

LINE	BEARING	DISTANCE
L1	N 43°05'35" W	121.96'
L2	N 88°42'04" E	33.96'
L3	N 82°32'48" E	98.97'
L4	N 86°55'14" E	89.89'
L5	N 84°50'57" E	87.69'
L6	S 83°24'32" W	71.38'
L7	N 83°24'32" E	71.38'
L8	N 80°51'04" E	47.29'
L9	N 86°50'46" E	57.06'
L10	N 78°20'00" E	34.59'
L11	S 41°52'11" W	19.44'

SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- PIPELINE MARKER
- POWER POLE
- SET SURVEY MONUMENT
- CALCULATED CORNER
- //// EDGE OF ASPHALT
- OE— OVERHEAD ELECTRIC
- |— PIPELINE
- V— TOP OF BANK
- X— WIRE FENCE

FND MAG NAIL

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

POB

CALCULATED CORNER
N:13694767.04
E:3003935.25

HUGHES ROAD
S 48°17'41" E 353.46'

NON-BUILDABLE AREA

REMAINDER OF
GOOD BULL 477, LLC
CALLED 482.734 ACRES
C.F. No. 2021195926
O.P.R.F.B.C.T.

TRACT 37
11.300 ACRES

PORTION OF
GOOD BULL 477, LLC
CALLED 482.734 ACRES
C.F. No. 2021195926
O.P.R.F.B.C.T.

30' PIPELINE EASEMENT
(SEE ITEMS 10i AND 10k)

30' PIPELINE EASEMENT
(SEE ITEMS 10j, 10l, AND 10m)

25' PIPELINE EASEMENT
(SEE ITEM 10f; SEE NOTE 1)

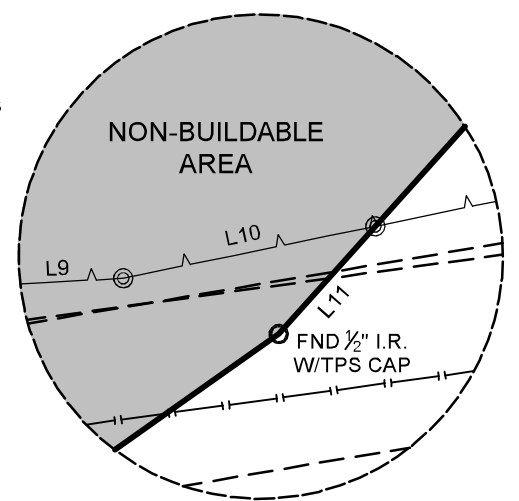
REMAINDER OF
GOOD BULL 477, LLC
CALLED 482.734 ACRES
C.F. No. 2021195926
O.P.R.F.B.C.T.

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

BUILDABLE AREA
2.398 ACRES
(SEE SURVEYOR'S NOTE)

RUBEN MENDEZ
CALLED 10.100 ACRES
C.F. No. 2022021712
O.P.R.F.B.C.T.

DETAIL
NOT TO SCALE



THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- 10f. EASEMENT TO HOUSTON PIPELINE COMPANY PER VOL. 298, PG. 262, D.R.F.B.C.T. (DOES AFFECT / SHOWN HEREON)
- 10g. EASEMENT TO THE COUNTY OF FORT BEND PER VOL. 326, PG. 357, D.R.F.B.C.T. (DOES NOT AFFECT)
- 10h. EASEMENT TO HOUSTON LIGHTING & POWER COMPANY PER VOL. 665, PG. 418, D.R.F.B.C.T. (DOES NOT AFFECT)
- 10i. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BETWEEN LINDA CAROL KALINOWSKI AND NANCY JEAN LEISSNER BARTOSH AND HSC PIPELINE PARTNERSHIP, LLC, PER C.F. No. 2011093107, RE-RECORDED PER C.F. No. 2013044856, O.P.R.F.B.C.T. (DOES AFFECT / SHOWN HEREON)
- 10j. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BETWEEN RHONDA RAND HILL AND HSC PIPELINE PARTNERSHIP, LLC, PER C.F. No. 2011093109, O.P.R.F.B.C.T. (DOES AFFECT / SHOWN HEREON)
- 10k. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BETWEEN MICHAEL P. LEGENDRE AND CHERI S. LEGENDRE AND HSC PIPELINE, LLC, PER C.F. No. 2011100509, O.P.R.F.B.C.T. (DOES AFFECT / SHOWN HEREON)
- 10l. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BETWEEN LOUIS CUMINGS, III AND HSC PIPELINE PARTNERSHIP, LLC, PER C.F. No. 2013044857, O.P.R.F.B.C.T. (DOES AFFECT / SHOWN HEREON)
- 10m. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT BETWEEN REBECCA RAND KARSTETTER AND HSC PIPELINE PARTNERSHIP, LLC, PER C.F. No. 2013044858, O.P.R.F.B.C.T. (DOES AFFECT / SHOWN HEREON)

GENERAL NOTES:

- 1) 25' PIPELINE EASEMENT SHALL BE TERMINATED AFTER A PERIOD OF 2 YEARS OF CONTINUOUS ABANDONMENT.

PROJECT NUMBER	20814_TR 37
DATE	11/08/2022
DRAWN BY	ABS
CHECKED BY	TNK
FIELD CREW	TC
REVISION 1	04-10-2023
REVISION 2	04-12-2023
REVISION 3	04-24-2023
REVISION 4	05-09-2023
REVISION 5	05-12-2023

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48157C0525M HAVING AN EFFECTIVE DATE OF 12/11/2017.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (TXSC-4204), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....
ADDRESS.....14334 HUGHES ROAD, GUY, TX, 77444
SURVEY.....H. & T.C. RR. CO. SURVEY, A - 237
SUBJECT.....11.300 ACRES
COUNTY.....FORT BEND

BEING A 11.300 ACRE TRACT SITUATED IN THE H. & T.C. RR. 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 ATTACHED METES AND BOUNDS DESCRIPTION.

SURVEYORS NOTE:

UPDATED TO SHOW BUILDABLE AREA SOUTH OF THE CANAL ON APRIL 12, 2023. BEARINGS, DISTANCES, AND ACREAGE ARE BASED ON FIELD DATA AS SURVEYED ON 11/01/2021 AND ARE SUBJECT TO CHANGE DUE TO FLOODING, EROSION, OR OTHER NATURAL OCCURANCES.

OWNER SHALL CONTACT PIPELINE COMPANIES PRIOR TO BUILDING IN THIS AREA TO ENSURE NO STRUCTURES ARE WITHIN THE PIPELINE EASEMENTS

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT THE TIME OF SURVEY.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

