

**METES AND BOUNDS DESCRIPTION
OF AN
11.99 ACRE TRACT
MOSES BAIN LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MOSES BAIN LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 143.59 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A DEED TO CARRABBA BROTHERS, LTD., RECORDED IN VOLUME 5116, PAGE 224 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCE ON THE NORTHEAST LINE OF THE APPARENT RIGHT-OF-WAY OF MUMFORD ROAD, FROM WHICH, A 10 INCH FENCE POST FOUND, BEARS: N 29° 17' 59" E FOR A DISTANCE OF 1.18 FEET. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID 143.59 ACRE TRACT BEARS: S 47° 34' 59" E FOR A DISTANCE OF 494.63 FEET;

THENCE: THROUGH SAID 143.59 ACRE TRACT AND ALONG THE FENCED RIGHT-OF-WAY OF MUMFORD ROAD FOR THE FOLLOWING CALLS:

N 87° 18' 44" W FOR A DISTANCE OF 68.68 FEET TO A 4 INCH FENCE POST FOUND;

N 51° 28' 29" W FOR A DISTANCE OF 698.68 FEET TO A CROSS-TIE FENCE POST FOUND MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: CONTINUING THROUGH SAID 143.59 ACRE TRACT AND ALONG SAID FENCE FOR THE FOLLOWING CALLS:

N 40° 26' 08" E FOR A DISTANCE OF 595.89 FEET TO A 10 INCH GATE POST FOUND;

S 80° 10' 41" E FOR A DISTANCE OF 22.82 FEET TO A 10 INCH GATE POST FOUND;

N 39° 32' 46" E FOR A DISTANCE OF 114.42 FEET TO A 10 INCH FENCE POST FOUND MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

S 56° 17' 17" E FOR A DISTANCE OF 595.85 FEET TO A 10 INCH FENCE POST FOUND MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 29° 17' 59" W CONTINUING ALONG SAID FENCE LINE FOR A DISTANCE OF 740.29 FEET TO THE **POINT OF BEGINNING** CONTAINING 11.69 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND DECEMBER, 2009. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION. SEE PLAT PREPARED DECEMBER, 2009, FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

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