



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 31
10.100 ACRES
IN THE H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 237
FORT BEND COUNTY, TEXAS

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 metes and bounds as follows:

BEGINNING at a calculated point for corner in the apparent common line between said H. & T.C. RR. CO. Survey, Abstract Number 237, and the H. & T.C. RR. CO. Survey, Abstract Number 471, in the approximate centerline of Farm to Market Road 1994, in the northwesterly line of said 482.734 acre tract, for the northerly corner of that certain called 10.100 acre tract described as "Tract 30" in instrument to Jennifer Escobar and Joaquin Antonio Merlos Reyes (Escobar tract), recorded under Clerk's File Number 2022149482, O.P.R.F.B.C.T., being the westerly corner of the herein described 10.100 acre tract, from which a mag nail found for the northerly west corner of said 482.734 acre tract bears, South 41°50'30" West, 560.00 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,695,006.18, E: 3,000,531.29**, Texas South Central Zone, (4204), grid measurements;

THENCE North 41°50'30" East, 280.00 feet, with the apparent common line between said H. & T.C. RR. CO. Survey, Abstract Number 237 and said H. & T.C. RR. CO. Survey, Abstract Number 471, the approximate centerline of said Farm to Market Road 1994, a northwesterly line of said 482.734 acre tract, to a calculated point for the westerly corner of that certain called 10.100 acre tract described as "Tract 32" in instrument to Zhiying Wang and Rei-Kwen Chiou (Zhiying tract), recorded under Clerk's File Number 2023032200, O.P.R.F.B.C.T., for the northerly corner of the herein described 10.100 acre tract;

THENCE South 48°07'49" East, severing, over and across said 482.734 acre tract, with the southwesterly line of said Zhiying tract, at a distance of 49.84 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for reference in the southeasterly margin of said Farm to Market Road 1994, in all, a total distance of 1571.27 feet, to a 1/2 inch iron rod with cap found for the southerly corner of said Zhiying tract, being the easterly corner of the herein described 10.100 acre tract;

THENCE South 41°50'30" West, 280.00 feet, continuing, over and across said 482.734 acre tract, to a 1/2 found for the easterly corner of said Escobar tract, for the southerly corner of the herein described 10.100 acre tract;

THENCE North 48°07'49" West, continuing, over and across said 482.734 acre tract, with the northeasterly line of said Escobar tract, at a distance of 1521.30 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for reference in the southeasterly margin of said Farm to Market Road 1994, in all, a total distance of 1571.27 feet, to the **POINT OF BEGINNING**, and 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 January 9, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 20814_TR31.

All coordinates, bearings, and distances are referenced to the Texas Coordinate System of 1983 (2011 Adjustment), South Central Zone (TXC-4204), U.S. Survey Feet, and are based on GPS Observations made by Texas Professional Surveying, LLC.

January 30, 2024
Date

A handwritten signature in blue ink, appearing to read "Thomas A. McIntyre".

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