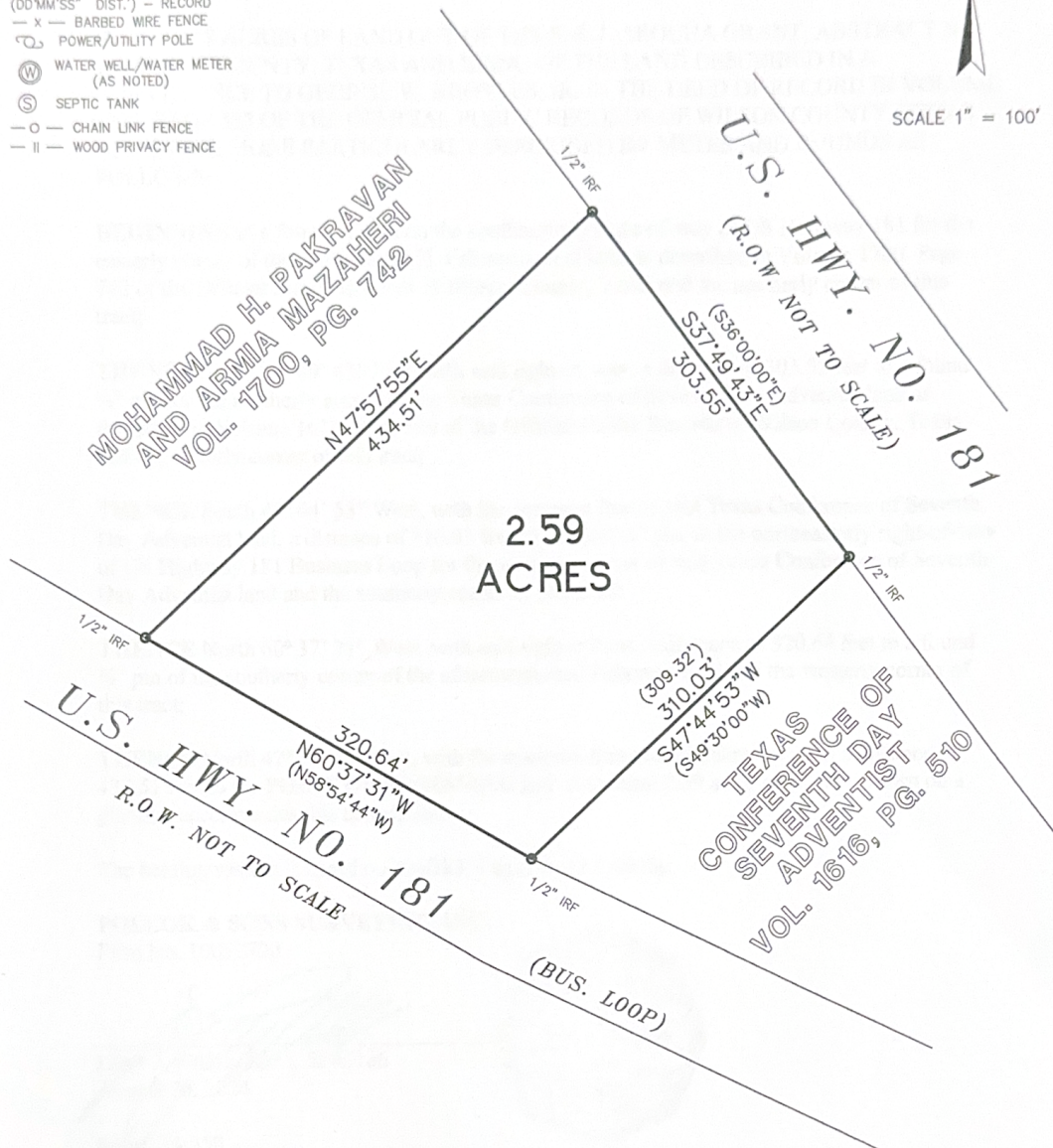


- LEGEND**
- IRF — STEEL ROD FOUND
 - IRS — 1/2" REBAR SET WITH "POLLOK & SONS" CAP
 - CP — CORNER POST
 - DD°MM'SS" DIST.' — FIELD
 - (DD°MM'SS" DIST.') — RECORD
 - x — BARBED WIRE FENCE
 - P — POWER/UTILITY POLE
 - ⊙ — WATER WELL/WATER METER (AS NOTED)
 - ⊙ — SEPTIC TANK
 - ○ — CHAIN LINK FENCE
 - || — WOOD PRIVACY FENCE

S. & J. AROCHA GRANT ABSTRACT NO. 1

SCALE 1" = 100'



SURVEY PLAT OF 2.59 ACRES OF LAND OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1, WILSON COUNTY, TEXAS AND BEING OF THE LAND DESCRIBED IN A CONVEYANCE TO GEORGE W. BROYLES, JR. IN THE DEED OF RECORD IN VOLUME 1274, PAGE 533 OF THE OFFICIAL PUBLIC RECORDS OF WILSON 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 SOUTH CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR GEORGE W. BROYLES JR.. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION 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.



**POLLOK & SONS
SURVEYING, INC.**
FIRM NO. 10052700
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 26TH DAY OF AUGUST, 2024 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

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JOB NO. 24-350

REFERENCE: VOL. 1274, PG. 533 — DEED

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 2.59 ACRES OF LAND

BEING 2.59 ACRES OF LAND OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1, WILSON COUNTY, TEXAS AND BEING OF THE LAND DESCRIBED IN A CONVEYANCE TO GEORGE W. BROYLES, JR. IN THE DEED OF RECORD IN VOLUME 1274, PAGE 533 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found $\frac{1}{2}$ " pin on the southeasterly right-of-way of US Highway 181 for the easterly corner of the Mohammad H. Pakravan, et al land as described in Volume 1700, Page 742 of the Official Public Records of Wilson County, Texas and the northerly corner of this tract;

THENCE South $37^{\circ} 49' 43''$ East, with said right-of-way, a distance of 303.55 feet to a found $\frac{1}{2}$ " pin for the northerly corner of the Texas Conference of Seventh Day Adventist land as described in Volume 1616, Page 510 of the Official Public Records of Wilson County, Texas and the easterly corner of this tract;

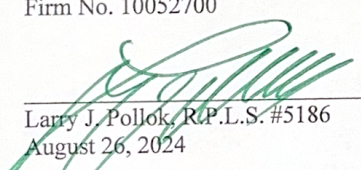
THENCE South $47^{\circ} 44' 53''$ West, with the common line of said Texas Conference of Seventh Day Adventist land, a distance of 310.03 feet to a found $\frac{1}{2}$ " pin on the northeasterly right-of-way of US Highway 181 Business Loop for the westerly corner of said Texas Conference of Seventh Day Adventist land and the southerly corner of this tract;

THENCE North $60^{\circ} 37' 31''$ West, with said right-of-way, a distance of 320.64 feet to a found $\frac{1}{2}$ " pin of the southerly corner of the aforementioned Pakravan land and the westerly corner of this tract;

THENCE North $47^{\circ} 57' 55''$ East, with the common line of said Pakravan land, a distance of 434.51 feet to the **POINT OF BEGINNING** and containing 2.59 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.
Firm No. 10052700


Larry J. Pollok, R.P.L.S. #5186
August 26, 2024

Refer. 24-350

