



TRACT 1 - 8.63 ACRES

LEGAL DESCRIPTION: Being 8.63 acres of land out of the Jose Maria Balmaseda Survey, Abstract No. 9, Wilson County, Texas and also being a portion of that certain 17.301 acre tract described in Volume 1985, Page 308 of the Official Public Records of Wilson County, Texas; Said 8.63 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in March, 2018:

BEGINNING at a wooden fence post found in the northeast line of U.S. Highway No. 87 for the south corner of that certain 5.01 acre tract described in Volume 991, Page 61 of said Official Public Records, the west corner of said 17.301 acre tract and the west corner hereof;

THENCE North 65°52'37" East a distance of 775.91 feet along the common line of said 17.301 acre tract and said 5.01 acre tract pass a 1/2 inch iron rod found continuing for a distance of 1333.24 feet in all along the common line of said 17.301 acre tract and that certain 3.75 acre tract described in Volume 905 Page 759 of said Official Public Records to a 1/2 inch iron rod set in the west line of County Road No. 342 for the east corner of said 3.75 acre tract, the north corner of said 17.301 acre tract and the north corner hereof;

THENCE South 13°00'45" East a distance of 293.57 feet along the common line of County Road No. 342 and said 17.301 acre tract to a 1/2 inch iron rod set for a north corner of that certain 8.71 acre tract (Tract 2) surveyed the same day by: Intrepid Surveying and Engineering Corporation and the east corner hereof;

THENCE South 65°43'09" West a distance of 1262.09 feet over and across said 17.301 acre tract and along the north line of said 8.71 acre tract (Tract 2) to a 1/2 inch iron rod set in the northeast line of said U.S. Highway No. 87 for the west corner of said 8.71 acre tract (tract 2) and the south corner hereof;

THENCE North 26°59'14" West a distance of 291.91 feet along the common line of said U.S. Highway 87 and said 17.301 acre tract to the **POINT OF BEGINNING** containing 8.63 acres more or less, and as shown on, certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, South Central Zone and are derived from GPS techniques. Iron Rods set are a 1/2 inch rod with plastic caps marked "INTREPID".

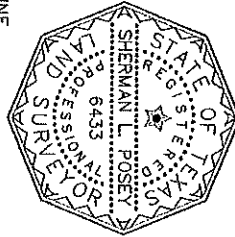
Surveyed by;

A handwritten signature in black ink, appearing to read "S. Posey", is written over a horizontal line.

Sherman L. Posey, R.P.L.S.
Job# 17-0814.

March 20, 2018

P.O. Box 519 • 1004 C Street
Floresville, TX 78114
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BOUNDARY LINE
ADJOINER LINE
PROPOSED
EASEMENT LINE
SURVEY LINE
OVERHEAD ELECTRIC
EXISTING

- FIRE HYDRANTS
- ⊗ 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET
- ⊗ 5/8" IRON ROD FOUND
- ⊗ WOOD FENCE CORNER POST FOUND
- W.C.P.R. WILSON COUNTY PLAT RECORDS
- W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
- W.C.D.R. WILSON COUNTY DEED RECORDS
- 15' PUBLIC UTILITY EASEMENT
- 25' BUILDING SETBACK LINE
- 15' BUILDING SETBACK LINE
- 20' UTILITY & DRAINAGE EASEMENT

FILE: 2017\Engineering\Wilson\PENDINGS\17-0814 Chris and Tiffany Kosob

INTERPOL

SURVEYING & ENGINEERING

P.O. BOX 519 • 1004 C STREET
FLORESVILLE, TX 78114
C. 830.393.8833 • F. 830.393.3368
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1. The undersigned, do hereby certify that the signer, information found on this FAX, was obtained from actual field notes by the undersigned, signed and dated by the undersigned, and that the undersigned is the best qualified person to make such a statement. The undersigned is not being paid or promised for the location of any or all diamonds that may occur within the bounds of this survey.

 REGISTERED PROFESSIONAL LAND SURVEYOR

 DATE

02-02-18

03-20-15
DATE



SCALE: 1" = 200'

NOTE:
1. BEARINGS, DISTANCES & ANGLES ARE GIVEN.
2. TWO OF US IN SOUTHEASTERN ZONE ARE
ORDERED FROM HONOLULU, COW TECHNOLOGIES.
3. THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A CURRENT TITLE REPORT. THERE
MAY BE EXISTENTS AND/OR CONTIGUOUS
ADJACENT TO THIS PROPERTY, NOT SHOWN HEREON.
4. A NOTES AND BOUNDS DESCRIPTION
RECOMMENDED THIS PLAT.
5. IRON ROD SET ARE 1/2 INCH IRON REBAR
WITH PLASTIC CAPS MARKED "INCHES"

[illegible]

JOSE MARIA BALMASEDA
SURVEY NO. 9
ABSTRACT NO.2

JOSE MARIA BALMASEDA
SURVEY NO. 9

