

N:10418042.83 E:3417596.41 REMAINDER OF GOOD BULL 477 LLC CALLED 153.277 ACRES VOL 410, PG 469 O.R.F.C.T.

BOUNDARY SURVEY

JACK GAREY

O.R.F.C.T.

BEING A 10.000 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 10.000 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_TR7
	DATE	06-17-2022
L	DRAWN BY	ADV
	CHECKED BY	TNK
	FIELD CREW	GG
	REVISION 1	
	REVISION 2	
	REVISION 3	
	REVISION 4	

ROAD 254

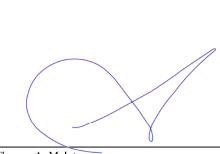
POB SET ½" I.R. W/TPS CAP

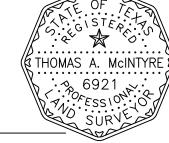
W/TPS CAP

1	PURCHASER······GOOD BULL 477 LLC	^
	OCUMENTA DO A DO	
	ADDRESSCOUNTY ROAD 254, MARLIN, TX 7666	
	SURVEY PEDRO SALINAS, A - 6	4
	SUBJECT10.000 ACRES	S
	COUNTYFALLS	S

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