

JUAN XIMENEZ
ABSTRACT NO. 359
TRACT 26
POTH RANCH SUBDIVISION
VOL. 1, PG. 81

DIANE MARIE BECKTOLD
VOL. 1063, PG. 734

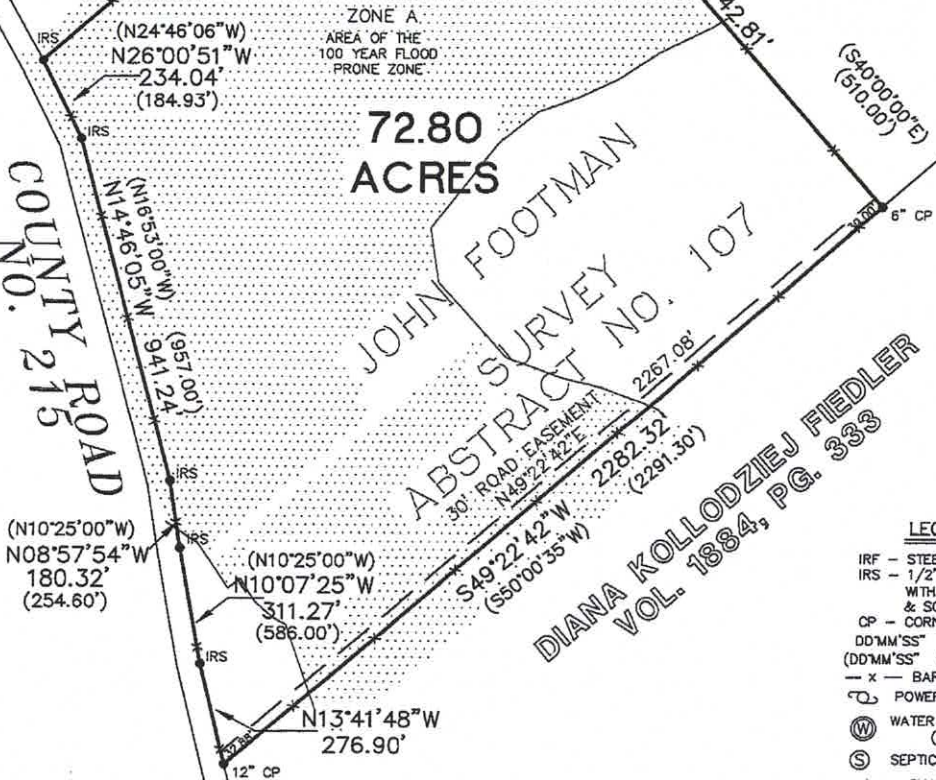
SCALE 1" = 400'

COUNTY ROAD
NO. 215

72.80
ACRES

JOHN FOOTMAN
SURVEY NO. 107
ABSTRACT NO. 211

DIANA KOLLODZIEJ FIEDLER
VOL. 1884, PG. 333



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
- ⊕ - POWER/UTILITY POLE
- ⊙ - WATER WELL/WATER METER (AS NOTED)
- ⊙ - SEPTIC TANK
- O - CHAIN LINK FENCE
- II - WOOD PRIVACY FENCE

SURVEY PLAT OF 72.80 ACRES OF LAND OUT OF THE JOHN FOOTMAN SURVEY, ABSTRACT NO. 211, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO JESSE J. SEGEL IN THE DEED OF RECORD IN VOLUME 508, PAGE 261 OF THE DEED 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 JESSE SEGEL. 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 25TH DAY OF MAY 20 22 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

REFERENCE: VOL. 508, VOL. 261 - DEED

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JOB NO. 22-0269

EXHIBIT C

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR A 30 FEET ROAD EASEMENT

BEING A 30 FEET ROAD EASEMENT OUT OF THE JOHN FOOTMAN SURVEY, ABSTRACT NO. 211, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO JESSE J. SEGEL IN THE DEED OF RECORD IN VOLUME 508, PAGE 261 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 12" corner post on the easterly right-of-way of County Road 215 for the northwesterly corner of the Diana Kollodziej Fiedler land as described in Volume 1884, Page 333 of the Official Public Records of Wilson County, Texas and the southerly corner of the Segel land and of this easement;

