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FIRM NO. 10020500

RPLS #2112

PE# 50839

FIELD NOTES OF A 4.708 ACRE TRACT BEING LOTS 11 AND 12 OF MEADOW WOOD SUBDIVISION OF 144.647 ACRES OUT OF THE W. T. BLACKWELL 120.929 ACRE TRACT OUT OF A CALLED 158 ACRE TRACT (VOLUME 766, PAGE 505 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, BEING OUT OF THE S. M. WILLIAMS LEAGUE, ABSTRACT 139, AND THE GEORGE TENNILLE LEAGUE, ABSTRACT 131, BRAZORIA COUNTY, TEXAS; THE PLAT OF SAID MEADOW WOOD SUBDIVISION BEING RECORDED IN VOLUME 15, PAGES 363 AND 364 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; AND SAID 4.708 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found at the intersection of the Northwest right-of-way line of County Road 580 with the Northeast line of Lot 10 of Meadow Wood Subdivision;

THENCE; North 45° 25' 03" West (Reference Bearing) 564.11 feet, along the Northeast line of said Lot 10, to a 1/2" iron pipe found for corner at the North corner of said Lot 10;

THENCE; North 44° 47' 45" East 183.47 feet, along the Northwest line of said Meadow Wood Subdivision, to a 1/2" iron pipe found for angle point;

THENCE; North 44° 39' 24" East 183.10 feet, along the Northwest line of Meadow Wood Subdivision, to a 1/2" iron rod, with plastic cap stamped Pinpoint", found for corner at the West corner of Lot 13 of Meadow Wood Subdivision;

THENCE; South 45° 29' 30" East, along the Southwest line of said Lot 13 580.74 feet to a 1/2" iron rod found for corner in the Northwest right-of-way line of County Road 580;

THENCE; Along the Northwest right-of-way line of County Road 580, in a southwesterly direction around a curve to the right having a radius of 359.09 feet, through a chord which bears South 50° 55' 13" West 65.55 feet to a point at the beginning of a curve to the left having a radius of 540.46 feet;

THENCE; Along the Northwest right-of-way line of County Road 580, around said curve to the left having a radius of 540.46 feet, through a chord which bears South 50° 10' 30" West 105.37 feet to a point for the ending of said curve;

THENCE; South 44° 35' 45" West 197.31 feet, along the Northwest right-of-way line of County Road 580, to the place of beginning.

Said tract therein containing 4.708 acres of land.

CERTIFIED: Randy L. Stroud
Randy L. Stroud, P. E. Registered professional Land Surveyor #2112

*See attached plat.

4T 26303
November 5, 2021, 2021

