right of way line of F. M. 3180, 140 foot wide right of way.

THENCE North  $86^{\circ}25'50''$  East with a North line of this tract of land, a North line of said residue of 16.947 acres, and a South line of said Cotton Creek Subdivision a distance of 249.49 feet to a 2 inch iron pipe found leaning for an angle corner of this tract of land, an angle corner of said residue of 16.947 acres, and an angle corner of said subdivision.

THENCE North  $86^{\circ}53'51''$  East with a North line of this tract of land, a North line of said residue of 16.947 acres, and a South line of said subdivision a distance of 674.03 feet to a capped iron rod found stamped "MCHANDLER 5292" for the Northeast corner of this tract of land, the Northeast corner of said 16.947 acres, and the Northwest corner of 30.17 acres conveyed to Eagle Point Homes LLC., by Keith D. Maley, et ux, in deed dated August 30, 2019, and recorded in Document No. 2019-147756 of Chambers County, Texas.

THENCE South  $01^{\circ}39'24''$  West with the East line of this tract of land, the East line of said residue of 16.947 acres, and a West line of said 30.17 acres a distance of 364.33 feet to a capped iron rod found stamped "MCHANDLER 5292" for the Southeast corner of this tract of land, the Southeast corner of said residue of 16.947 acres, and the Northeast corner of 2.269 acres, called Parcel "B", conveyed to Chambers County, Texas, by Kathy Ann Vosloh Freeman in deed dated November 8, 2024, recorded in Document No. 2025-210551 of Chambers County, Texas.

THENCE in a Westerly direction with the South lines of this tract of land, the South lines of said residue of 16.947 acres, and the North lines of said Parcel "B", the following courses to capped iron rods found stamped "MCHANDLER 5292":

Along a curve to the left, having a central angle of  $48^{\circ}25'14''$ , a radius of 560.00 feet, an arc length of 473.25 feet, and a chord bearing and distance of South  $59^{\circ}35'20''$  West, 459.30 feet;

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Along a curve to the right, having a central angle of  $61^{\circ}46'35''$ , a radius of 440.00 feet, an arc length of 474.41 feet, and a chord bearing and distance of South  $66^{\circ}16'00''$  West, 451.76 feet;

North  $82^{\circ}50'42''$  West, 191.55 feet to a capped iron rod found stamped "MCHANDLER 5292" for the Southwest corner of this tract of land a Southwest corner of said residue of 16.947 acres, the Northwest corner of said Parcel "B", and in the East right of way line of F. M. 3180.

THENCE North  $07^{\circ}09'18''$  East with the West line of this tract of land, the West line of said residue of 16.947 acres, and the East right of way line of F. M. 3180 a distance of 708.14 feet to the PLACE OF BEGINNING, containing within said boundaries 13.02 acres of land, more or less.

5389NOTES