



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
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FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

10.100 ACRES

TRACT 8

IN THE H. & T.C. RR. 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 of land 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:

**COMMENCING** at a calculated corner in the apparent common line of said H. & T.C. R.R. CO. Survey, and the H. & T.C. R.R. CO. Survey, Abstract Number 580, being the easterly corner of said 482.734 acre tract, from which a 5/8 inch iron rod with cap found for reference bears South 41°52'11" West, 3,356.58 feet;

THENCE North 48°17'41" West, 1,551.01 feet, with the apparent common line of said H. & T.C. R.R. CO. Survey, Abstract Number 237 and said H. & T.C. R.R. CO. Survey, Abstract Number 580, to a calculated corner in the approximate centerline of Hughes Road, for the **POINT OF BEGINNING**, being the easterly corner of the herein described 10.100 acre tract;

THENCE severing, over and across said 482.734 acre tract the following three (3) courses and distances:

1. THENCE South 41°52'11" West, at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1,730.62 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, being the southerly corner of the herein described 10.100 acre tract;
2. THENCE North 48°07'49" West, 254.27 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, being the westerly corner of the herein described 10.100 acre tract;
3. THENCE North 41°52'11" East, at a distance of 1,699.89 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1,729.89 feet, to a calculated corner in the approximate centerline of Hughes Road, being the northerly corner of the herein described 10.100 acre tract, from which a calculated corner for the northerly corner of said 482.734 acre tract bears North 48°17'41" West, at a distance of 3,438.48 feet, pass a mag nail set for reference, in all, a total distance of 3,489.56 feet, to said calculated corner in the approximate centerline of Farm to Market Road 1994 (FM 1994);

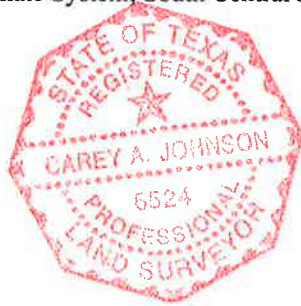
THENCE South 48°17'41" East, 254.27 feet, with the approximate centerline of Hughes Road, to the **POINT OF BEGINNING**;

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 August 19, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-22 Tract 8.

Bearings recited hereon are based on GPS observations and are reference to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone (4204).

December 17, 2021  
Date



Carey A. Johnson  
R.P.L.S. No. 6524