



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 16

10.100 ACRES

IN THE H. & T.C. RR. CO. SURVEY, ABSTRACT NUMBER 237 FORT BEND COUNTY, TEXAS

BEING a 10.100 acre tract of land situated in the H. & T.C. RR. Co. Survey, Abstract Number 237, Fort Bend County, Texas, being a portion of that certain called 20.961 acre tract described in instrument to Good Bull 477, LLC., recorded under Clerk's File Number 2023043263 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:

COMMENCING at a mag nail found at the intersection of the approximate centerline of Wolfgang Road with the approximate centerline of Barak Road;

THENCE North 41°52'11" East, 1752.84 feet, with the approximate centerline of said Barak Road to a calculated point for the common southerly corner of said 20.961 acre tract and that certain called 10.100 acre tract described in instrument to Osiel Unruiza Reyes, recorded under Clerk's File Number 2022110034, O.P.R.F.B.C.T., being the southernmost corner and **POINT OF BEGINNING** of the herein described 10.100 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,690,405.69, E: 3,003,516.86**, South Central Zone (4204), grid measurements;

THENCE North 48°07'49" West, with the common line between said 20.961 acre tract and said 10.100 acre tract, at a distance of 21.95 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the northwesterly margin of said Barak Road, in all, a total distance of 50.00 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for a common corner of said 20.961 acre tract and said 10.100 acre tract, being the southwesterly exterior corner of the herein described 10.100 acre tract;

THENCE North 03°42'37" West, 1747.50 feet, with the westerly line of said 20.961 acre tract, common to the easterly line of said 10.100 acre tract and that certain called 482.734 acre tract described in instrument to Good Bull 477, LLC, recorded under Clerk's File Number 2021195926, O.P.R.F.B.C.T., to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 20.961 acre tract and said 482.734 acre tract, being the northwesterly corner of the herein described 10.100 acre tract;

THENCE South 47°16'04" East, 674.80 feet, severing over and across said 20.961 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 20.961 acre tract and that certain called 19.029 acre tract described in instrument to Shawn Karim Khowaja, recorded under Clerk's File Number 2022118788, O.P.R.F.B.C.T., being the northerly east corner of the herein described 10.100 acre tract;

THENCE with the common line between said 20.961 acre tract and said 19.029 acre tract, the following two (2) courses and distances:

1. South $14^{\circ}36'43''$ West, 1251.96 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for corner;
2. South $48^{\circ}07'49''$ East, at a distance of 27.59 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the northwesterly margin of Barak Road, in all, a total distance of 50.00 feet, to a calculated point in the approximate centerline of said Barak Road, for the common southerly corner of said 20.961 acre tract and said 19.029 acre tract, being the southerly east corner of the herein described 10.100 acre tract;

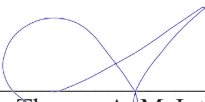
THENCE South $41^{\circ}52'11''$ West, 100.00 feet, with the approximate centerline of said Barak Road, common to the lower southeasterly line of said 20.961 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 10.100 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 1, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 20814_TR16.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, South Central Zone (4204).

August 24, 2023
Date




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