



Scale: 1" = 200'

MAP LEGEND

- Set Iron Rod w/ TPS Cap
- Found Survey Monument
- Calculated Corner
- ⊙ Found Fence Corner Post
- OHP — Overhead Power Line
- _{PP} Power Pole
- ▲ Gas Marker
- X — Wire Fence
- Edge of Road - Concrete
- Edge of Road - Asphalt/Gravel
- Telephone Pedestal

BOUNDARY & IMPROVEMENT SURVEY

BEING a 10.100 acre tract situated in the H. & T.C. R.R. CO. Survey, Abstract Number 237, Fort Bend County, Texas, being a portion of that certain called 482.734 acre tract of land described as Tract One in instrument to Good Bull 447, LLC, recorded under Clerk's File Number 2021195926 of the Official Public Records of Fort Bend County, Texas (O.P.R.F.B.C.T.), said 10.100 acre tract being more particularly described by attached metes and bounds description.

LINE	BEARING	DISTANCE
L1	N 48°17'41" W	281.25'
L2	N 48°17'41" W	4759.85'
L3	S 48°17'41" E	253.74'

General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

Purchaser Blue Indie Realty
 Address 14130 Hughes Road
 Guy, TX 77444
 Survey H. & T.C.RR. CO. Survey, A -237
 Area 10.100 Acres
 Fort Bend County, Texas

Job No.: B543-22_Tract 13
 Scale: 1" = 200'
 Date: 08/19/2021
 Drawn By: LG
 Field Crew: JW
 Checked By: SRL
 Revised: /-/-

No portion of this property appears to lie within the 100 Year Floodplain per graphic scaling of Community Panel No. 48157C0525M having an effective date of 12/11/2017 and 48157C0550L having an effective date of 04/02/2014

Basis of Bearings:

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204).

TEXAS
 PROFESSIONAL SURVEYING, LLC
 3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00

**H. & T.C. RR. CO. SURVEY
 ABSTRACT No. 237**

**TRACT 13
 10.100 Acres**

**H. & T.C. RR. CO. SURVEY
 ABSTRACT No. 252**

**H. & T.C. RR. CO. SURVEY
 ABSTRACT No. 580**

REMAINDER OF GOOD BULL 447, LLC CALLED 482.734 ACRES C.F. No. 2021195926 O.P.R.F.B.C.T.

REMAINDER OF GOOD BULL 447, LLC CALLED 482.734 ACRES C.F. No. 2021195926 O.P.R.F.B.C.T.

REMAINDER OF GOOD BULL 447, LLC CALLED 482.734 ACRES C.F. No. 2021195926 O.P.R.F.B.C.T.

FND 5/8" I.R. W/CAP

REMAINDER OF GOOD BULL 447, LLC CALLED 482.734 ACRES C.F. No. 2021195926 O.P.R.F.B.C.T.

SET 1/2" I.R. W/TPS CAP

SET 1/2" I.R. W/TPS CAP

SET MAG NAIL @ 4708.78'

SET 1/2" I.R. W/TPS CAP @ 1703.54'

SET 1/2" I.R. W/TPS CAP @ 30.00'

POC

POB

FARM TO MARKET ROAD 1994 (ASPHALT)

HUGHES ROAD (ASPHALT)

APPARENT SURVEY LINE L2

APPARENT SURVEY LINE L3

30' B.L./U.E.

30' B.L./U.E.

30' B.L./U.E.

30' B.L./U.E.

30' B.L./U.E.

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30' B.L./U.E.

30' B.L./U.E.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Carey A. Johnson, Registered Professional Land Surveyor No. 6524