

FIELD NOTES  
OF A SURVEY OF

A 7.267 ACRE (316,559 SQ. FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE STEPHEN F. AUSTIN 1-3/4 LEAGUE GRANT, ABSTRACT 37, BRAZORIA COUNTY, TEXAS, BEING OUT OF A TRACT KNOWN AS TRACT B BLOCK 38, OF THE ROWAN PASTURE SUBDIVISION, ALSO KNOWN AS THE PLEASANT BAYOU LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT PREPARED BY WILLIAM STOCKWELL RECORDED IN AN AFFIDAVIT FILED IN VOLUME 796, PAGE 390, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2-INCH IRON ROD FOUND (WITH CAP) MARKING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JIMMY W. CORDOVA AS RECORDED IN C.F. NO. 2011012059 AND FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 15°00'19" EAST, WITH THE COMMON LINE OF SAID CORDOVA TRACT AND HEREIN DESCRIBED TRACT, PASSING AT A DISTANCE OF 1,291.06 FEET, A FOUND 5/8-INCH IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 197 (WIDTH VARIES), AND CONTINUING FOR A TOTAL DISTANCE OF 1,319.50 FEET TO A POINT IN THE CENTERLINE OF COUNTY ROAD 197 FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 75°01'09" EAST, ALONG SAID CENTERLINE OF COUNTY ROAD 197, A DISTANCE OF 239.95 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 15°00'34" WEST, WITH THE COMMON LINE OF A TRACT OF LAND CONVEYED TO PATRICIA LYNN PUGH AS RECORDED IN C.F. NO. 2021038209, PASSING AT A DISTANCE OF 28.44 FEET, A FOUND 5/8-INCH IRON ROD IN THE SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 197, AND CONTINUING FOR A TOTAL DISTANCE OF 1,319.57 FEET TO A 1/2-INCH IRON ROD FOUND (WITH CAP) MARKING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 75°00'11" WEST, WITH THE COMMON LINE OF A TRACT OF LAND CONVEYED TO PATRICIA LYNN PUGH AS RECORDED IN C.F. NO. 2021059480 AND HEREIN DESCRIBED TRACT, A DISTANCE OF 239.85 FEET AND RETURNING TO THE POINT OF BEGINNING AND CONTAINING 7.267 ACRES (316,559 SQ. FEET) OF LAND, MORE OR LESS.

