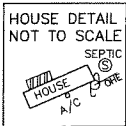


SCALE 1" = 600'

LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET WITH POLLOCK & SONS' CAP
- CP - CORNER POST
- DDMMSS' DIST. - FIELD
- (DDMMSS' DIST.) - RECORD
- x- BARBED WIRE FENCE
- ⊕ POWER/UTILITY POLE
- ⊕ WATER WELL/WATER METER (AS NOTED)
- ⊙ SEPTIC TANK
- o- CHAIN LINK FENCE
- ||- WOOD PRIVACY FENCE



R. WOODS SURVEY
ABSTRACT NO. 1430

PATRICIA JEAN PARKMAN
VOL. 1702, PG. 306

CYNTHIA JEAN
WHITLEY ZINDLER
VOL. 1716, PG. 350

JAY RODRIGUEZ
ET AL
VOL. 1742, PG. 327

MARILYN MILES SMITH
VOL. 897, PG. 832

CHARLES AHRENS
ET UX
VOL. 910, PG. 912

JIMMY C. ALLEN
VOL. 1646, PG. 743

M. GUINAN SURVEY
ABSTRACT NO 1107

MICHAEL PAGE
VOL. 1646, PG. 737

ANTHONY PAGE
VOL. 1646, PG. 732

CHARISSE PAGE MOSLEY
VOL. 1646, PG. 727

SHIRLEY M. ALLEN
VOL. 1646, PG. 721

I. KILLOUGH SURVEY
ABSTRACT NO. 470

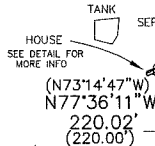
N88°33'37"W
258.05'
(257.99')
(N78°03'24"W)

S.D. WEATHERLY
VOL. 366, PG. 775

STEVEN SMITH
DONNA SMITH
VOL. 1776, PG. 772

COUNTY ROAD
No. 317

R.O.W. NOT TO SCALE



133.52
ACRES

APPROXIMATE SURVEY LINE

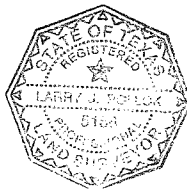
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°47'35"W	134.50
L2	N03°27'55"W	78.34
L3	N03°43'41"E	177.26
L4	N09°07'58"E	239.83
L5	N14°57'33"E	408.12
L6	N27°15'31"E	90.18
L7	N18°07'39"E	61.78
L8	N02°44'36"E	702.94
L9	N07°33'40"E	280.74
L10	N11°18'50"E	188.77
L11	N22°48'20"E	264.69
L12	N04°10'38"E	136.03
L13	S77°36'11"E	40.42
L14	S04°14'23"W	135.83
L15	S22°48'20"W	267.23
L16	S11°18'50"W	183.43
L17	S07°33'40"W	277.74
L18	S02°44'54"W	359.80
L19	S02°46'11"W	346.31
L20	S17°51'47"W	70.86
L21	S27°28'50"W	89.56
L22	S14°55'21"W	401.44
L23	S09°08'11"W	235.78
L24	S03°39'44"W	172.95
L25	S03°24'33"E	84.33
L26	N82°47'35"W	40.60

SURVEY PLAT OF 133.52 ACRES OF LAND OUT OF THE I. KILLOUGH SURVEY, ABSTRACT NO. 470, AND THE M. GUINAN SURVEY, ABSTRACT NO. 1107, LEON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO NORRIS BAILEY, ET AL IN THE DEED OF RECORD IN VOLUME 1040, PAGE 870 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR NORRIS BAILEY. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.
- 5.) 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.

