

Line #	Line Table		(RECORD BEARING)	
	Direction	Length	(DIRECTION)	(LENGTH)
L1	S33°38'57"E	269.28	(S35°42'10"E)	(269.28')
L2	S48°15'48"E	101.96	(S50°19'01"W)	(101.96')
L3	S41°24'44"E	338.54	(S43°25'53"E)	(338.69')
L4	S16°04'05"E	396.61	(S18°07'50"E)	(396.76')
L5	S21°35'05"E	442.71	(S23°39'24"E)	
L6	S12°48'10"E	454.84	(S14°52'15"E)	(593.58')
L7	S36°55'49"W	314.71	(S36°30'03"W)	(319.67')
L8	S51°39'17"W	247.14	(S49°35'58"W)	(246.92')
L9	N81°26'12"W	187.69	(N86°21'54"W)	(260.55')
L10	N40°36'22"W	157.93	(N45°06'20"W)	(150.85')
L11	S53°28'32"W	230.73	(S51°22'06"W)	(230.64')
L12	S65°15'59"W	310.22	(S64°11'12"W)	(303.35')
L13	N27°59'36"W	337.64	(N34°22'20"W)	(322.80')
L14	S55°42'14"E	36.40		

WM. JOHNSON SURVEY
ABSTRACT NO. 11

- LEGEND**
- IRF - STEEL ROD FOUND
 - RS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
 - CP - CORNER POST
 - DDMM'SS' DIST. - FIELD (DDMM'SS' DIST.) - RECORD
 - x - BARBED WIRE FENCE
 - - POWER/UTILITY POLE
 - ⊕ - WATER WELL/WATER METER (AS NOTED)
 - ⊙ - SEPTIC TANK
 - ○ - CHAIN LINK FENCE
 - || - WOOD PRIVACY FENCE

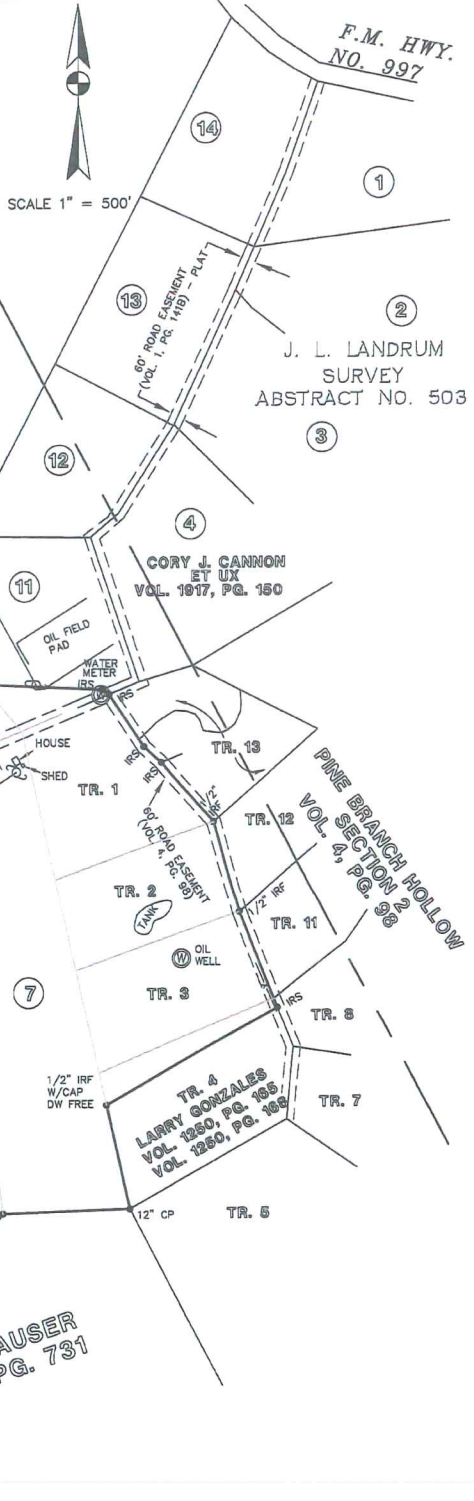
TRACY D. OLDS &
RACHELLE L. OLDS
VOL. 1822, PG. 367

