

LINE	BEARING	DISTANCE
L1	S 48°17'41" E	286.56'
L2	N 43°05'35" W	315.21'

SYMBOL LEGEND

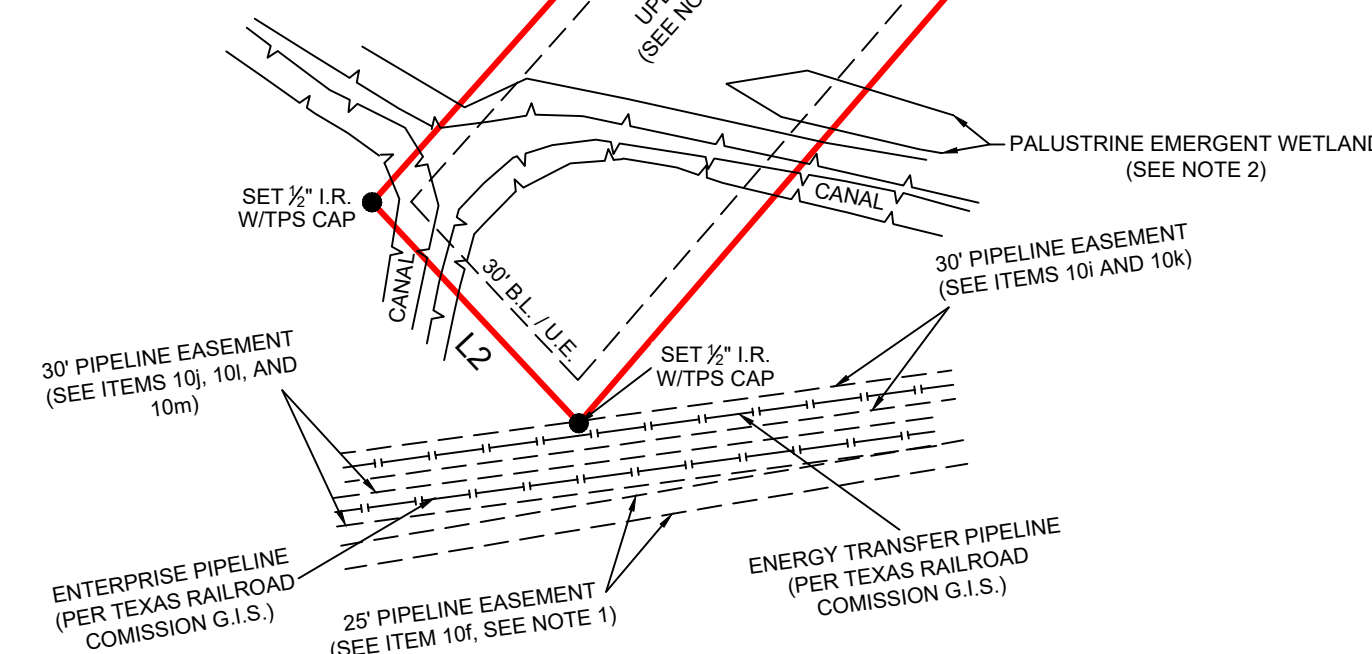
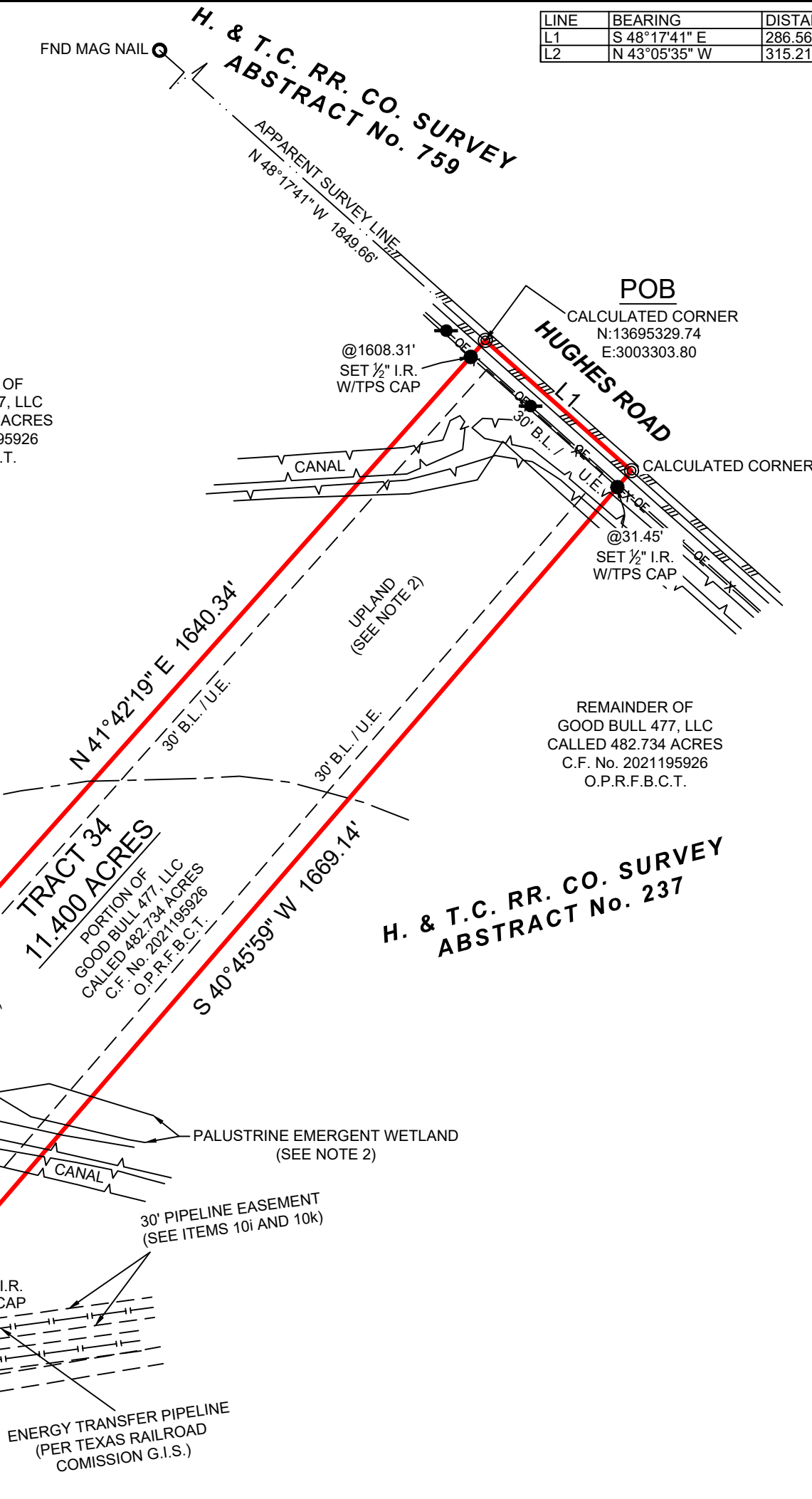
- FOUND SURVEY MONUMENT
- POWER POLE
- SET SURVEY MONUMENT
- ◎ CALCULATED CORNER
- ▨▨▨▨ EDGE OF ASPHALT
- - - - EPHEMERAL STREAM (SEE NOTE 2)
- - - - OE - OVERHEAD ELECTRIC
- - - - PIPELINE
- ∨ TOP OF BANK
- X - WIRE FENCE

