



**SYMBOL LEGEND**

- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT



| BOUNDARY LINE TABLE |               |         |
|---------------------|---------------|---------|
| LINE #              | DIRECTION     | LENGTH  |
| L1                  | S16° 39' 53"W | 13.24'  |
| L2                  | S27° 18' 11"W | 69.87'  |
| L3                  | S29° 45' 51"W | 34.71'  |
| L4                  | N71° 17' 53"W | 85.40'  |
| L5                  | N50° 35' 36"W | 115.31' |
| L6                  | N31° 28' 51"E | 100.13' |
| L7                  | S60° 14' 09"E | 194.00' |
| L8                  | S56° 40' 54"W | 922.98' |
| L9                  | S07° 58' 25"W | 997.12' |
| L10                 | S76° 25' 53"E | 373.67' |

PROJECT 33081 DP ESMT 0.575 ACRES  
 DATE 5/14/2024

**TEXAS PROFESSIONAL SURVEYING**  
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FLORESVILLE GREEN ACRES  
 PHASE TWO, BLOCK 1  
 (PROPOSED SUBDIVISION)

REMAINDER OF  
 BAD BULL 2023, LLC  
 CALLED 133.02 ACRES  
 INSTRUMENT NO. 2023131779  
 O.R.W.C.T.

0.575 ACRES  
 DETENTION POND EASEMENT

FND 5/8" I.R.  
 W/CAP

POB  
 CALCULATED  
 CORNER (TYP.)  
 N:13604194.08  
 E:2189455.98

FND 8"  
 FENCE POST

ANNABEL D. GARCIA, ET AL  
 CALLED 64.89 ACRES  
 VOL. 2057, PG. 443  
 O.P.R.W.C.T.

DETENTION POND EASEMENT EXHIBIT

BEING A 0.575 ACRE EASEMENT (EASEMENT) SITUATED IN THE FRANCISCO FLORES SURVEY, ABSTRACT NUMBER 10, WILSON COUNTY, TEXAS, BEING OVER AND ACROSS THE REMAINDER OF CERTAIN CALLED 133.02 ACRE TRACT DESCRIBED IN INSTRUMENT TO BAD BULL 2023, LLC, RECORDED IN INSTRUMENT 2023131779, IN THE OFFICIAL RECORDS OF WILSON COUNTY, TEXAS (O.R.W.C.T.), ALSO KNOWN AS LOT 25, BLOCK 1 OF FLORESVILLE GREEN ACRES, PHASE TWO, A PROPOSED SUBDIVISION, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

FRANCISCO FLORES SURVEY  
 ABSTRACT NO. 10

LOT 24

LOT 25

LOT 26

L8

L6

L7

L10

L1

L5

L2

L4

L3

L9