

STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 48.61 ACRES OF LAND

BEING 48.61 ACRES OF LAND OUT OF THE FRANCISCO HERRERA SURVEY NO. 6, ABSTRACT NO. 15 WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO THOMAS M. BARKER AND MELANIE K. BARKER IN THE DEED OF RECORD IN VOLUME 1488, PAGE 285 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 northerly right-of-way line of County Road 346 in the center of a 40 feet ingress-egress easement also surveyed this day for the lower southeasterly corner of a 33.24 acre tract also surveyed this day and the lower southwesterly corner of this tract from which a found $\frac{1}{2}$ " pin for the southeasterly corner of the Frank George Stanush, et al land as described in Volume 1311, Page 114 of the Official Public Records of Wilson County, Texas and the southwesterly corner of the Barker land bears South $60^{\circ} 58' 11''$ West, a distance of 761.80 feet;

THENCE North $28^{\circ} 34' 09''$ West, into the Barker land and with the center of said 40 feet easement and with the common line of said 33.24 acre tract, a distance of 201.76 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the southerly line a 18.50 acre tract also surveyed this day for the upper southeasterly corner of said 33.24 acre tract and the upper southwesterly corner of this tract;

THENCE with the common line of said 18.50 acre tract as follows:
North $60^{\circ} 58' 11''$ East, a distance of 318.97 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
North $30^{\circ} 05' 06''$ West, a distance of 1974.33 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the southerly line of the David Seiler land as described in Volume 611, Page 545 of the Official Public Records of Wilson County, Texas for the northeasterly corner of said 18.50 acre tract and the northwesterly corner of this tract;

THENCE North $59^{\circ} 56' 44''$ East, with the common line of said Seiler land and of the Brian Dirks land as described in Volume 1579, Page 860 of the Official Public Records of Wilson County, Texas, in all a distance of 933.40 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the northwesterly corner of the Ian Haliscak, et ux land as described in Volume 1151, Page 381 of the Official Public Records of Wilson County, Texas and the northeasterly corner of the Barker land and of this tract;

THENCE South $30^{\circ} 05' 06''$ East, with common line of said Haliscak land and of the Waylon Koch and Kendall Koch land as described in Volume 1512, Page 585 of the Official Public Records of Wilson County, Texas, in all a distance of 2202.91 feet to a found $\frac{5}{8}$ " pin on the northerly line of the Terri Lynn Luensmann Spousal GST Trust land as described in Document 2021-114272 of the Official Public Records of Wilson County, Texas for the southwesterly corner of said Koch land and the southeasterly corner of the Barker land and of this tract;

THENCE South $60^{\circ} 42' 04''$ West, with the common line of said Terri Lynn Luensmann Spousal GST Trust land, a distance of 1044.34 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap at the terminus of the County Road 346 right-of-way for a corner of said Terri Lynn Luensmann Spousal GST Trust land, the Barker land, and of this tract;

THENCE with said right-of-way of County Road 346 as follows;
North $29^{\circ} 16' 20''$ West, a distance of 15.00 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South $60^{\circ} 58' 11''$ West, a distance of 217.04 feet to the **POINT OF BEGINNING** and containing 48.61 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 31, 2023

Refer: 23-0215



STATE OF TEXAS
COUNTY OF WILSON

FIELD NOTES FOR 40 FOOT EASEMENT

BEING A 40 FOOT EASEMENT OUT OF THE FRANCISCO HERRERA SURVEY NO. 6, ABSTRACT NO. 15, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO THOMAS M. BARKER AND MELANIE K. BARKER IN THE DEED OF RECORD IN VOLUME 1488, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the northerly right-of-way of County Road 346 for the southwesterly corner of this easement from which a found $\frac{1}{2}$ " pin for the southeasterly corner of the Frank George Stanush, et al land as described in Volume 1311, Page 114 of the Official Public Records of Wilson County, Texas and the southwesterly corner of the Barker land bears South $60^{\circ} 58' 11''$ West, a distance of 741.80 feet;

THENCE North $28^{\circ} 34' 09''$ West, a distance of 731.06 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the southwesterly corner of the Ethan J. Risley and Victoria A. Risley in the deed of record in Document 2022-119694 of the Official Public Records of Wilson County, Texas, an interior corner of a 18.50 acre tract also surveyed this day and the northwesterly corner of this easement;

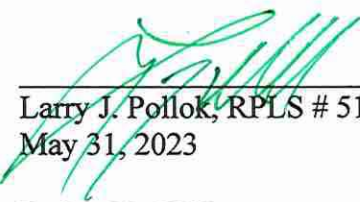
THENCE North $56^{\circ} 05' 58''$ East, with the common line of said Risley land, a distance of 40.17 feet to the northeasterly corner of this easement;

THENCE South $28^{\circ} 34' 09''$ East, a distance of 734.47 feet to a point on the aforementioned northerly right-of-way of County Road 346 for the southeasterly corner of this easement;

THENCE South $60^{\circ} 58' 11''$ West, with said right-of-way, a distance of 40.00 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
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