

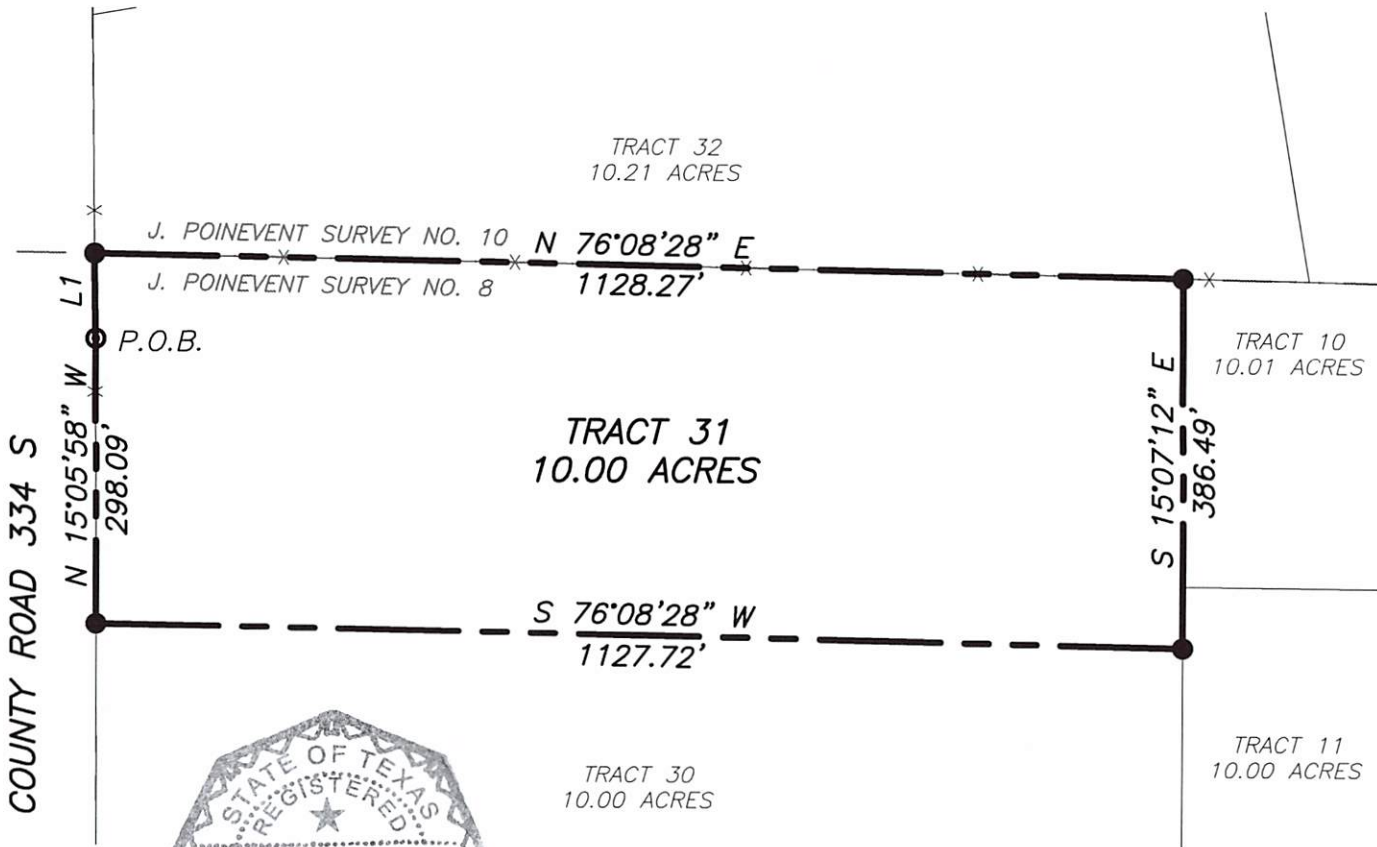
PLAT OF SURVEY

OF
A 10.00 ACRES, CALLED TRACT 31, BEING OUT OF A 346.05 ACRES, LYING IN THE J.
POINEVENT SURVEY NO. 8, ABSTRACT NO. 1196, ATASCOSA COUNTY, TEXAS



