

LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
- CP - CORNER POST
- DDMM'SS" DIST - FIELD
- (DDMM'SS" DIST) - RECORD
- X - BARBED WIRE FENCE
- ⊕ - POWER/UTILITY POLE
- ⊙ - WATER WELL/WATER METER (AS NOTED)
- ⊙ - SEPTIC TANK
- O - CHAIN LINK FENCE
- H - WOOD PRIVACY FENCE



SCALE 1" = 200'

CATARINA ZEPEDA SURVEY
ABSTRACT NO. 362
11.03 ACRES ALSO SURVEYED THIS DAY

11.10 ACRES
ALSO SURVEYED
THIS DAY

11.11 ACRES
ALSO SURVEYED
THIS DAY

Tract 5
11.03 ACRES

COUNTY ROAD
NO. 412

R=1372.69'
L=262.08'
Tan=131.44'
Δ=10°56'21"
Chrd=N68°53'07"W
261.68

N74°15'48"W
175.84'
IRS 225.99'

R=1496.06'
Chrd=N68°00'46"W
L=327.31

N61°43'27"W
1308.47'

R.O.W. NOT TO SCALE
F.M. HWY
NO. 3335

SURVEY PLAT OF 11.03 ACRES OF LAND OUT OF THE CATARINA ZEPEDA SURVEY, ABSTRACT NO. 362, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE DESCRIBED IN A CONVEYANCE TO ROBERT M. RICE IN A DEED OF RECORD IN VOLUME 481, PAGE 882 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) THE BASIS OF THE BEARING SYSTEM IS NGS84.
- 3.) THIS PLAT WAS PREPARED FOR ROBERT RICE. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 4.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK.
- 5.) NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PRONE AREA AS SHOWN FROM COMMUNITY-PANEL NO. 480230 0008-A, DATED MARCH 15, 1978.

REFERENCE: VOL 481, PG. 882 - DEED



POLLOK & SONS
SURVEYING, INC.
FLORESVILLE, TEXAS
(830) 393-4770



STATE OF TEXAS
COUNTY OF WILSON

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 11TH DAY OF MAY 20 09 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

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JOB NO. 09-01838

DRAWN BY

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 11.03 ACRES OF LAND

BEING 11.03 acres of land out of the Daniel Bird Survey, Abstract No. 41 and the Catarina Zepeda Survey, Abstract No. 362, Wilson County, Texas, being a part or portion of the land described in a conveyance to Robert M. Rice in a deed of record in Volume 481, Page 882, Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap at the intersection of the northeasterly right-of-way line of FM Highway No. 3335 and the northwesterly right-of-way line of County Road No. 442;

THENCE North $61^{\circ} 43' 27''$ West, distance of 1306.47 feet to a right-of-way monument for a PC of a curve to the left, North $68^{\circ} 00' 46''$ West, with chord of curve, a distance of 327.31 feet to a right-of-way monument, North $74^{\circ} 15' 48''$ West, distance of 225.99 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the westerly corner of a 11.02 acre tract also surveyed this day, the southerly corner and POINT OF BEGINNING of this tract;

THENCE North $74^{\circ} 15' 48''$ West, with said Highway right-of-way line, a distance of 115.84 feet to a found right-of-way monument for the PC of a curve to the right;

THENCE with said curve having a radius of 1372.69 feet, chord bearing of North $68^{\circ} 53' 07''$ West, chord distance of 261.68 feet and arc length of 262.08 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the westerly corner of this tract and southerly corner of a 11.04 acre tract also surveyed this day;

THENCE North $28^{\circ} 55' 12''$ East, with the common line of the 11.04 acre tract and of this tract, a distance of 1312.00 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for a common corner on the southerly line of a 11.10 acre tract also surveyed this day;

THENCE South $62^{\circ} 12' 04''$ East, with the southerly line of the 11.10 acre tract and a 11.11 acre tract also surveyed this day, total distance of 372.12 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the easterly corner of this tract and northerly corner of the aforementioned 11.02 acre tract;

THENCE South $28^{\circ} 55' 12''$ West, with the common line of the 11.02 acre tract and of this tract, a distance of 1257.33 feet to the POINT OF BEGINNING containing 11.03 acres of land as shown on a plat that accompanies this description.

THE bearing system is based on WGS'84.

POLLOK & SONS SURVEYING, INC.

