

MARIA J. PEREZ SURVEY ABSTRACT NO. 251

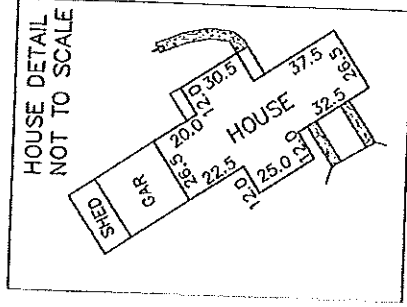
1.06
ACRES

SCALE 1" = 200'

- LEGEND**
- IRF - STEEL ROD FOUND
 - IRS - 1/2" REBAR SET
 - WITH "POLLOK & SONS" CAP
 - OP - CORNER POST
 - DDMM'SS" DIST. - FIELD
 - (DDMM'SS" DIST.) - RECORD
 - x - BARBED WIRE FENCE
 - Q - POWER/UTILITY POLE
 - W - WATER WELL/WATER METER (AS NOTED)
 - S - SEPTIC TANK
 - O - CHAIN LINK FENCE
 - || - WOOD PRIVACY FENCE

COUNTY ROAD
NO. 404
(R.O.W. NOT TO SCALE)

RESIDUE OF THE
ROSEMARIE ACKERMANN,
LAND
VOL. 1613, PG. 872



THE PLAT OF 1.06 ACRES OF LAND OUT
THE MARIA J PEREZ SURVEY, ABSTRACT
251, WILSON COUNTY, TEXAS AND BEING
PART OR PORTION OF THE LAND
DESCRIBED IN A CONVEYANCE TO ROSEMARIE
ACKERMANN IN THE DEED OF RECORD IN
VOLUME 1613, PAGE 872 OF THE OFFICIAL
PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

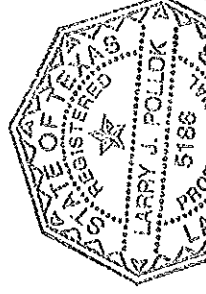
BEFORE NOTES:

THE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS
PLAT OF LAND.

THE BASIS OF THE BEARING SYSTEM IS NAD83.
THIS PLAT WAS PREPARED FOR PAPER RECORD. NO LICENSE
HAS BEEN OBTAINED. EASEMENTS OR OTHER RIGHTS MAY
EXIST AS EVIDENCED BY RECORDS IN THE PUBLIC RECORDS OF
WILSON COUNTY, TEXAS.



POLLOK & SONS
SURVEYING, INC.
FLORESVILLE, TEXAS
(830) 393-4770
FIRM NO. 100507



STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 1.06 ACRES OF LAND

BEING 1.06 acres of land out of the Maria J. Perez Survey, Abstract No. 251, Wilson County, Texas and being a part or portion of the land described in a conveyance to Rosemarie Ackermann in the deed of record in Volume 1613, Page 872 of the Official Public Records of Wilson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap on the westerly right-of-way line of County Road No. 404 for the southeasterly corner of this tract being North $30^{\circ} 18' 43''$ West, distance of 1187.28 feet from a corner post for the southeasterly corner of the Rosemarie Ackermann land;

THENCE South $61^{\circ} 16' 14''$ West, into the Ackermann land, distance 281.76 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the southwesterly corner of this tract;

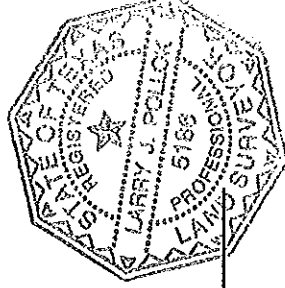
THENCE North $29^{\circ} 57' 26''$ West, distance of 161.97 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the northwesterly corner of this tract;

THENCE North $60^{\circ} 30' 53''$ East, with the northerly line of this tract, distance of 280.68 feet to a set $\frac{1}{2}$ inch rebar with a "Pollok & Sons" cap for the northeasterly corner of this tract on the westerly right-of-way line of County Road No. 404;

THENCE South $30^{\circ} 18' 43''$ East, with said County Road right-of-way line, distance of 165.69 feet to the POINT OF BEGINNING containing 1.06 acres of land as shown on the plat that accompanies this description.

THE bearing system is based on NAD83.

POLLOK & SONS SURVEYING, INC.
FIRM NO. 100527




Larry J. Pollok, R.P.L.S. #5186
April 10, 2014

Ref. 14-0116
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