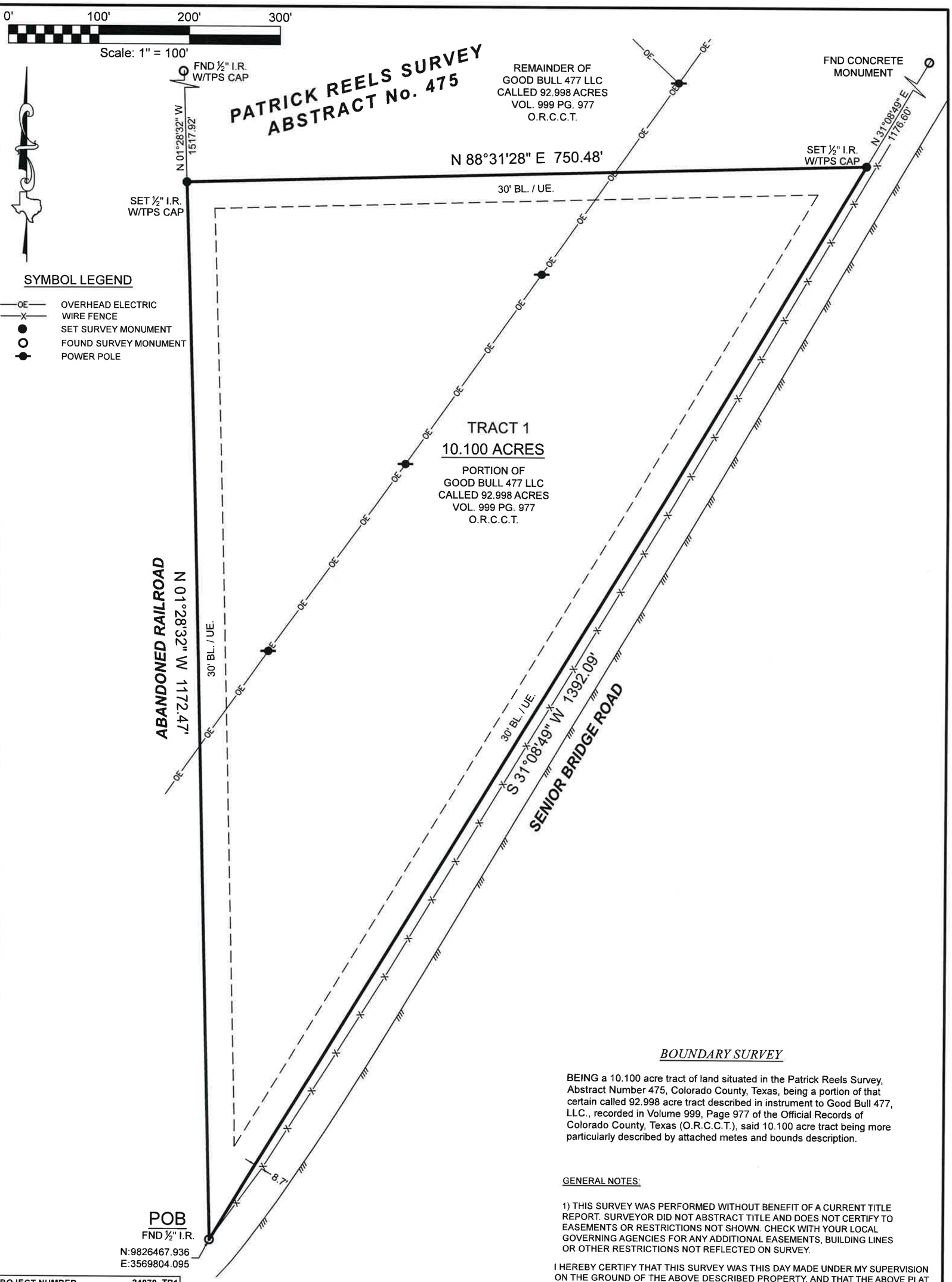


## BOUNDARY SURVEY

BEING a 10.100 acre tract of land situated in the Patrick Reels Survey, Abstract Number 475, Colorado County, Texas, being a portion of that certain called 92.998 acre tract described in instrument to Good Bull 477, LLC., recorded in Volume 999, Page 977 of the Official Records of Colorado County, Texas (O.R.C.C.T.), said 10.100 acre tract being more particularly described by attached metes and bounds description.

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.

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 | 24079_TR1 |
| DATE | 05-27-2022 |
| DRAWN BY | AJD |
| CHECKED BY | MJW |
| FIELD CREW | GG |
| REVISION 1 | |
| 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. 48089C0455D HAVING AN EFFECTIVE DATE OF 02/04/2011.

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, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

| | |
|---|---|
| PURCHASER | GOOD BULL 477 LLC |
| ADDRESS | SENIOR BRIDGE ROAD, EAGLE LAKE, TX 77434 |
| SURVEY | PATRICK REELS SURVEY, A - 475 |
| SUBJECT | 10.100 ACRES |
| COUNTY | COLORADO |

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

*Thomas A. McIntyre*
*Registered Professional Land Surveyor No. 6921*