



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION  
DETENTION POND EASEMENT  
0.814 ACRES  
IN THE FRANCISCO FLORES SURVEY, ABSTRACT NUMBER 10  
WILSON COUNTY, TEXAS**

BEING a 0.814 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 20, Block 1 of Floresville Green Acres, Phase Two, a proposed subdivision, said easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a calculated corner for the northernmost easterly corner of herein described easement, from which a 4 inch fence post found for reference bears, North 29°30'13" East, 1698.32 feet;

THENCE over and across said Lot 20, the following nine (9) courses and distances;

1. South 01°20'28" East, 24.33 feet, to a calculated point for corner;
2. South 29°10'01" West, 9.00 feet, to a calculated point for corner;
3. South 39°08'15" West, 86.35 feet, to a calculated point for corner; from which a 5/8 inch iron rod found being the southerly corner of said 133.02 acre tract bears, South 28°24'21" West, 1684.32 feet;
4. North 61°01'57" West, 90.69 feet, to a calculated point for corner;
5. North 60°14'55" West, 219.33 feet, to a calculated point for corner, from which a 4 inch by 4 inch concrete monument found being the westernmost corner of said 133.02 acre tract bears, South 51°53'24" West, 1701.99 feet;
6. North 28°58'03" East, 106.00 feet, to a calculated point for corner;
7. South 61°01'57" East, 47.97 feet, to a calculated point for corner;
8. South 63°02'08" East, 171.66 feet, to a calculated point for corner;
9. South 61°01'57" East, 93.47 feet, to the **POINT OF BEGINNING**. Containing a computed area of 0.814 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 5, 2024 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 33081.

All coordinates, bearings, distances, and areas shown hereon are grid measurements on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone, U.S. Survey Feet.

May 21, 2024  
Date



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Carey A. Johnson  
R.P.L.S. No. 6524