CATARINA ZEPEDA SURVEY ABSTRACT NO. 362



SCALE 1" = 200'

MARY ANN FREASLER
VOL. 480, PG. 305

11.09 ACRES
ALSO SURVEYED
THIS DAY

11.10 ACRES
ALSO SURVEYED
THIS DAY

11.03 ACRES
ALSO SURVEYED
THIS DAY

11.03 ACRES
ALSO SURVEYED
THIS DAY

Tract 6

11.04 ACRES

S59°47'26"E
253.44'

S60°23'08"E
169.71'

R=1206.28
L=315.16
Chord=S67°48'47"E
L=314.26'

R=1372.69'
L=74.03'
Tan=37.02°
Δ=3°05'23"
Chrd=N61°52'15"W
74.02'

R.O.W. NOT TO SCALE
F.M. HWY
NO. 3335

- LEGEND
- IRF - STEEL ROD FOUND
 - RS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
 - CP - CORNER POST
 - DDMM'SS' DIST' - FIELD
 - (DDMM'SS' DIST') - RECORD
 - X- BARBED WIRE FENCE
 - POWER/UTILITY POLE
 - WATER WELL/WATER METER (AS NOTED)
 - SEPTIC TANK
 - O- CHAIN LINK FENCE
 - H- WOOD PRIVACY FENCE

SURVEY PLAT OF 11.04 ACRES OF LAND OUT OF THE CATARINA ZEPEDA SURVEY, ABSTRACT NO. 362, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE DESCRIBED IN A CONVEYANCE TO ROBERT M. RICE IN A DEED OF RECORD IN VOLUME 481, PAGE 882 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS.

SURVEYOR NOTES

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT
- 2.) THE BASIS OF THE BEARING SYSTEM IS NGS84.
- 3.) THIS PLAT WAS PREPARED FOR ROBERT RICE. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 4.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK.
- 5.) NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PRONE AREA AS SCALED FROM COMMUNITY-PANEL NO. 480230 0006 A, DATED MARCH 15, 1978.

REFERENCE: VOL. 481, PG. 882 - DEED



POLLOK & SONS
SURVEYING, INC.
FLORESVILLE, TEXAS
(830) 393-4770



STATE OF TEXAS
COUNTY OF WILSON

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 11TH DAY OF MAY, 2009 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

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JOB NO. '09-0183B

DRAWN BY

STATE OF TEXAS
COUNTY OF WILSON

EXHIBIT "B"

FIELD NOTES FOR 11.04 ACRES OF LAND

BEING 11.04 acres of land out of the Daniel Bird Survey, Abstract No. 41 and the Catarina Zepeda Survey, Abstract No. 362, Wilson County, Texas, being a part or portion of the land described in a conveyance to Robert M. Rice in a deed of record in Volume 481, Page 882, Deed Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a found $\frac{1}{2}$ inch pin at the westerly corner of the Rice land on the southeasterly line of the Mary Ann Freasier land described in Volume 429, Page 305, Wilson County Deed Records;

THENCE South $59^{\circ} 47' 26''$ East, with the southwesterly line of the Rice land, a distance of 253.44 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap on the curve of FM Highway No. 3335;

THENCE South $67^{\circ} 48' 47''$ East, with chord of said curve having a radius of 1206.28 feet, chord distance of 314.26 feet and arc length of 315.16 feet to a found right-of-way monument for the PT of said curve;

THENCE South $60^{\circ} 23' 08''$ East, continuing with said Highway right-of-way line, a distance of 169.71 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the southerly corner of a 11.05 acre tract also surveyed this day, the westerly corner and **POINT OF BEGINNING** of this tract;

THENCE North $28^{\circ} 55' 12''$ East, with the common line of the 11.05 acre tract and of this tract, a distance of 1302.27 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for a common corner on the southerly line of a 11.09 acre tract also surveyed this day;

THENCE South $62^{\circ} 12' 04''$ East, with the northerly line of this tract, southerly line of the 11.09 and a 11.10 acre tract also surveyed this day, total distance of 367.84 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the easterly corner of this tract and northerly corner of a 11.03 acre tract also surveyed this day;

THENCE South $28^{\circ} 55' 12''$ West, with the common line of the 11.03 acre tract and of this tract, a distance of 1312.00 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for a common corner on a curve of the northeasterly right-of-way line of FM Highway No. 3335;

THENCE with a curve to the right of said Highway right-of-way line having a radius of 1372.69 feet, chord bearing of North $61^{\circ} 52' 15''$ West, chord distance of 74.02 feet and arc length of 74.03 feet to a found right-of-way monument for the PT of said curve;

THENCE North $60^{\circ} 23' 08''$ West, continuing with said Highway right-of-way line, a distance of 293.78 feet to the **POINT OF BEGINNING** containing 11.04 acres of land as shown on a plat that accompanies this description.

THE bearing system is based on WGS'84.

POLLOK & SONS SURVEYING, INC.