



SCALE 1" = 600'

# LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET WITH "POLLOK & 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
- ○ - CHAIN LINK FENCE
- || - WOOD PRIVACY FENCE

T.F.L. PARROTT SURVEY  
ABSTRACT NO. 253

CYNTHIA NICHOLAS  
VOL. 822, PG. 237

JERIC E. BACON, ET UX  
DOC. # 93107  
N29°36'37"E  
N28°22'04"E  
2518.94  
(2518.08)

NOT TO SCALE  
COUNTY ROAD  
NO. 434

M. C. ETHRIDGE COMPANY  
VOL. 1205, PG. 44

SAMUEL PHARR SURVEY NO. 189  
ABSTRACT NO. 252

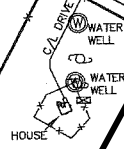
309.27 ACRES

ABIGAIL GRANCE THOMASON  
VOL. 1121, PG. 576

BILLINGS INVESTMENTS, LTD.  
VOL. 1795, PG. 183

W3 BAR, LLC  
VOL. 1402, PG. 615

WAYNE TRAMMEL  
VOL. 1738, PG. 1822



## 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 BRADFORD WINKLER. 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.

SURVEY PLAT OF 309.27 ACRES OF LAND OUT OF THE T.F.L. PARROT SURVEY, ABSTRACT NO. 253, WILSON COUNTY, TEXAS AND BEING THE LANDS DESCRIBED IN CONVEYANCES TO BRADFORD J. WINKLER, ET UX IN THE DEEDS OF RECORD IN VOLUME 1575, PAGE 909 AND VOLUME 1549, PAGE 369 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND FURTHER BEING COMPRISED OF ALL OF TRACT 7 AND A PART OR PORTION OF TRACT 8 OF THE J. N. KOEING SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 1, PAGE 73 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

REFERENCE:  
VOL. 1575, PG. 909 - DEED  
VOL. 1549, PG. 369 - DEED



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 15TH DAY OF SEPTEMBER, 2020 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186  
JOB NO. 20-0371

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