

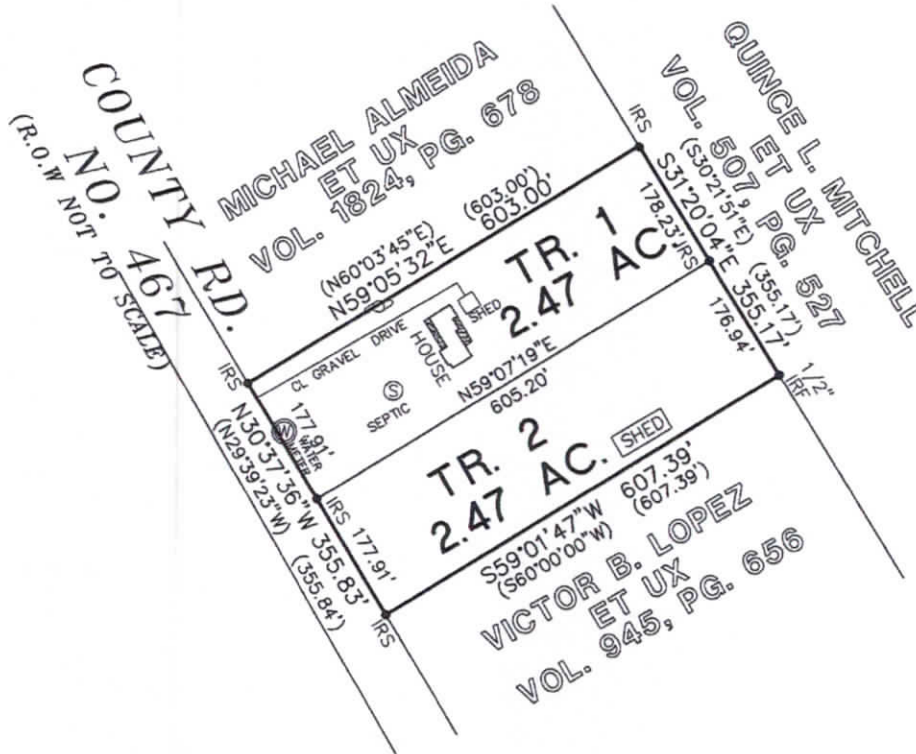
# LEGEND

- 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
- || - WOOD PRIVACY FENCE

## A. M. HIGHSMITH SURVEY ABSTRACT NO. 153



SCALE 1" = 200'



SURVEY PLAT AND PARTITION OF 4.94 ACRES OF LAND OUT OF THE A. M. HIGHSMITH SURVEY, ABSTRACT NO. 153, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO GREGORY VIDAL AND WIFE, JENNIFER VIDAL IN THE DEED OF RECORD IN VOLUME 1792, PAGE 830 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 EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR GREGORY VIDAL. 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.

REFERENCE: VOL. 1792, PG. 830 - 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 10TH DAY OF AUGUST, 2022 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

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JOB NO. 22-0486

STATE OF TEXAS  
COUNTY OF WILSON

FIELD NOTES FOR 2.47 ACRES OF LAND  
TRACT 1

BEING 2.47 ACRES OF LAND OUT OF THE A. M. HIGHSMITH SURVEY, ABSTRACT NO. 153, WILSON COUNTY, TEXAS AND BEING KNOWN AS TRACT 1 IN A SURVEY AND PARTITION OF THE LAND DESCRIBED IN A CONVEYANCE TO GREGORY VIDAL AND WIFE, JENNIFER VIDAL IN THE DEED OF RECORD IN VOLUME 1792, PAGE 830 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the northeasterly right-of-way of County Road 467 for the southerly corner of the Michael Almeida, et ux land as described in Volume 1824, Page 678 of the Official Public Records of Wilson County, Texas and the westerly corner of the Vidal land and of this tract;

**THENCE** North  $59^{\circ} 05' 32''$  East, with the common line of said Almeida land, a distance of 603.00 feet to a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the southwesterly line of the Quince L. Mitchell, et ux land as described in Volume 507, Page 527 of the Deed Records of Wilson County, Texas for the easterly corner of said Almeida land and the northerly corner of the Vidal land and of this tract;

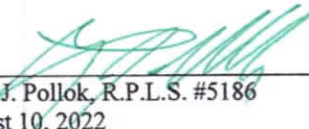
**THENCE** South  $31^{\circ} 20' 04''$  East, with the common line of said Mitchell land, a distance of 178.23 feet to set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northerly corner of a 2.47 acre tract known as Tract 2 in this survey and partition and the easterly corner of this tract;

**THENCE** South  $59^{\circ} 07' 19''$  West, into and across the Vidal land and with the common line of said Tract 2, a distance of 605.20 feet to set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the aforementioned northeasterly right-of-way of County Road 467 for the westerly corner of said Tract 2 and the southerly corner of this tract;

**THENCE** North  $30^{\circ} 37' 36''$  West, with said right-of-way, a distance of 177.91 feet to the **POINT OF BEGINNING** and containing 2.47 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, R.P.L.S. #5186  
August 10, 2022



Refer. 22-0486

STATE OF TEXAS  
COUNTY OF WILSON

FIELD NOTES FOR 2.47 ACRES OF LAND  
TRACT 2

BEING 2.47 ACRES OF LAND OUT OF THE A. M. HIGHSMITH SURVEY, ABSTRACT NO. 153, WILSON COUNTY, TEXAS AND BEING KNOWN AS TRACT 2 IN A SURVEY AND PARTITION OF THE LAND DESCRIBED IN A CONVEYANCE TO GREGORY VIDAL AND WIFE, JENNIFER VIDAL IN THE DEED OF RECORD IN VOLUME 1792, PAGE 830 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the northeasterly right-of-way of County Road 467 for the southerly corner of a 2.47 acre tract known as Tract 1 in this survey and partition and the westerly corner of this tract from which a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southerly corner of the Michael Almeida, et ux land as described in Volume 1824, Page 678 of the Official Public Records of Wilson County, Texas and the westerly corner of the Vidal land bears North  $30^{\circ} 37' 36''$  West, a distance of 177.91 feet;

**THENCE** North  $59^{\circ} 07' 19''$  East, into and across the Vidal land and with the common line of said Tract 1, a distance of 605.20 feet to a set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the southwesterly line of the Quince L. Mitchell, et ux land as described in Volume 507, Page 527 of the Deed Records of Wilson County, Texas for the easterly corner of said Tract 1 and the northerly corner of this tract;


**THENCE** South  $31^{\circ} 20' 04''$  East, with the common line of said Mitchell land, a distance of 176.94 feet to found  $\frac{1}{2}$ " pin for the northerly corner of the Victor B. Lopez, et ux land as described in Volume 945, Page 656 of the Official Public Records of Wilson County, Texas and the easterly corner of the Vidal land and of this tract;

**THENCE** South  $59^{\circ} 01' 47''$  West, with the common line of said Lopez land, a distance of 607.39 feet to set  $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the aforementioned northeasterly right-of-way of County Road 467 for the westerly corner of said Lopez land and the southerly corner of the Vidal land and of this tract;

**THENCE** North  $30^{\circ} 37' 36''$  West, with said right-of-way, a distance of 177.91 feet to the **POINT OF BEGINNING** and containing 2.47 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

  
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Larry J. Pollok, R.P.L.S. #5186  
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