



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 37
11.300 ACRES
IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 237
FORT BEND COUNTY, TEXAS

BEING a 11.300 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 11.300 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point for corner in the apparent common survey line between said H. & T.C. R.R. CO. Survey, Abstract Number 237, and the H. & T.C. R.R. CO. Survey, Abstract Number 580, in the approximate centerline of Hughes Road, for the most northerly corner of the herein described 11.300 acre tract, from which a mag nail found for the northerly corner of said 482.734 acre tract bears, North 48°17'41" West, 2695.45 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,694,767.04, E: 3,003,935.25**, Texas South Central Zone, (4204), grid measurements;

THENCE South 48°17'41" East, 353.46 feet, with the apparent common survey line between said H. & T.C. R.R. CO. Survey, Abstract Number 237, and said H. & T.C. R.R. CO. Survey, Abstract Number 580, the approximate centerline of said Hughes Road, the northeasterly line of said 482.734 acre tract, to a calculated point for corner being the north corner of a called 10.100 acre tract described in instrument to Ruben Mendez, recorded in Clerk's File Number 2022021712, O.P.R.F.B.C.T. and being the northeasterly corner of the herein described 11.300 acre tract;

THENCE severing, over and across said 482.734 acre tract, with northwesterly lines of said 10.100 acre tract, the following two (2) courses and distances:

1. South 41°52'11" West, at a distance of 30.27 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" found in the southwesterly margin of said Hughes Road for reference, in all, a total distance of 711.91 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found in the southerly margin of an existing canal for the southeasterly angle corner of the herein described 11.300 acre tract;
2. South 54°43'19" West, 1042.84 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for the west corner of said 10.100 acre tract and being the southernmost corner of the herein described 11.300 acre tract;

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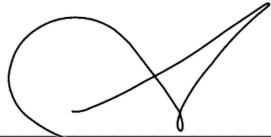
THENCE continuing, over and across said 482.734 acre tract, the following four (2) courses and distances:

1. North 43°05'35" West, 121.96 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 41°52'11" East, at a distance of 1685.99 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southwesterly margin of said Hughes Road for reference, in all, a total distance of 1716.90 feet, to the **POINT OF BEGINNING**, and containing a computed area of 11.300 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 8th, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 20814_TR37.

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, Texas South Central Zone (4204), grid measurements.

December 1, 2022
Date



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