



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 29
10.100 ACRES
IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 237
FORT BEND COUNTY, TEXAS

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 described in instrument to Good Bull 477, 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 metes and bounds as follows:

BEGINNING at a calculated point in the apparent common line of said H. & T.C R.R. CO. Survey, A-237, and the H. & T.C R.R. CO. Survey, Abstract Number 471, the approximate centerline of Farm to Market Road 1994 (F.M. 1994), being the westerly corner of the herein described easement, from which a mag nail found in the apparent common line between said H. & T.C R.R. CO. Survey, A-237, and the H. & T.C R.R. CO. Survey, Abstract Number 493, the approximate centerline of Wolfgang Road, the westerly corner of that certain called 157.537 acre tract described in instrument to Hawthorne Land, LLC, recorded under Clerk's File Number 2021111250, O.P.R.F.B.C.T., bears, South 40°47'54" West, 2644.34 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 13,694,588.98, E: 3,000,157.72, Texas South Central Zone, (4204), grid measurements;

THENCE North 41°50'30" East, 280.00 feet, with the apparent common line between said H. & T.C R.R. CO. Survey, A-237, and said H. & T.C R.R. CO. Survey, A-471, the approximate centerline of said F.M. 1994, the northwesterly line of said 482.734 acre tract, to a calculated point in said apparent common line, the approximate centerline of said F.M. 1994, being the northerly corner of the herein described 10.100 acre tract, from which a 5/8 inch iron rod with cap found for reference bears, North 43°05'43" East, 2333.98 feet;

THENCE severing, over and across said 482.734 acre tract, the following two (2) courses and distances:

1. South 48°07'49" East, at a distance of 50.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly margin F.M 1994, in all, a total distance of 1571.27 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 41°50'30" West, 280.00 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 157.537 acre tract, being the southerly corner of the herein described 10.100 acre tract, from which a ½ inch iron rod with cap stamped "TPS 100834-00" found for an interior corner of said 482.734 acre tract, bears, South 48°07'49" East, 1073.74 feet;

THENCE North 48°07'49" West, 1571.27 feet, with the common line between said 482.734 acre tract and said 157.537 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 10.100 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 05 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-22_TR3.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone (4204), grid measurements.

March 9, 2022
Date



Thomas A. McIntyre
R.P.L.S. No. 6921



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION 50 FOOT ACCESS EASEMENT IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 237 FORT BEND COUNTY, TEXAS

BEING a 50 foot access easement (easement), situated in the H. & T.C R.R. CO. Survey, Abstract Number 237, Fort Bend County, Texas, being over and across that certain called 482.734 acre tract described in instrument to Good Bull 477, 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 easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the apparent common line of said H. & T.C R.R. CO. Survey, A-237, and the H. & T.C R.R. CO. Survey, Abstract Number 471, the approximate centerline of Farm to Market Road 1994 (F.M. 1994), being the westerly corner of the herein described easement, from which a mag nail found in the apparent common line between said H. & T.C R.R. CO. Survey, A-237, and the H. & T.C R.R. CO. Survey, Abstract Number 493, the approximate centerline of Wolfgang Road, the westerly corner of that certain called 157.537 acre tract described in instrument to Hawthorne Land, LLC, recorded under Clerk's File Number 2021111250, O.P.R.F.B.C.T., bears South 40°47'54" West, 2644.34 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 13,694,588.98, E: 3,000,157.72, Texas South Central Zone, (4204), grid measurements;

THENCE North 41°50'30" East, 50.00 feet, with the apparent common line between said H. & T.C R.R. CO. Survey, A-237, and said H. & T.C R.R. CO. Survey, A-471, the approximate centerline of said F.M. 1994, the northwesterly line of said 482.734 acre tract, to a calculated point in said apparent common line, the approximate centerline of said F.M. 1994, being the northerly corner of the herein described easement, from which a 5/8 inch iron rod with cap found for reference bears, North 42°58'58" East, 2563.93 feet;

THENCE over and across said 482.734 acre tract, the following two (2) courses and distances:

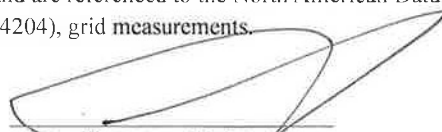
1. South 48°07'49" East, 2039.81 feet, to a calculated point for corner;
2. South 41°52'11" West, 50.00 feet, to a calculated point in the northeasterly line of said 157.537 acre tract, being the southerly corner of said easement;

THENCE North 48°07'49" West, with the common line between said 482.734 acre tract and said 157.537 acre tract, at a distance of 468.52 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, at a distance of 1990.33 feet, pass a 5/8 inch iron rod with cap found for reference, in all, a total distance of 2039.79 feet, to the **POINT OF BEGINNING** and containing a computed area of 2.341 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 05, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-22_TR29_50' AE.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone (4204), grid measurements.

March 9, 2022
Date



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R.P.L.S. No. 6921