S.W. JACKSON
VOL. 208, PG. 481

TISDALE
DEVELOPMENT
COMPANY
VOL. 963,
PG. 796

DANIEL E. HAUSER
VOL. 1276, PG. 731

112.83
ACRES



SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS CENTRAL.
- 3.) THIS PLAT WAS PREPARED FOR KENNEDY JAMES. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 4.) 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. 1845, PG. 364 - DEED

SURVEY PLAT OF 112.83 ACRES OF LAND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO JAMES KENNEDY IN THE DEED OF RECORD IN VOLUME 1845, PAGE 364 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS AND FURTHER BEING COMPRISED OF ALL OF LOTS 7, 8, 9, AND PARTS OR PORTIONS OF LOTS 10 AND 11 OF 2 MILE ESTATES AS SHOWN ON THE PLAT OF RECORD IN VOLUME 1, PAGE 141B OF THE PLAT RECORDS OF LEON COUNTY, TEXAS AND LOTS 1, 2, 3 AND PARTS OR PORTIONS OF LOTS 4, PINE BRANCH HOLLOW, SECTION II AS SHOWN ON THE PLAT OF RECORD IN VOLUME 4, PAGE 94 OF THE PLAT RECORDS OF LEON COUNTY, TEXAS.

**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 24TH DAY OF MAY, 2023 A.D.

LARRY J. POLLOK R.P.L.S. NO. 5186

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STATE OF TEXAS
COUNTY OF LEON

FIELD NOTES FOR 112.83 ACRES OF LAND

BEING 112.83 ACRES OF LAND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO JAMES KENNEDY IN THE DEED OF RECORD IN VOLUME 1845, PAGE 364 OF THE OFFICIAL PUBLIC RECORDS OF LEON COUNTY, TEXAS AND FURTHER BEING COMPRISED OF ALL OF LOTS 7, 8, 9, AND PARTS OR PORTIONS OF LOTS 10 AND 11 OF 2 MILE ESTATES AS SHOWN ON THE PLAT OF RECORD IN VOLUME 1, PAGE 141B OF THE PLAT RECORDS OF LEON COUNTY, TEXAS AND LOTS 1, 2, 3 AND PARTS OR PORTIONS OF LOTS 4, PINE BRANCH HOLLOW, SECTION II AS SHOWN ON THE PLAT OF RECORD IN VOLUME 4, PAGE 94 OF THE PLAT RECORDS OF LEON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set ½" rebar with a "Pollok & Sons" cap in the center of a 60 foot road easement as shown on said plat of 2 Mile Estates for a corner on the southerly line of Tract 11, the northwesterly corner of Tract 13, and the northeasterly corner of Tract 1 as shown on the plat of Pine Branch Hollow Section II of record in Volume 4, Page 98 of the Plat Records of Leon County, Texas, and of this tract;

THENCE with common line of said Tract 13 and the centerline of said 60 foot road easement as follows:

South 33° 38' 57" East, a distance of 269.28 feet to a set ½" rebar with a "Pollok & Sons" cap being an interior angle point of this tract

South 48° 15' 48" East, a distance of 101.96 feet to a set ½" rebar with a "Pollok & Sons" cap being an interior angle point of this tract;

South 41° 24' 44" East, a distance of 338.54 feet to a found ½" pin for the northwesterly corner of Tract 12 of said Pine Branch Hollow, Section 2, the southerly corner of Tract 13, the southeasterly corner of the aforementioned Tract 1, the northeasterly corner of Tract 2 of Pine Branch Hollow Section 2, and a corner of this tract;

