



LINE	BEARING	DISTANCE
L1	S10°11'24"E	42.04
L2	S04°02'00"W	106.45
L3	S45°46'15"W	37.06
L4	S19°20'18"W	89.87
L5	S05°02'42"E	68.56
L6	S08°37'58"E	92.84
L7	S06°30'56"W	43.52
L8	N72°26'22"W	17.70
L9	N84°43'22"W	20.17
L10	S30°46'25"W	29.36
L11	S39°20'12"E	124.36
L12	S03°07'56"W	100.75
L13	S57°16'36"W	66.82
L14	S07°15'09"W	63.51
L15	S23°22'22"E	77.99
L16	S06°10'44"E	135.31
L17	S15°04'42"E	54.84
L18	S12°01'11"W	52.50
L19	S33°14'00"W	70.46
L20	S25°55'26"E	47.82
L21	S13°34'18"W	78.86
L22	S81°41'28"W	27.16
L23	N81°38'58"W	69.37
L24	N53°08'22"E	39.96
L25	S76°07'43"W	113.38
L26	S82°13'52"W	181.78
L27	S60°39'52"W	75.71
L28	S75°44'22"E	215.75
L29	N80°12'14"W	83.70
L30	S84°10'26"W	184.81
L31	S85°40'34"W	215.92
L32	S87°22'52"W	85.86
L33	S81°37'07"W	101.35
L34	S54°43'07"W	249.36
L35	S58°44'05"W	126.68
L36	S65°16'43"W	472.06
L37	S62°48'05"W	320.36
L38	N62°36'03"E	79.58
L39	N86°41'06"W	91.24

SURVEY PLAT AND PARTITION OF 96.49 ACRES OF LAND OUT OF THE DANIEL BIRD LEAGUE SURVEY, ABSTRACT NO. 41 AND 154.35 ACRES OF LAND OUT OF THE MORRIS MAY SURVEY, ABSTRACT NO. 204, WILSON COUNTY, TEXAS AND BEING THE LANDS DESCRIBED IN A CONVEYANCE TO JOE MICHAEL "MIKE" BYRD IN THE DEED OF RECORD IN VOLUME 1630, PAGE 505 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR ENCUMBRANCES ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR MIKE BYRD. MR. BYRD HAS BEEN ADVISED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONNECTION 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.

REFERENCE:
VOL. 1630, PG. 505 - DEED

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 8TH DAY OF JULY, 2022 A.D.

LARRY J. POLLOK
R.P.L.S. NO. 5186
JOB NO. 22-0447

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MIKE BYRD LAND

PARTITION
SURVEY

POLLOK & SONS
SURVEYING, INC.
FIRM NO. 1002228
FLORESVILLE, TEXAS
(830) 383-4770

SCALE 1" = 300'
DRAWN BY LP
TRACED BY
CHECKED BY
JOB NO. 22-0447
SHEET OF