

Field Notes
2.90 Acres

Being all of that certain tract or parcel of land, lying and being situated in the T.J. ALLCORN 3/4 LEAGUE, A-61, in Brazos County, Texas and being a part of that 3.05 acre tract of land conveyed to Lawrence J. Moczygamba, Lois Jane Moczygamba and Thomas Moczygamba by Justin Colt McEwen and Autumn Rachel McEwen Deed recorded in Volume 12485, page 097, Official Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING; at a 5/8" iron rod with cap (2972) found at the southwesterly common corner of this tract and the Charles E. Ernest, et ux, 102.91 acre tract (2705/118); same being in the westerly Right-of-Way line of Woodview Drive;

THENCE: N 16° 11' 48" W – 461.45 feet along the common line between said Ernest tract and this tract to a 1/2" iron rod with cap (5743) found for the most northwesterly corner of this tract; same being in the common line between the James M. Baker 1.00 acre tract (12326/005) and said Ernest tract;

THENCE: N 74° 14' 49" E – 342.37 feet along the common line between said Baker tract and this tract to a 1/2" iron rod with cap (5743) found for the most northeasterly corner of this tract; same being in the westerly Right-of-Way line of said Woodview Drive;

THENCE: S 15° 41' 49" E – 335.90 feet along said Woodview Drive line at a 5/8" iron rod with cap (2972) found at the beginning of a curve to the right;

THENCE: continuing along said Woodview Drive line 42.05 feet along said curve to the right with a radius of 25.00 feet and whose chord bears S 39° 18' 38" W – 37.26 feet to a 5/8" iron rod found with cap (2972) at the beginning of a curve to the left;

THENCE: continuing along said Woodview Drive line 346.83 feet along said curve to the left with a radius of 280.00 feet and whose chord bears S 55° 33' 03" W – 325.08 feet to the **PLACE OF BEGINNING;** and containing 2.90 acres of land more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on September 11, 2015.