THENCE South 16° 04' 05" East, with the common line of said Tract 12, a distance of 396.61 feet to a found ½" pin for the southerly corner of said Tract 12, the northwesterly corner of Tract 11, the southeasterly corner of Tract 1, the northeasterly corner of Tract 2, and a corner of this tract;

THENCE South 21° 35' 05" East, with the common line of said Tract 11 and of Tract 8, a distance of 442.71 feet to a set ½" rebar with a "Pollok & Sons" cap for the northeasterly corner of the Larry Gonzales land as described in Volume 1250, Page 165 and Volume 1250, Page 168 of the Official Public Records of Leon County, Texas and the upper southeasterly corner of the Kennedy land and of this tract;

THENCE with common line of said Larry Gonzales land as follows:

South 60° 32' 43" West, a distance of 845.34 feet to a found ½" rebar with a "DW Free" cap;

South 12° 48' 10" East, a distance of 454.84 feet to a 12" corner post for the southwesterly corner of said Gonzales land, the northeasterly corner of the Daniel E. Hauser land as described in Volume 1276, Page 731 of the Official Public Records of Leon County, Texas, the northwesterly corner of Tract 5, and the lower southeasterly corner of the Kennedy land and of this tract;

THENCE with common line of the Daniel E. Hauser land as follows;

South 87° 55' 04" West, a distance of 548.77 feet to a found ½" pin;

South 36° 55' 49" West, a distance of 314.71 feet to a found ½" pin;

South 51° 39' 17" West, a distance of 247.14 feet to a found ½" pin;

South 80° 53' 15" West, a distance of 527.91 feet to a set ½" rebar with a "Pollok & Sons" cap;

Page Two – 112.83 Acres

North 81° 26' 12" West, a distance of 187.69 feet to a set ½" rebar with a "Pollok & Sons" cap for the northwesterly corner of said Hauser land, the northeasterly corner of the Tisdale Development Company land as described in Volume 963, Page 796 of the Official Public Records Leon County, Texas, and a corner of the Kennedy land and of this tract;

THENCE with common line of said Tisdale Development Company land as follows:
North 40° 36' 22" West, a distance of 157.93 feet to a set ½" rebar with a "Pollok & Sons" cap;
South 53° 28' 32" West, a distance of 230.73 feet to a set ½" rebar with a "Pollok & Sons" cap;
South 65° 15' 59" West, a distance of 310.22 feet to a found ½" pin;
North 27° 59' 36" West, a distance of 337.64 feet to a found ½" pin for a corner of said Tisdale Development Company land, the southeasterly corner of the S.W. Jackson land as described in Volume 208, Page 481 of the Deed Records of Leon County, Texas, the southeasterly corner of the Tracy D. Olds and Rachelle L. Olds land as described in Volume 1822, Page 367 of the Official Public Records of Leon County, Texas, and the southwesterly corner of the Kennedy land and of this tract;

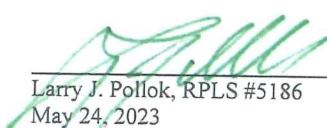
THENCE North 27° 28' 53" East, with the common line of said Olds land, a distance of 2918.15 feet to a set ½" rebar with a "Pollok & Sons" cap for the northwesterly corner of this tract;

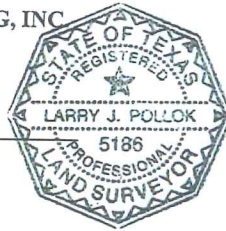
THENCE into and across the Kennedy land and with the northerly line of this tract as follows:

South 87° 22' 23" East, a distance of 904.24 feet to a set ½" rebar with a "Pollok & Sons" cap;
South 55° 42' 14" East, a distance of 36.40 feet to the **POINT OF BEGINNING** and containing 112.83 acres of land as shown on the plat that accompanies this description.

The bearing system is based on NAD83, Texas Central.

POLLOK & SONS SURVEYING, INC
Firm No. 10052700


Larry J. Pollok, RPLS #5186
May 24, 2023



Refer. 23-0311b