REFERENCE: VOL. 1040, PG. 870 - DEED



**POLLOCK & 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 1ST DAY OF OCTOBER, 2020 A.D.

LARRY J. POLLOCK

R.P.L.S. NO. 5186

© 2020 ALL RIGHTS RESERVED

JOB NO. 20-0386

STATE OF TEXAS
COUNTY OF LEON

FIELD NOTES FOR 133.52 ACRES OF LAND

BEING 133.52 ACRES OF LAND OUT OF THE I. KILLOUGH SURVEY, ABSTRACT NO. 470, AND THE M. GUNAN SURVEY, ABSTRACT NO. 1107, LEON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO NORRIS BAILEY, ET AL IN THE DEED OF RECORD IN VOLUME 1040, PAGE 870 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found monument on the northerly line of the Curtis O'Neil Ross, et ux land as described in Volume 1004, Page 664 of the Official Public Records of Leon County, Texas for the southwesterly corner of the Shirley M. Allen land as described in Volume 1646, Page 721 of the Official Public Records of Leon County, Texas, the northeasterly corner of a 40 feet Access Easement as described in Volume 1040, Page 870 of the Official Public Records of Leon County, Texas, and the southeasterly corner of this tract;

THENCE North 77° 36' 11" West, with the common line of said 40' Access Easement and of the Ross land, a distance of 220.02 feet to a found monument for the northwesterly corner of said Ross land, the northeasterly corner of the Steven Smith et al land as described in Volume 1776, Page 772 of the Official Public Records of Leon County, Texas, and an angle point of this tract;

THENCE with the common line of said Smith land as follows:
North 78° 07' 23" West, a distance of 977.51 feet to a found ½" pin;
North 88° 33' 37" West, a distance of 258.05 feet to an 8" corner post for an interior corner of said Smith land and the southwesterly corner of this tract;

THENCE North 06° 02' 28" East, continuing with the common line of said Smith land and with the common line of the Patricia Jean Parkman land as described in Volume 1702, Page 306 of the Official Public Records of Leon County, Texas and of the Cynthia Jean Whitley Zindler land as described in Volume 1716, Page 350 of the Official Public Records of Leon County, Texas, in all a distance of 1857.92 feet to a set ½" rebar with a "Pollok & Sons" cap for an angle point of said Zindler land and of this tract;

THENCE North 08° 23' 12" East, continuing with the common line of said Zindler land and with the common line of the Jay Rodriguez, et al land as described in Volume 1742, Page 327 of the Official Public Records of Leon County, Texas, in all a distance of 1951.84 feet to a found monument on the southerly line of the Marilyn Miles Smith land as described in Volume 897, Page 832 of the Official Public Records of Leon County, Texas for the northeasterly corner of said Rodriguez land and the northwesterly corner of this tract;

THENCE North 76° 05' 32" East, with the common line of said Smith land, a distance of 1452.58 feet to a found monument for the southeasterly corner of said Smith land, the southwesterly corner of the Charles Ahrens, et ux land as described in Volume 910, Page 912 of the Official Public Records of Leon County, Texas, the northwesterly corner of the Jimmy C. Allen land as described in Volume 1646, Page 743 of the Official Public Records of Leon County, Texas. And the northeasterly corner of this tract;

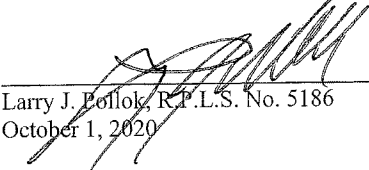
Page Two – 133.52 Acres

THENCE South 06° 00' 06" West, with the common line of said Allen land, the Michael Page land as described in Volume 1646, Page 737 of the Official Public Records of Leon County, Texas, the Anthony Page land as described in Volume 1646, Page 732 of the Official Public Records of Leon County, Texas, the Charisse Page Mosely land as described in Volume 1646, Page 727 of the Official Public Records of Leon County, Texas, and of the aforementioned Shirley M. Allen land, in all a distance of 4406.76 feet to the **POINT OF BEGINNING** and containing 133.52 acres of land as shown on a plat that accompanies this description.

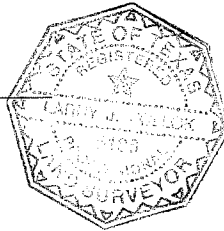
The bearing system is based on NAD83, Texas Central.

