



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 20
10.100 ACRES
IN THE H. & T.C. RR. 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 mag nail found at the intersection of the approximate centerline of Wolfgang Road with the approximate centerline of said Barek Road, for the southerly corner of said 482.734 acre tract, and the herein described 10.100 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N:13,689,100.41, E:3,002,346.94, South Central Zone (4204), grid measurements;

THENCE North 48°31'04" West, 15.25 feet, with the approximate centerline of said Wolfgang Road, the southwesterly line of said 482.734 acre, to a calculated point for the southwesterly corner of the herein described 10.100 acre tract;

THENCE severing, over and across said 482.734 acre tract the following three (3) courses and distances:

1. North 00°50'27" East, at a distance of 41.76 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly margin of said Wolfgang Road for reference, in all, a total distance of 1329.09 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 41°52'11" East, 370.25 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 07°13'23" East, at a distance of 1148.79 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly margin of said Barak Road, for reference, in all, a total distance of 1174.59 feet, to a calculated point in the approximate centerline of said Barak Road, the southeasterly line of said 482.734 acre tract, being the southeasterly corner of the herein described 10.100 acre tract, from which a 5/8 inch iron rod with cap found for reference, bears North 41°52'11" East, 1327.09 feet;

THENCE South 41°52'11" West, 603.62 feet, with the approximate centerline of said Barak Road, the southeasterly line of said 482.734 acre tract, to the **POINT OF BEGINNING**, 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 April 6, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 20814_TR 20 - CPP.

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, South Central Zone (4204), grid measurements.

May 31, 2022
Date



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



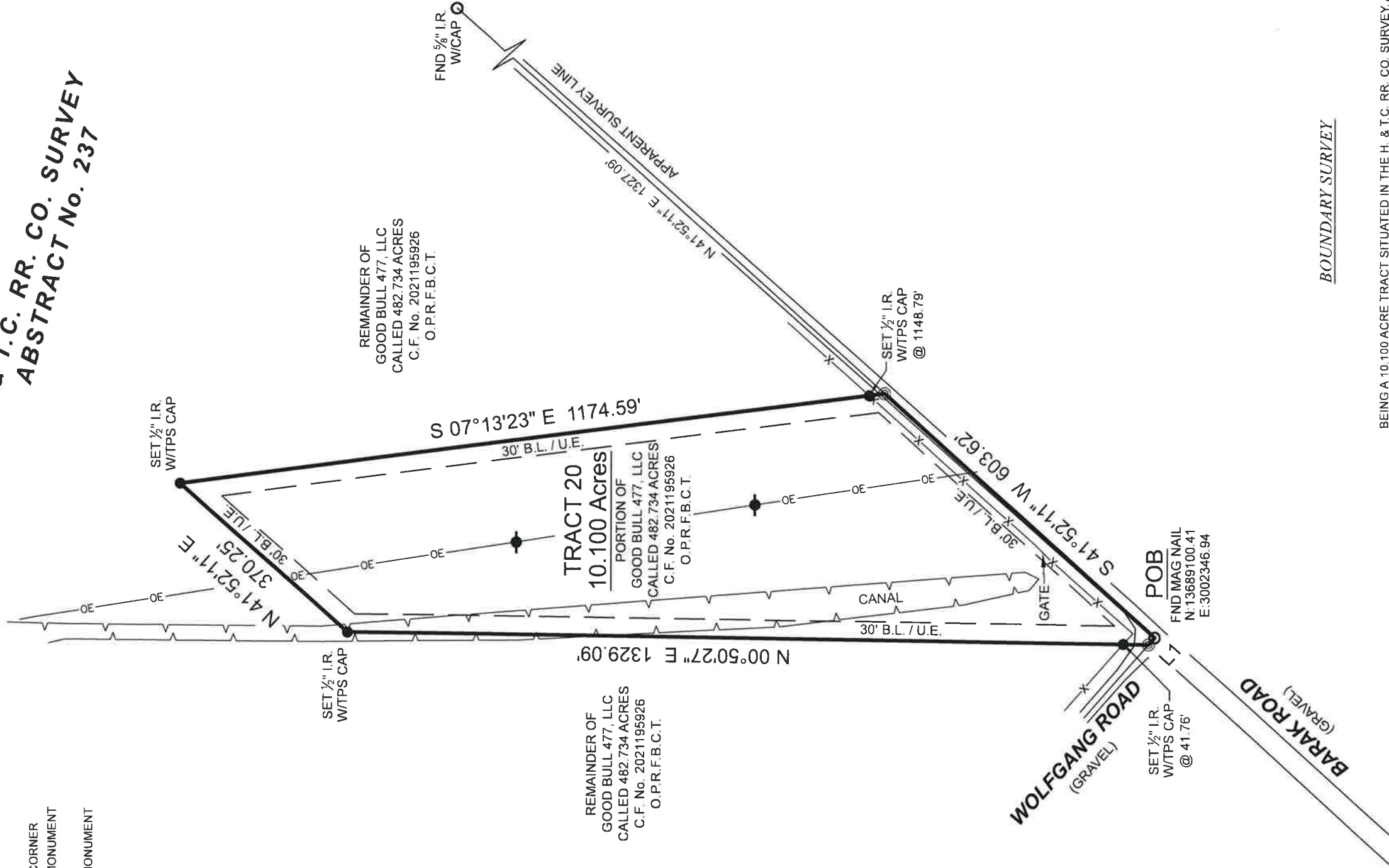


LINE	BEARING	DISTANCE
L1	N 48°31'04" W	15.25'

SYMBOL LEGEND

- OE— OVERHEAD ELECTRIC
- TOP OF BANK
- X— WIRE FENCE
- ⊙ CALCULATED CORNER
- FND SURVEY MONUMENT
- POWER POLE
- SET SURVEY MONUMENT

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



GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BOUNDARY 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.C.T.), SAID 10.100 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS PROPERTY LIES IN ZONE X OUTSIDE THE 100 YEAR FLOOD PLAIN PER GRAPHIC SCALING ACCORDING TO COMMUNITY PANEL NUMBER 48157C0525M HAVING AN EFFECTIVE DATE OF 12/21/2017

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TXSC-4204), GRID MEASUREMENTS.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PROJECT NUMBER	20814_TR20
DATE	04-06-2022
DRAWN BY	ALT/TK
CHECKED BY	CPP
FIELD CREW	RD
REVISION 1	05-31-2022
REVISION 2	
REVISION 3	
REVISION 4	



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FIRM REGISTRATION NO. 100684-00

PURCHASER:.....BLUE INDIE REALTY
ADDRESS:.....BARAK ROAD, GUY, TX, 77444
SURVEY:.....H. & T.C. RR. CO., A-237
AREA:.....10.100 ACRES
COUNTY:.....FORT BEND



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921