THENCE North 13° 41' 48" West, with said right-of-way, a distance of 32.88 feet to the northwesterly corner of this easement;

THENCE North 49° 22' 42" East, into and across the said Segel land, a distance of 2267.08 feet to a point on the westerly line of the Diane Marie Bechtold land as described in Volume 1063, Page 734 of the Official Public Records of Wilson County, Texas for the northerly corner of this easement;

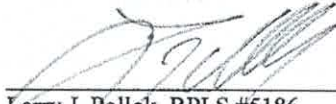
THENCE South 40° 48' 14" East, with the common line of said Bechtold land, a distance of 30.00 feet to a 6" corner post on the northwesterly line of the aforementioned Diana Kollodziej Fiedler land for the southerly corner of said Bechtold land and the easterly corner of the Segel land and of this easement;

THENCE South 49° 22' 42" West, with the common line of said Diana Kollodziej Fiedler land, a distance of 2282.32 feet to the **POINT OF BEGINNING** 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, RPLS #5186
May 25, 2022



Refer. 22-0269

EXHIBIT D

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 72.80 ACRES OF LAND

BEING 72.80 ACRES OF LAND OUT OF THE JOHN FOOTMAN SURVEY, ABSTRACT NO. 211, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO JESSE J. SEGEL IN THE DEED OF RECORD IN VOLUME 508, PAGE 261 OF THE DEED RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 12" corner post on the easterly right-of-way of County Road 215 for the northwesterly corner of the Diana Kollodziej Fiedler land as described in Volume 1884, Page 333 of the Official Public Records of Wilson County, Texas and the southwesterly corner of this tract;

THENCE with said right-of-way as follows:

North 13° 41' 48" West, a distance of 276.90 feet to a set ½" rebar with a "Pollok & Sons" cap;
North 10° 07' 25" West, a distance of 311.27 feet to a set ½" rebar with a "Pollok & Sons" cap;
North 08° 57' 54" West, a distance of 180.32 feet to a set ½" rebar with a "Pollok & Sons" cap;
North 14° 46' 05" West, a distance of 941.24 feet to a set ½" rebar with a "Pollok & Sons" cap;
North 26° 00' 51" West, a distance of 234.04 feet to a set ½" rebar with a "Pollok & Sons" cap
for the southerly corner of the Tract 26 of the Poth Ranch Subdivision land as shown on the plat of record in Volume 1, Page 81 of the Plat Records of Wilson County, Texas and the northwesterly corner of this tract;

THENCE North 49° 21' 00" East, with the common line of said Tract 26, a distance of 1429.31 feet to a 6" corner post for the westerly corner of the Diane Marie Bechtold land as described in Volume 1063, Page 734 of the Official Public Records of Wilson County, Texas and the northerly corner of this tract;

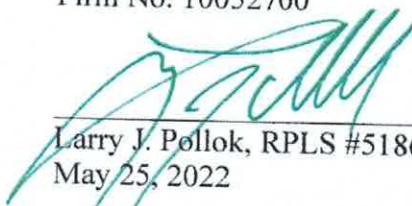
THENCE South 40° 48' 14" East, with the common line of said Bechtold land, a distance of 1742.81 feet to a 6" corner post on the northwesterly line of the aforementioned Diana Kollodziej Fiedler land for the southerly corner of said Bechtold land and the easterly corner of this tract;

THENCE South 49° 22' 42" West, with the common line of said Diana Kollodziej Fiedler land, a distance of 2282.32 feet to the **POINT OF BEGINNING** and containing 72.80 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, RPLS #5186
May 25, 2022



Refer. 22-0269