



SCALE 1" = 300'

LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET
- WITH "POLLOK & SONS" CAP
- CP - CORNER POST
- DD'MM'SS" DIST.' - FIELD
- (DD'MM'SS" DIST.') - RECORD
- x - BARBED WIRE FENCE
- POW/UTLITY POLE
- WATER WELL/WATER METER (AS NOTED)
- SEPTIC TANK
- O - CHAIN LINK FENCE
- II - WOOD PRIVACY FENCE

WM. JOHNSON
SURVEY
ABSTRACT NO. 11

J. L. LANDRUM
SURVEY
ABSTRACT NO. 503

LINE	BEARING	DISTANCE
L1	N50°37'05"E	12.17
L2	N46°02'25"E	99.29
L3	N57°48'39"E	53.10
L4	N59°19'19"E	36.62
L5	S85°47'40"E	47.50
L6	S71°00'43"E	41.31
L7	S37°02'38"E	30.25
L8	S18°33'35"E	48.85
L9	S82°05'51"E	75.87
L10	N65°30'11"E	35.26
L11	N50°44'12"E	37.61
L12	N24°21'47"E	61.29
L13	N01°11'05"E	42.29
L14	N01°53'02"W	46.75

2 MILE ESTATES
VOL. 1, PG. 141B

PINE BRANCH HOLLOW
SECTION 1
VOL. 4, PG. 94
TRACT 39

TRACT 13
4.52 ACRES

TRACT 1
TRACT 2
TRACT 12

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS CENTRAL.
- 3.) THIS PLAT WAS PREPARED FOR KENNEDY JAMES. 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. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

SURVEY PLAT OF 4.52 ACRES OF LAND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO JAMES KENNEDY IN THE DEED OF RECORD IN VOLUME 1845, PAGE 364 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS AND FURTHER BEING A PART OR PORTION OF TRACT 13 OF 2 MILE ESTATES AS SHOWN ON THE PLAT OF RECORD IN VOLUME 1, PAGE 141B OF THE PLAT RECORDS OF LEON COUNTY, TEXAS.



POLLOK & SONS
SURVEYING, INC.

FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
COUNTY OF LEON

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

THIS 24TH DAY OF MAY, 2023 A.D.

REFERENCE: VOL. 1, PG. 141B - PLAT
VOL. 1845, PG. 364 - DEED

LARRY J. POLLOK
© 2023 ALL RIGHTS RESERVED

R.P.L.S. NO. 5186
JOB NO. 23-0311