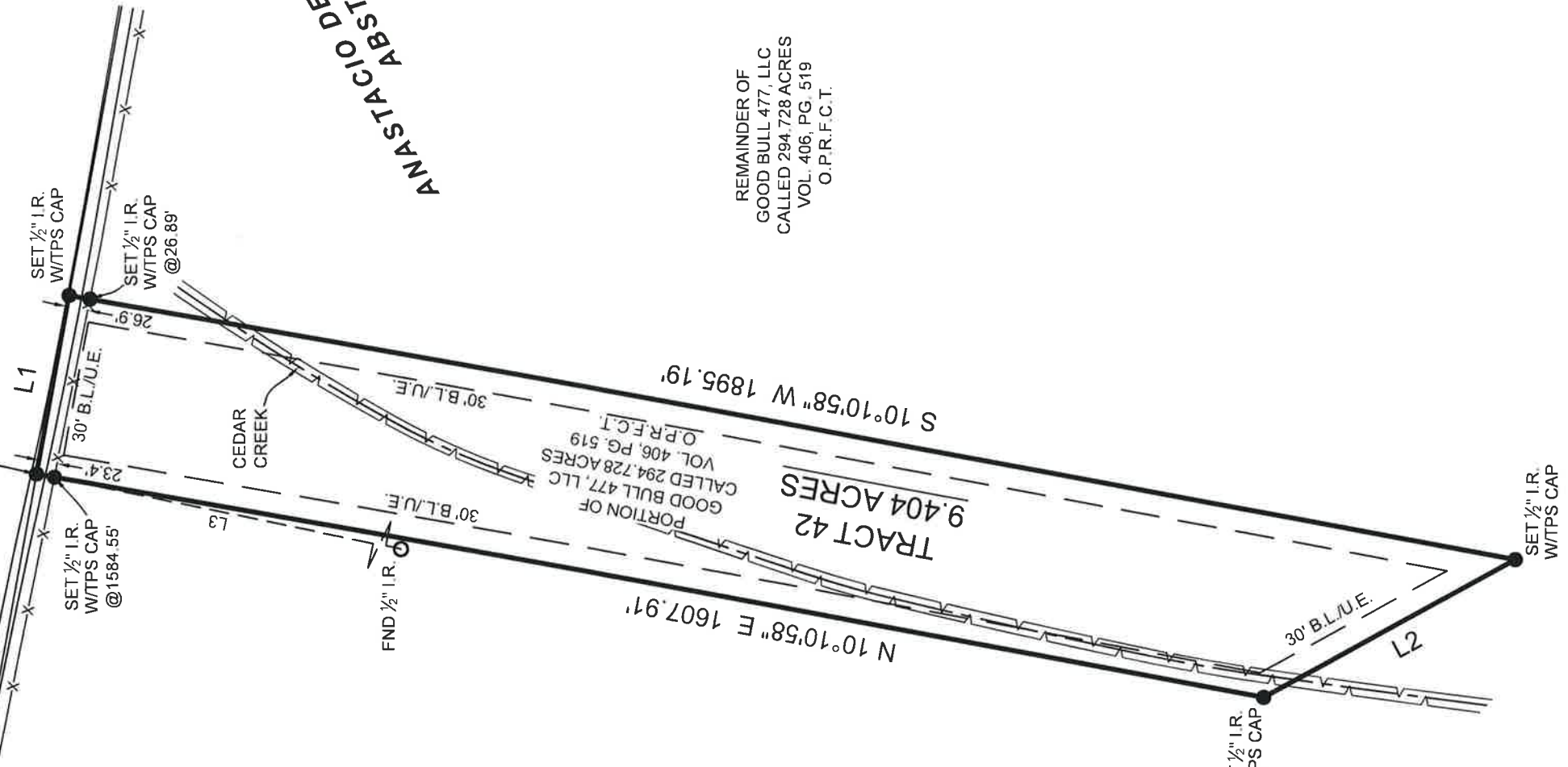




SYMBOL LEGEND

—X—	WIRE FENCE
○	FOUND SURVEY MONUMENT
●	SET SURVEY MONUMENT
- - -	FLOWLINE
— —	TOP OF BANK

POB
 SET ½" I.R.
 W/TPS CAP
 N:10471714.610
 E:3401567.067



ANASTASIO DE LA SERDA SURVEY
 ABSTRACT NO. 67

REMAINDER OF
 GOOD BULL 477, LLC
 CALLED 294.728 ACRES
 VOL. 406, PG. 519
 O.P.R.F.C.T.

REMAINDER OF
 GOOD BULL 477, LLC
 CALLED 294.728 ACRES
 VOL. 406, PG. 519
 O.P.R.F.C.T.

LINE	BEARING	DISTANCE
L1	S 79°49'02" E	233.87'
L2	N 28°57'59" W	370.44'
L3	S 11°51'13" W	3980.65'

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.

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.

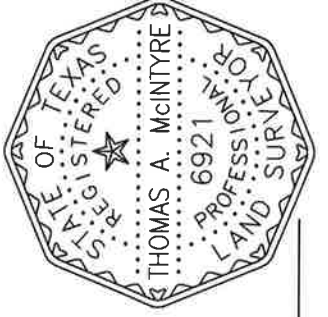
PROJECT NUMBER	23482_TR_42
DATE	03/03/2022
DRAWN BY	TK
CHECKED BY	AJD
FIELD CREW	TC
REVISION 1	-
REVISION 2	-
REVISION 3	-
REVISION 4	-

TPS TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

BOUNDARY SURVEY

BEING a 9.404 acre tract of land situated in the Anastasio 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 9.404 acre tract being more particularly described by attached metes and bounds described.

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.



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

PURCHASER.....GOOD BULL 477, LLC
 ADDRESS.....COUNTY ROAD 182, MARLIN, TX 76661
 SURVEY.....ANASTASIO DE LA SERDA, A - 67
 SUBJECT.....9.404 ACRES
 COUNTY.....FALLS