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

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO.: TA-21-1549
EFFECTIVE DATE: NOVEMBER 23, 2021
(AS TO 482.734 ACRE TRACT)

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 NOT AFFECT)
- 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 NOT AFFECT)
- 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 NOT AFFECT)
- 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 NOT AFFECT)



GENERAL NOTES:

- 1). 25' PIPELINE EASEMENT SHALL BE TERMINATED AFTER A PERIOD OF 2 YEARS OF CONTINUOUS ABANDONMENT.
- 2). WETLAND DATA SHOWN PER WETLAND DELINEATION REPORT PROVIDED BY GHD, DATED AUGUST 10, 2023, 1755 WITTINGTON PLACE, DALLAS, TEXAS 75234
- 3). OWNERS MUST CONTACT THE U S ARMY CORPS OF ENGINEERS GALVESTON DISTRICT P.O. BOX 1229 GALVESTON, TX 77553-1229 BEFORE BEGINNING CONSTRUCTION.

BOUNDARY SURVEY

BEING A 11.400 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 11.400 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PROJECT NUMBER	20814_TR 34
DATE	11/08/2022
DRAWN BY	ABS
CHECKED BY	TNK/CPP
FIELD CREW	TC
REVISION 1	4/24/2023
REVISION 2	5/9/2023
REVISION 3	11/16/2023
REVISION 4	1/9/2024
REVISION 5	1/23/2024

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.

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.

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.

TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

ADDRESS.....14310 HUGHES ROAD, GUY, TX, 77444
 SURVEY.....H. & T.C. RR. CO. SURVEY, A - 237
 SUBJECT.....11.400 ACRES
 COUNTY.....FORT BEND

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

