



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

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

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 metes and bounds as follows:

BEGINNING at a calculated point being the easterly corner of said easement, from which an 8 inch fence post found for reference bears, South 76°25'53" East, 373.67 feet;

THENCE over and across said Lot 25, the following seven (7) courses and distances;

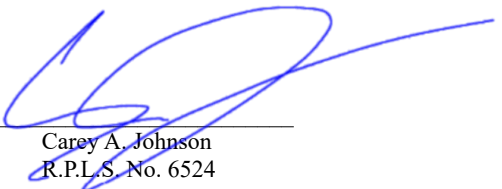
1. South 16°39'53" West, 13.24 feet, to a calculated point for corner;
2. South 27°18'11" West, 69.87 feet, to a calculated point for corner,
3. South 29°45'51" West, 34.71 feet, to a calculated point for corner; from which a 5/8 inch iron rod with cap found being the southerly corner of said 133.02 acre tract bears, South 07°58'25" West, 997.12 feet;
4. North 71°17'53" West, 85.40 feet, to a calculated point for corner;
5. North 50°35'36" West, 115.31 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 56°40'54" West, 922.98 feet;
6. North 31°28'51" East, 100.13 feet, to a calculated point for corner;
7. South 60°14'09" East, 194.00 feet, to the **POINT OF BEGINNING**. Containing a computed area of 0.575 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




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