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700


Larry J. Pollok, R.F.L.S. No. 5186
October 1, 2020

Ref: 20-0386



STATE OF TEXAS
COUNTY OF LEON

FIELD NOTES FOR 40 FEET ACCESS EASEMENT

BEING A 40 FEET ACCESS EASEMENT OUT OF THE I. KILLOUGH SURVEY, ABSTRACT NO. 470, LEON COUNTY, TEXAS AND BEING THE EASEMENT DESCRIBED IN VOLUME 1040, PAGE 870 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS AND FURTHER BEING ACROSS THE LAND DESCRIBED IN A CONVEYANCE TO CURTIS O'NEIL ROSS, ET UX IN THE DEED OF RECORD IN VOLUME 1004, PAGE 664 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the northerly right-of-way of County Road 317 for the southwesterly corner of the Beverly Damm land as described in Volume 1017, Page 783 of the Official Public Records of Leon County, Texas line and the southeasterly corner of the Curtis O'Neil Ross, et ux land and of this easement;

THENCE North 82° 47' 35" West, with said right-of-way, a distance of 40.60 feet to the southwesterly corner of this easement from which a found monument for the southwesterly corner of the Ross land bears North 82° 47' 35" West, a distance of 134.50 feet;

THENCE into and across the Ross land and with the westerly line of this easement as follows:

North 03° 27' 55" West, a distance of 78.34 feet to a point;
North 03° 43' 41" East, a distance of 177.26 feet to a point;
North 09° 07' 58" East, a distance of 239.83 feet to a point;
North 14° 57' 33" East, a distance of 408.12 feet to a point;
North 27° 15' 31" East, a distance of 90.18 feet to a point;
North 18° 07' 39" East, a distance of 61.78 feet to a point;
North 02° 44' 36" East, a distance of 702.94 feet to a point;
North 07° 33' 40" East, a distance of 280.74 feet to a point;
North 11° 18' 50" East, a distance of 188.77 feet to a point;
North 22° 48' 20" East, a distance of 264.69 feet to a point;
North 04° 10' 38" East, a distance of 136.03 feet to a point on the southerly line of the Norris Bailey, et al land as described in Volume 1040, Page 870 of the Official Public Records of Leon County, Texas also surveyed this day for the northwesterly corner of this easement;

THENCE South 77° 36' 11" East, with the common line of said Bailey land, a distance of 40.42 feet to a found monument for the southeasterly corner of said Bailey land, the southwesterly corner of the Shirley M. Allen land as described in Volume 1646, Page 721 of the Official Public Records of Leon County, Texas the northeasterly corner of this easement;

THENCE into and across the aforementioned Ross land and with the easterly line of this easement as follows:

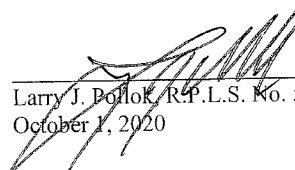
South 04° 14' 23" West, a distance of 135.83 feet to a point;
South 22° 48' 20" West, a distance of 267.23 feet to a point;
South 11° 18' 50" West, a distance of 183.43 feet to a point;
South 07° 33' 40" West, a distance of 277.74 feet to a point;
South 02° 44' 54" West, a distance of 359.80 feet to a found ½" pin for an interior corner of said Ross land, the northwesterly corner of the aforementioned Damm land, and an angle point of this easement;

THENCE with the common line of said Damm land as follows:
South 02° 46' 11" West, a distance of 346.31 feet to a point;
South 17° 51' 47" West, a distance of 70.86 feet to a point;
South 27° 28' 50" West, a distance of 89.56 feet to a found ½" pin;
South 14° 55' 21" West, a distance of 401.44 feet to a found ½" pin;
South 09° 08' 11" West, a distance of 235.78 feet to a found ½" pin;
South 03° 39' 44" West, a distance of 172.95 feet to a found ½" pin;
South 03° 24' 33" East, a distance of 84.33 feet to the **POINT OF BEGINNING** as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas Central.

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700


Larry J. Pollok, R.P.L.S. No. 5186
October 1, 2020

Ref: 20-0386

