

PLAT OF SURVEY

CALLLED 160 ACRES
WES PUSTEJOVSKY AND
JANELL PUSTEJOVSKY
TO
WES PUSTEJOVSKY AND
JANELL PUSTEJOVSKY, TRUSTEES OF
THE PUSTEJOVSKY LIVING TRUST
DECEMBER 3, 2001
VOLUME 1147, PAGE 190

Point for Corner
1/2" IR Found bears:
S 59°42'01" W - 1316.72'

10.01 AC.

PORTION OF THE
RESIDUE OF A
CALLLED 149.99 ACRES
MYNAR FARM, LLC.

TO
TRACI PLEMONS
NOVEMBER 12, 2017
VOLUME 1931, PAGE 735

D. LAIRD SURVEY
A-520

RESIDUE OF A
CALLLED 149.99 ACRES
MYNAR FARM, LLC.

TO
TRACI PLEMONS
NOVEMBER 12, 2017
VOLUME 1931, PAGE 735

Approximate Centerline of Creek

RESIDUE OF A
CALLLED 149.99 ACRES
MYNAR FARM, LLC.

TO
TRACI PLEMONS
NOVEMBER 12, 2017
VOLUME 1931, PAGE 735

1/2" IR Set
1/2" IR Found bears:
N 59°49'38" E - 909.34'

P.O.B.: 1/2" IR Set
1/2" IR Found bears:
S 59°49'38" W - 1980.04'

E. POLAND SURVEY
A-743

HCR-2302 S.

LINE	BEARING	DISTANCE
L1	S 59°42'01" W	450.40'
L2	N 28°38'18" W	22.43'
L3	N 36°49'50" W	131.42'
L4	N 42°29'18" W	243.28'
L5	N 34°38'57" W	87.84'
L6	N 54°48'02" W	103.01'
L7	N 88°04'14" W	44.61'
L8	N 62°08'58" W	60.52'
L9	N 85°06'04" W	33.39'
L10	S 59°49'38" W	50.00'



The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83)

I, Ryan J. Maxfield, do hereby state that this plat represents a survey made on the ground under my supervision during the month of April, 2020.

GIVEN UNDER MY HAND & SEAL, this the 21st day of May, 2020.



Ryan J. Maxfield
RYAN J. MAXFIELD - R.P.L.S. No. 6763



JDS SURVEYING, INC.
WWW.JDSSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

LEGEND

Chain Link Fence _____ x _____
Powerline _____ E _____
IRON ROD SET _____
IRON ROD FOUND _____
POINT FOR CORNER _____
(UNLESS OTHERWISE NOTED)

PLAT OF SURVEY
10.01 AC. LOCATED IN THE
D. LAIRD SURVEY, A-520
HILL COUNTY, TEXAS

DRAWN BY: RM SCALE: 1" = 300'

SURVEYED BY: JW REF: ABBOTT-TRACT H

DATE: 05-21-2020 FILE NO: 1696-TR H.DWG

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118
159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

10.01 ACRES

All that certain lot, tract or parcel of land located within the D. Laird Survey, Abstract No. 520 of Hill County, Texas, and being a portion of the residue of a called 149.99 acre tract as described in a deed from Mynar Farm, LLC to Traci Plemons, dated November 12, 2017 and recorded in Volume 1931, Page 735 of the Official Public Records of Hill County, Texas, and this 10.01 acre tract being more fully described as follows:

BEGINNING at 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set in the Northwest line of HCR-2302 S. and the Southeast line of the residue of said 149.99 acre tract, from which a 1/2" Iron Rod Found at the common corner of the residue of said 149.99 acre tract and a called 100 acre tract, described as Tract Three in a deed from John Daniel Kaska and Norbert Bernard Kaska and wife, Cheryl A. Kaska to Kaska Family Land, Inc., dated November 8, 2005 and recorded in Volume 1415, Page 361 bears South 59 deg. 49 min. 38 sec. West, a distance of 1,980.04 feet;

THENCE North 30 deg. 13 min. 13 sec. West, across the residue of said 149.99 acre tract, a distance of 1,225.70 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for corner;

THENCE South 59 deg. 42 min. 01 sec. West, continuing across the residue of said 149.99 acre tract, passing a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for reference at 430.40 feet and continuing for a total distance of 450.40 to a Point for Corner in the approximate centerline of a creek;

THENCE continuing across the residue of said 149.99 acre tract and with the approximate centerline of said creek, the following eight (8) courses and distances:

North 28 deg. 38 min. 18 sec. West, a distance of 22.43 feet to a Point for Corner;

North 36 deg. 49 min. 50 sec. West, a distance of 131.42 feet to a Point for Corner;

North 42 deg. 29 min. 18 sec. West, a distance of 243.28 feet to a Point for Corner;

North 34 deg. 38 min. 57 sec. West, a distance of 87.84 feet to a Point for Corner;

North 54 deg. 48 min. 02 sec. West, a distance of 103.01 feet to a Point for Corner;

North 88 deg. 04 min. 14 sec. West, a distance of 44.61 feet to a Point for Corner;

North 62 deg. 08 min. 58 sec. West, a distance of 60.52 feet to a Point for Corner;

10.01 ACRES
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North 85 deg. 06 min. 04 sec. West, a distance of 33.39 feet to a Point for Corner in the common line of the residue of said 149.99 acre tract and a called 160 acre tract as described in a deed from Wes Pustejovsky and Janell Pustejovsky to Wes Pustejovsky and Janell Pustejovsky, Trustees of the Pustejovsky Living Trust, dated December 3, 2001 and recorded in Volume 1147, Page 190 from which the common corner of the residue of said 149.99 acre tract and said 160 acre tract bears South 59 deg. 42 min. 01 sec. West, a distance of 1,316.72 feet;

THENCE North 59 deg. 42 min. 01 sec. East, with the common line of the residue of said 149.99 acre tract and said 160 acre tract, a distance of 713.33 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for corner, from which a 5/8" Iron Rod Found at the most northerly corner of the residue of said 149.99 acre tract bears North 59 deg. 42 min. 01 sec. East, a distance of 714.42 feet;

THENCE South 30 deg. 13 min. 13 sec. East, across the residue of said 149.99 acre tract, a distance of 1,892.37 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for corner in the Southeast line of the residue of said 149.99 acre tract and the Northwest line of said HCR-2302 S., from which a 1/2" Iron Rod Found at the South corner of Lot 1, Block 1 of the Mynar Farms Addition, according to a plat recorded in Slide 340B of the Plat Records of Hill County, Texas bears North 59 deg. 49 min. 38 sec. East, a distance of 909.34 feet;

THENCE South 59 deg. 49 min. 38 sec. West, with the Southeast line of the residue of said 149.99 acre tract and the Northwest line of said HCR-2302 S., a distance of 50.00 feet to the POINT OF BEGINNING AND CONTAINING 10.01 ACRES OF LAND. See Map No. 1696-Tract H prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived through the use of G.P.S. equipment (Texas North Central Zone – NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of April, 2020.

GIVEN UNDER MY HAND & SEAL, this the 21st day of May, 2020.


Ryan J. Maxfield

Registered Professional Land Surveyor
State of Texas No. 6763

