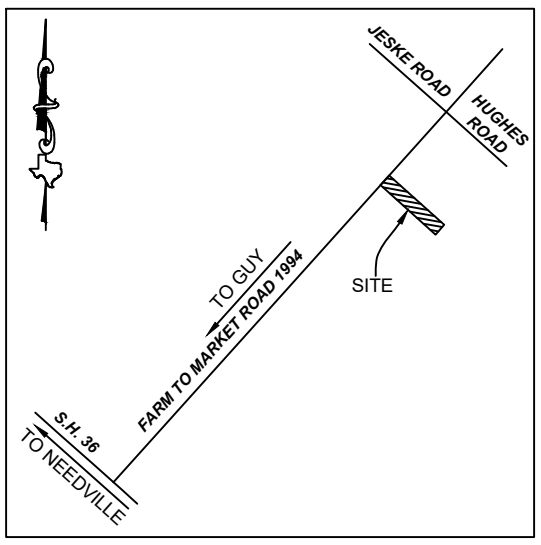
0' 200' 400' 600'

Scale: 1" = 200'

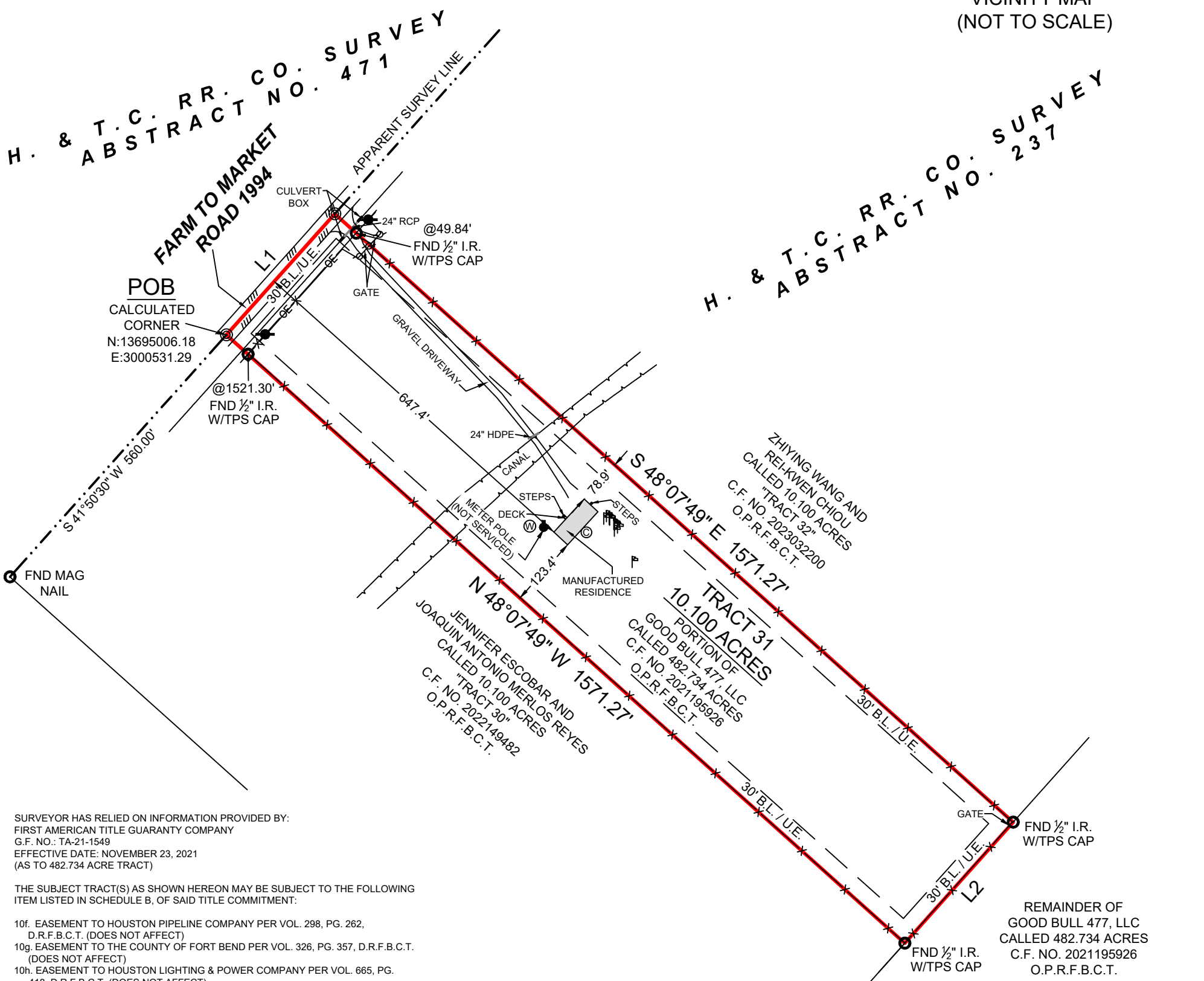
LINE	BEARING	DISTANCE
L1	N 41°50'30" E	280.00'
L2	S 41°50'30" W	280.00'



VICINITY MAP
(NOT TO SCALE)

SYMBOL LEGEND

//////	EDGE OF ASPHALT
OE	OVERHEAD ELECTRIC
V	TOP OF BANK
X	WIRE FENCE
◎	CALCULATED CORNER
©	CLEANOUT
○	FOUND SURVEY MONUMENT
~o~	GATE POST
⚑	PIN FLAG (BLUE)
●—	POWER POLE
W	WATER METER
Ⓦ	WATER WELL
HDPE	HIGH-DENSITY POLYETHYLENE PIPE



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 NOT AFFECT)
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 NOT AFFECT)
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) SUBJECT TRACT IS NOT LOCATED WITHIN ANY CITY LIMITS OR EXTRA-TERRITORIAL JURISDICTIONS.

PROJECT NUMBER	20814 TRACT 31
DATE	01/09/2024
DRAWN BY	CSP
CHECKED BY	TNK / CPP
FIELD CREW	RW
REVISION 1	1-29-2024
REVISION 2	__-__-____
REVISION 3	__-__-____
REVISION 4	__-__-____

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

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY 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 ..... 11401 FM 1994, GUY, TX, 77444
SURVEY ..... H. & T.C. RR. CO., A - 237
SUBJECT ..... 10.100 ACRES
COUNTY ..... FORT BEND

BOUNDARY & IMPROVEMENT SURVEY

BEING A 10.100 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 10.100 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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

STATE OF TEXAS
REGISTERED
THOMAS A. McINTYRE
6921
PROFESSIONAL
LAND SURVEYOR

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921