1" = 200'

THE BASIS OF BEARING
ON THIS PLAT IS GRID
NORTH, TEXAS STATE
PLANE COORDINATE
SYSTEM, NAD 83 (2011),
SOUTH CENTRAL ZONE



Prepared for:
Michael Schwarze

REFERENCES:

DEED: Clerk's File No. 210102, OPR

THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT,
VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered
Professional Land Surveyor, registered in
the State of Texas, do hereby certify that
this plat was prepared from an actual
survey done by me or under my direct
supervision, and that to the best of my
knowledge and belief it is a true and
correct representation of said survey.



LINE	BEARING	DISTANCE
L1	N 15°33'00" W	88.42'

LEGEND

- Found previously set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found fence corner post
- Boundary line
- Adjoiner
- Barbed wire fence
- Overhead electric



830.281.4060 515 W. OAKLAWN STE A PLEASANTON, TX 78064
TEXAS REGISTERED ENGINEERING FIRM F-9155
TEXAS LICENSED SURVEYING FIRM 101812-00

Date of survey: January 30, 2021

Date of revised survey: April 7, 2021

Job No. 20-2234

State of Texas
County of Atascosa

Field notes for a tract of land containing 10.00 acres, called Tract 31, lying in the J. Poinevent Survey No. 8, Abstract No. 1196, Atascosa County, Texas, as shown on the accompanying Plat of Survey, prepared for Michael Schwarze dated January 30, 2021.

Field notes for a tract of land containing 10.00 acres, called Tract 31, being out of a 346.05 acre tract of land, lying in the J. Poinevent Survey No. 8, Abstract No. 1196, Atascosa County, Texas, described in an instrument, recorded in Clerk's File No. 210102 of the Official Public Records of Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point, marked by 5/8 inch steel rod monument, with cap stamped Rakowitz Engineering and Surveying, found previously set on the West line of said 346.05 acre tract of land, being the East line of County Road 334 South, for an angle point of said 346.05 acre tract of land, said point of beginning being an angle point of this tract of land;

Thence North 15° 33' 00" West, 88.42 feet, along the West line of said 346.05 acre tract of land, being the East line of said County Road 334 South, to a point marked by a 5/8 inch steel rod monument, with cap stamped Rakowitz Engineering & Surveying, set for the Southwest corner of a 10.21 acre tract of land, called Tract 32, said point being the Northwest corner of this tract of land;

Thence across said 346.05 acre tract of land the following bearings and distances;

North 76° 08' 28" East, 1128.27 feet, along the South line of said Tract 32, to a point marked by a 5/8 inch steel rod monument, with cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of a 10.01 acre tract of land, called Tract 10, surveyed this same day, said point being the Northeast corner of this tract of land;

South 15° 07' 12" East, 386.49 feet, along the West line of said Tract 10, and continuing along the West line of a 10.00 acre tract of land, called Tract 11, surveyed this same day, to a point marked by a 5/8 inch steel rod monument, with cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of a 10.00 acre tract of land, called Tract 30, surveyed this same day, said point being the Southeast corner of this tract of land;

South 76° 08' 28" West, 1127.72 feet, along the North line of said Tract 30, to a point marked by a 5/8 inch steel rod monument, with cap stamped Rakowitz Engineering and Surveying, set on the West line of said 346.05 acre tract of land, being the East line of County Road 334 South, for the Northwest corner of said Tract 30, said point being the Southeast corner of this tract of land;

Thence North 15° 05' 58" West, 298.09 feet, along the West line of said 346.05 acre tract of land, being the East line of said County Road 334 South, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for a tract of land containing 10.00 acres, as shown on the accompanying Plat of Survey dated January 30, 2021, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.



Richard Pollok R.P.L.S. 5825
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste A
Pleasanton, Texas 78064
830-281-4060
Firm No. 10181200

