



# 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 17**  
**7.376 ACRES**  
**IN THE ANASTACIO DE LA SERDA SURVEY, ABSTRACT NUMBER 67**  
**FALLS COUNTY, TEXAS**

BEING a 7.376 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 7.376 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of County Road 129 (CR 129), in the southwesterly line of said 294.728 acre tract, for the southwesterly corner of the herein described 7.376 acre tract, from which a 1/2 inch iron rod found for the southerly corner of said 294.728 acre tract, bears South 19°10'27" East, 439.42 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N:10,468,233.89, E:3,400,605.07**, Central Zone (4203), grid measurements;

THENCE North 19°10'27" West, 219.77 feet, with the approximate centerline of said CR 129, the southwesterly line of said 294.728 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 7.376 acre tract, from which a 100D nail found for reference bears North 19°10'27" West, 2921.98 feet;

THENCE severing, over and across said 294.728 acre tract, the following three (3) courses and distances:

1. North 58°49'33" East, at a distance of 22.70 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northeasterly margin of said CR 129, in all, **a total distance of 1475.93 feet**, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 28°57'59" East, 215.13 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 58°49'33" West, at a distance of 1490.11 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northeasterly margin of said CR 129, in all, **a total distance of 1513.33 feet**, to the **POINT OF BEGINNING**, and containing a computed area of 7.376 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 3, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 23482\_TR\_17 - 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, Central Zone (4203), grid measurements.

June 21, 2022  
Date



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