



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 20
5.167 ACRES
IN THE ANASTACIO DE LA SERDA SURVEY, ABSTRACT NUMBER 67
FALLS COUNTY, TEXAS

BEING a 5.167 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 5.167 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 182 (CR 182), the southeasterly line of said 294.728 acre tract, for the southwesterly corner of the herein described 5.167 acre tract, from which a 1/2 inch iron rod found at the intersection of the approximate centerline of County Road 129 (CR 129) with the approximate centerline of said CR 182, for the southerly corner of said 294.728 acre tract, bears South 58°26'45" West, 1588.56 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N:10,468,650.15, E:3,402,103.08**, Central Zone (4203), grid measurements;

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

1. North 28°57'59" West, at a distance of 26.30 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northwesterly margin of said CR 182, in all, a **total distance of 1187.28 feet**, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the corner;
2. North 59°10'58" East, 173.46 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 30°33'15" East, at a distance of 1157.22 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northwesterly margin of said CR 182, in all, a **total distance of 1184.02 feet**, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said CR 182, the southeasterly line of said 294.728 acre tract, for the southeasterly corner of the herein described 5.167 acre tract, from which a 1/2 inch iron rod found for reference bears North 58°26'45" East, 252.98 feet;


THENCE South 58°26'45" West, 206.40 feet, with the approximate centerline of said CR 182, the southeasterly line of said 294.728 acre tract, to the **POINT OF BEGINNING**, and containing a computed area of 5.167 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_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, Central Zone (4203), grid measurements.

June 21, 2022
Date




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