

ROBERT RODGERS SURVEY ABSTRACT NO. 717

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

LOT 6

LOT 7

SCALE 1" = 200'

477

NO. 477
C.R. CINDY LANE & PLAT (S.M.T.)
(a.k.a. PUBLIC ROAD 115B (SHT 115B))

LOT 14A

LOT 14B

LOT 17B

RON C. WILLIAMS
VOL. 1098, PG. 929

11.40
ACRES

VOL. 464, PG. 644

SURVEY PLAT OF 11.40 ACRES OF LAND OUT OF THE ROBERT RODGERS SURVEY, ABSTRACT NO. 717, LEON COUNTY, TEXAS AND BEING THE LANDS DESCRIBED IN CONVEYANCES TO TERREL C. SULLIVAN, JR. AND WIFE, DANA D. SULLIVAN IN THE DEED OF RECORD IN VOLUME 912, PAGE 369 AND TO TERREL SULLIVAN AND DANA SULLIVAN IN THE DEED OF RECORD IN VOLUME 1369, PAGE 506 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS AND FURTHER BEING A PART OR PORTION OF LOT 15, AND ALL OF LOT 16, I-45 ESTATES AS SHOWN ON THE PLAT OF RECORD IN ENVELOPE 115B OF THE OF THE MAP RECORDS OF LEON COUNTY, TEXAS

SURVEYOR NOTES:

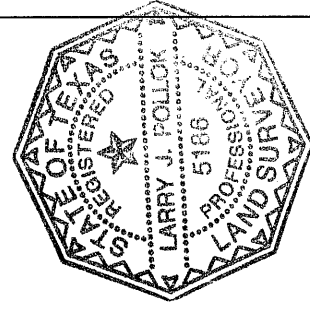
- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR TERREL SULLIVAN. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY 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. 1369, PG. 506 - DEED
- VOL. 912, PG. 369 - DEED
- ENV. 115B - PLAT



**POLLOK & SONS
SURVEYING, INC.**
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770



STATE OF TEXAS
COUNTY OF LEON

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 13TH DAY OF JULY, 2021 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186
JOB NO. 21-0423

STATE OF TEXAS
COUNTY OF LEON

FIELD NOTES FOR 11.40 ACRES OF LAND

BEING 11.40 ACRES OF LAND OUT OF THE ROBERT ROGERS SURVEY, ABSTRACT NO. 717, LEON COUNTY, TEXAS AND BEING THE LANDS DESCRIBED IN CONVEYANCES TO TERREL C. SULLIVAN, JR. AND WIFE, DANA D. SULLIVAN IN THE DEED OF RECORD IN VOLUME 912, PAGE 369 AND TO TERREL SULLIVAN AND DANA SULLIVAN IN THE DEED OF RECORD IN VOLUME 1369, PAGE 506 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS AND FURTHER BEING A PART OR PORTION OF LOT 15, AND ALL OF LOT 16, 1-45 ESTATES AS SHOWN ON THE PLAT OF RECORD IN ENVELOPE 115B OF THE OF THE MAP RECORDS OF LEON 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 in the center of County Road 477, Cindy Lane, for the easterly corner of Lot 14, the southerly corner of Lot 6, the westerly corner of Lot 7, the northerly corner of Lot 15, and the northwesterly corner of this tract;

THENCE with said center of County Road 477, Cindy Lane, and the common line of said Lot 7 as follows:

South 33° 30' 40" East, a distance of 300.62 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South 25° 57' 31" East, a distance of 43.60 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
South 76° 10' 15" East, a distance of 39.49 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap;
North 53° 48' 31" East, a distance of 102.22 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap
for the northwesterly corner of Lot 17B and the northeasterly corner of Lot 16 and of this tract;

THENCE South 20° 29' 22" East, with the common line of said Lot 17B, a distance of 834.75 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the northerly line of the land described in Volume 464, Page 644 of the Official Public Records of Leon County, Texas for the southwesterly corner of said Lot 17B and the southeasterly corner of Lot 16 and of this tract;

THENCE North 81° 58' 48" West, with the common line of said land described in Volume 464, Page 644, a distance of 810.004 feet to a 6" corner post for the southeasterly corner of the Ron Williams, et ux land as described in Volume 1098, Page 929 of the Official Public Records of Leon County, Texas and the lower southwesterly corner of this tract;

THENCE with the common line of said Williams land as follows:
North 29° 22' 33" East, a distance of 243.14 feet to a found $\frac{1}{2}$ " pin with a "D W Free" cap;
North 30° 25' 59" West, a distance of 251.11 feet to a 24" Oak Tree;
North 12° 47' 17" West, a distance of 243.85 feet to a found $\frac{1}{2}$ " pin with a "D W Free" cap on the southeasterly line of the aforementioned Lot 14 for the northwesterly corner of said Williams land and the upper southwesterly corner of this tract;

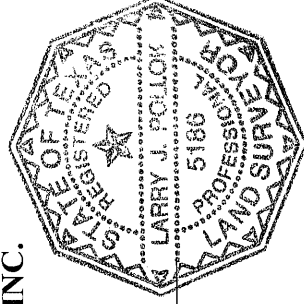
THENCE North 47° 43' 53" East, with the common line of said Lot 14, a distance of 359.30 feet to the **POINT OF BEGINNING** and containing 11.40 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas Central.

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700


Larry J. Pollok, R.P.L.S. # 5186
July 13, 2021



Refer: 21-0423