



# TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

TRACT 4

9.643 ACRES

IN THE PEDRO SALINAS SURVEY, ABSTRACT NUMBER 64  
FALLS COUNTY, TEXAS

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 metes and bounds as follows:

**BEGINNING** at a  $\frac{1}{2}$  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 9.643 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10418579.61, E: 3417239.00, Texas Central Zone (4203), grid measurements;

THENCE North  $55^{\circ}55'35''$  East, 1531.40 feet, over and across said 153.277 acre tract, to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said 153.277 acre tract, in the southerly margin of a Railroad (abandoned), for the northerly corner of the herein described 9.643 acre tract;

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

1. South  $02^{\circ}35'51''$  West, 679.32 feet, to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set for the easterly south corner of the herein described 9.643 acre tract;
2. North  $33^{\circ}10'29''$  West, 269.69 feet, to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set for the interior corner of the herein described 9.643 acre tract;
3. South  $55^{\circ}55'35''$  West, 1131.92 feet, to a  $\frac{1}{2}$  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 9.643 acre tract;

THENCE North  $33^{\circ}39'27''$  West, 275.22 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 9.643 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