

SARAH SMITH LEAGUE
ABSTRACT NO. 415

(R)=1199.66'
(L)=467.05'
(D)=2218.23"
(Chrd.Brng)=S84°36'29"E
(Chrd.=464.11')
R=1199.66'
L=467.59'
D=2219.55"
Chrd.Brng=S85°42'30"E
Chrd.=464.63'

R.O.W. NOT TO SCALE
F.M. HWY. NO. 1680
(N84°40'47"E)
NB3°33'01"E
365.43'
(365.52')

(R)=542.00'
(L)=691.20'
(D)=7304.03"
(Chrd.Brng)=S84°00'06"E
(Chrd.=645.30')
R=542.00'
L=690.03'
D=7256.41"
Chrd.Brng=S84°36'30"E
Chrd.=644.37'

5.33 ACRES

T. & N. O. R.R. CO.

C.R. NO.
415

SCALE 1" = 100'

- LEGEND**
- RR - STEEL ROD FOUND
 - RS - 1/2" REBAR SET
 - CR - CORNER SET
 - CP - CORNER POST
 - DOMASS' DIST. - FIELD (DOMASS' DIST.) - RECORD
 - x - BARBED WIRE FENCE
 - CO - POWER/UTILITY POLE
 - WATER WELL/WATER METER (AS NOTED)
 - SEPTIC TANK
 - CHAIN LINK FENCE
 - WOOD PRIVACY FENCE

- SURVEYOR NOTES:**
- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 - 2.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
 - 3.) THIS PLAT WAS PREPARED FOR RAMONDO CHIU, NO LICENSE SURVEYOR, AND IS NOT TO BE CONSIDERED A FINAL SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.
 - 4.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL FIELD NOTES AND FIELD SKETCHES AND IS NOT VALID FOR THIS SURVEY WITHOUT AN ORIGINAL SCALE AND SIGNATURE.

CASUALTY NOTES:

THE FOLLOWING EASEMENTS SHOWN IN SCHEDULE B OF THE TITLE POLICY WITH OF 02-24-2011 WITH AN EFFECTIVE DATE OF MAY 6, 2010 DO NOT AFFECT THE 5.33 ACRE TRACT OF LAND.

101 - VOL. 326, PG. 208
104 - VOL. 289, PG. 570

REFERENCE:
VOL. 1363, PG. 494 - DEED
VOL. 336, PG. 166 - PIPELINE ESMNT. (BLINKT.)

SURVEY PLAT OF 5.33 ACRES OF LAND OUT OF THE SARAH SMITH LEAGUE, ABSTRACT NO. 415, GONZALES COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO RAMONDO CHIU AND JIAYUE LIANG IN THE DEED OF RECORD IN VOLUME 1363, PAGE 494 OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS



POLLOK & SONS
SURVEYING, INC.
P.O. BOX 10052700
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
COUNTY OF GONZALES

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

THIS 4TH DAY OF JUNE 2024 A.D.

LARRY J. POLLOK
SURVEYOR

R.P.L.S. NO.5186
24-246

STATE OF TEXAS
COUNTY OF GONZALES

FIELD NOTES FOR 5.33 ACRES OF LAND

BEING 5.33 ACRES OF LAND OUT OF THE SARAH SMITH LEAGUE, ABSTRACT NO. 415, GONZALES COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO RAYMOND CHIU AND JIAYUE LIANG IN THE DEED OF RECORD IN VOLUME 1363, PAGE 494 OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set ½" rebar with a "Pollok & Sons" cap at the intersection of the westerly right-of-way of FM Highway 1680 and the northerly right-of-way of the T. & N. O. Railroad for the southeasterly corner of this tract;

THENCE with said railroad right-of-way as follows:

With a curve to the right having a radius of 2837.80 feet, a length of curve of 706.07 feet, and a chord bearing of North 79° 29' 57" West, a distance of 704.25 feet to a set ½" rebar with a "Pollok & Sons" cap;

North 71° 23' 19" West, a distance of 99.94 feet to a found 5/8" pin;

North 70° 29' 40" West, a distance of 99.55 feet to a found 5/8" pin;

North 70° 11' 58" West, a distance of 503.59 feet to a found 5/8" pin at the intersection of the southerly right-of-way of the aforementioned FM Highway 1680 for the southwesterly corner of this tract;

THENCE with said FM Highway 1680 right-of-way as follows:

North 47° 20' 24" East, a distance of 4.19 feet to a found 5/8" pin;

With a curve to the left having a radius of 1199.66 feet, a length of curve of 467.59 feet, and a chord bearing of South 85° 42' 30" East, a distance of 464.63 feet to a found 5/8" pin;

North 83° 33' 01" East, a distance of 365.43 feet to a found 5/8" pin;

With a curve to the right having a radius of 542.00 feet, a length of curve of 690.03 feet, and a chord bearing of South 54° 36' 30" East, a distance of 644.37 feet to the **POINT OF BEGINNING** and containing 5.33 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
June 4, 2024



Refer. 24-246