



LINE	BEARING	DISTANCE
L1	N 33°39'27" W	269.66'
L2	S 33°10'29" E	269.69'

SYMBOL LEGEND

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

PEDRO SALINAS SURVEY
ABSTRACT NO. 64

POB
SET 1/2" I.R.
W/TPS CAP
N:10418350.52
E:3417391.53

COUNTY ROAD 254

GRAVEL ROAD

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

TRACT 5
7.000 ACRES
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.

N 55°55'35" E 1131.92'

S 55°55'35" W 1129.65'

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

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

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

30' B.L./U.E.

30' B.L./U.E.

30' B.L./U.E.

30' B.L./U.E.

BOUNDARY SURVEY

BEING A 7.000 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 7.000 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_TR5
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.....7.000 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

