



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 7
10.000 ACRES
IN THE PEDRO SALINAS SURVEY, ABSTRACT NUMBER 64
FALLS COUNTY, TEXAS

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 metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped “TPS 100834-00” set in the easterly margin of said County Road 254 (CR 254), the southwesterly line of said 153.277 acre tract, for the westerly corner of the herein described 10.000 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10418042.83, E: 3417596.41, Texas Central Zone (4203), grid measurements;

THENCE North 55°55'35" East, 2257.94 feet, over and across said 153.277 acre tract, to a ½ inch iron rod with cap stamped “TPS 100834-00 set in the common line of said 153.277 acre tract and that certain called 2,131.654 (NET) acre tract described in instrument to Jack Garey (Garey tract), recorded in Volume 104, Page 508, O.R.F.C.T., being the northerly corner of the herein described 10.000 acre tract;

THENCE South 33°26'10" East, 293.33 feet, with the common line between said 153.277 acre tract and said Garey tract, to a ½ inch iron rod with cap stamped “TPS 100834-00 set for the easterly corner of the herein described 10.000 acre tract;

THENCE over and across said 153.277 acre tract, the following three (3) courses and distances:

1. South 55°55'35" West, 1085.50 feet, to a ½ inch iron rod with cap stamped “TPS 100834-00” set for the easterly south corner of the herein described 10.000 acre tract;
2. North 33°23'33" West, 193.33 feet, to a ½ inch iron rod with cap stamped “TPS 100834-00” set for the interior corner of the herein described 10.000 acre tract;
3. South 55°55'35" West, 1172.19 feet, to a ½ inch iron rod with cap stamped “TPS 100834-00” set in the northeasterly margin of said CR 254, the southwesterly line of said 153.277 acre tract, for the southernmost corner of the herein described 10.000 acre tract;

THENCE North 33°39'27" West, 100.00 feet, with the northeasterly margin of said CR 254 and the southwesterly line of said 153.277 acre tract, to the **PLACE OF BEGINNING** and containing a computed area of 10.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 18, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25104.

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.

October 28, 2022

Date



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