

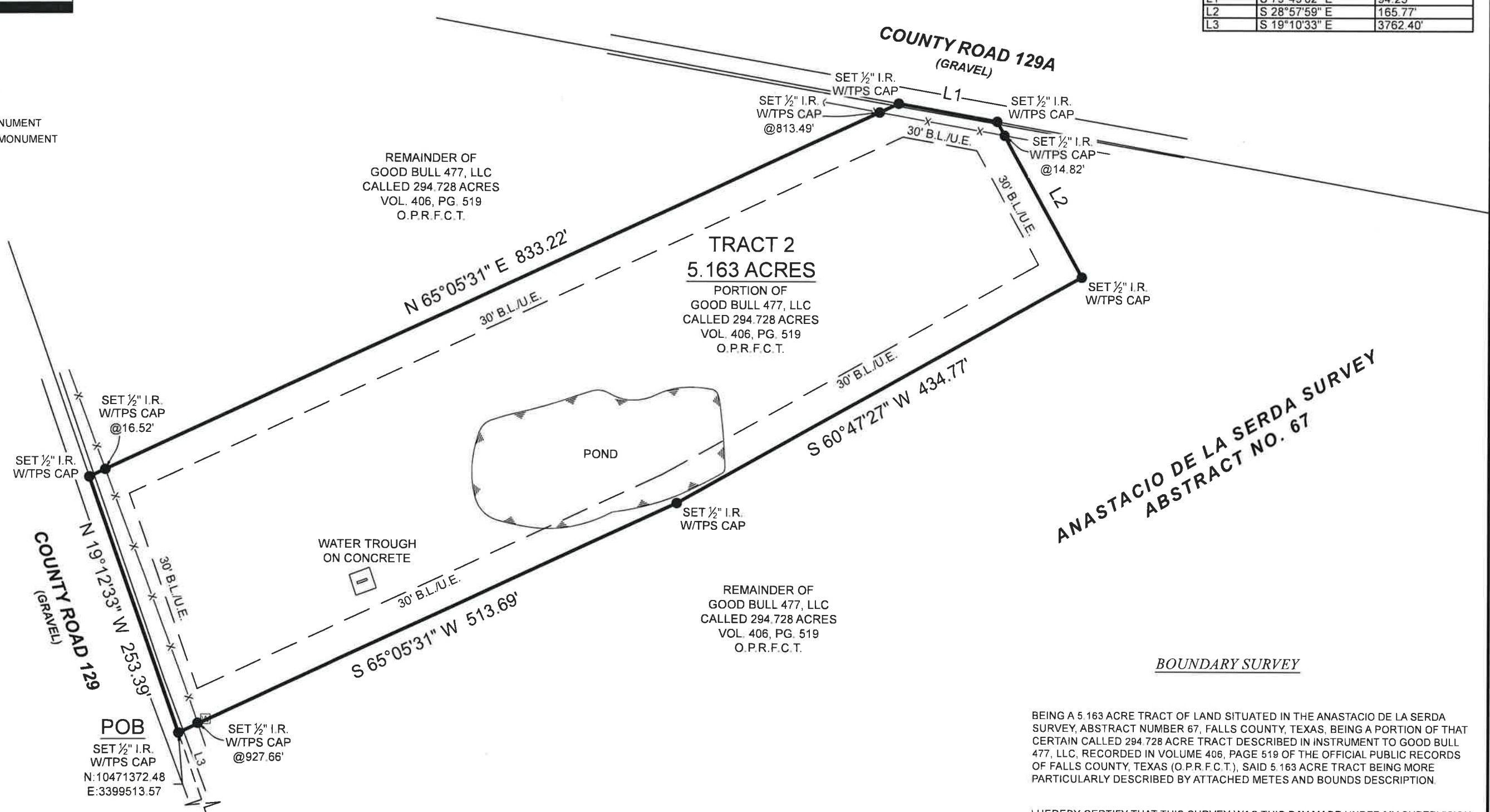
0' 100' 200' 300'

Scale: 1" = 100'

SYMBOL LEGEND

- EDGE OF WATER
- WIRE FENCE
- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT
- WATER METER

LINE	BEARING	DISTANCE
L1	S 79°49'02" E	94.25'
L2	S 28°57'59" E	165.77'
L3	S 19°10'33" E	3762.40'



**ANASTACIO DE LA SERDA SURVEY
ABSTRACT NO. 67**

BOUNDARY SURVEY

BEING A 5.163 ACRE TRACT OF LAND SITUATED IN THE ANASTACIO DE LA SERDA SURVEY, ABSTRACT NUMBER 67, FALLS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 294.728 ACRE TRACT DESCRIBED IN INSTRUMENT TO GOOD BULL 477, LLC, RECORDED IN VOLUME 406, PAGE 519 OF THE OFFICIAL PUBLIC RECORDS OF FALLS COUNTY, TEXAS (O.P.R.F.C.T.), SAID 5.163 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

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.

PROJECT NUMBER	23482_TR_2
DATE	03/03/2022
DRAWN BY	TK
CHECKED BY	CPP
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER: GOOD BULL 477, LLC
 ADDRESS: COUNTY ROAD 129, MARLIN, TX 76661
 SURVEY: ANASTACIO DE LA SERDA, A-67
 SUBJECT: 5.163 ACRES
 COUNTY: FALLS

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

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.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921