

LINE	BEARING	DISTANCE
L1	N 33°39'27" W	275.22'
L2	N 33°10'29" W	269.69'

**SYMBOL LEGEND**

- OE— OVERHEAD ELECTRIC
- X— WIRE FENCE
- POWER POLE (PP)
- SET SURVEY MONUMENT

**PEDRO SALINAS SURVEY**  
**ABSTRACT NO. 64**

**POB**  
 SET 1/2" I.R.  
 W/TPS CAP  
 N:10418579.61  
 E:3417239.00

**COUNTY ROAD 254**  
 GRAVEL ROAD

REMAINDER OF  
 GOOD BULL 477 LLC  
 CALLED 153.277 ACRES  
 VOL 410, PG 469  
 O.R.F.C.T.

PORTION OF  
 GOOD BULL 477 LLC  
 CALLED 153.277 ACRES  
 VOL 410, PG 469  
 O.R.F.C.T.

REMAINDER OF  
 GOOD BULL 477 LLC  
 CALLED 153.277 ACRES  
 VOL 410, PG 469  
 O.R.F.C.T.

**TRACT FOUR**  
**9.643 ACRES**

JYL DAVISON RITTMAN  
 PARCEL FOUR  
 CALLED 200.9 ACRES  
 VOL 405 PG 903  
 O.R.F.C.T.

RAILROAD (ABANDONED)

SET 1/2" I.R. W/TPS CAP

REMAINDER OF  
 GOOD BULL 477 LLC  
 CALLED 153.277 ACRES  
 VOL 410, PG 469  
 O.R.F.C.T.

SET 1/2" I.R. W/TPS CAP

30' B.L./U.E.

30' B.L./U.E.

S 02°35'51" W 679.32'

N 55°55'35" E 1531.40'

S 55°55'35" W 1131.92'

BOUNDARY SURVEY

BEING A 9.643 ACRE TRACT SITUATED IN THE PEDRO SALINAS SURVEY, ABSTRACT NUMBER 64, FALLS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 153.277 ACRE TRACT, DESCRIBED IN INSTRUMENT TO GOOD BULL 477 LLC, RECORDED IN VOLUME 410, PAGE 469 OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS (O.R.F.C.T.), SAID 9.643 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.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
 FIRST AMERICAN TITLE GUARANTY COMPANY  
 G.F. NO. TA-22-2442  
 EFFECTIVE DATE: MAY 01, 2022

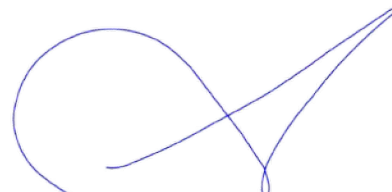


PROJECT NUMBER	25104_TR4
DATE	06-17-2022
DRAWN BY	ADV
CHECKED BY	TNK
FIELD CREW	GG
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

PURCHASER.....GOOD BULL 477 LLC  
 ADDRESS.....COUNTY ROAD 254, MARLIN, TX 76661  
 SURVEY.....PEDRO SALINAS, A - 64  
 SUBJECT.....9.643 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

