JAMES W. FANNIN SURVEY
ABSTRACT NO. 111

LLOYD HICKS, JR. ET UX
LINDA J. HICKS
VOLUME 580, PAGE 57[illegible]

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COUNTY ROAD 289
R.O.W. NOT TO SCALE

COUNTY ROAD 277
R.O.W. NOT TO SCALE

180.01 ACRES

(825.19')
(N70°00'00"E)
N68°56'20"E
825.07'

S21°03'43"E (S20°00'00"E)
299.99' (300.00')

S07°19'12"W (S08°20'20"W)
328.09' (328.95')

S21°05'55"E (S20°02'38"E)
300.00' (300.00')

(S69°57'22"W)
S68°41'39"W
274.89'
(275.00')

(N69°59'08"E)
N68°56'03"E
(1742.83')
1742.63'

1031.61'
(1031.06')

N20°52'16"W
(N19°53'32"W)

(N72°37'13"E)
N71°34'02"E
1008.11'
(1009.72')

(S20°02'01"E)
S21°05'51"E
499.81'
(500.00')

(S19°45'30"E)
S20°51'40"E
(2105.60')
2104.84'

2477.55'
(2477.72')

N20°27'41"W
(N19°23'14"W)

S69°40'10"W
997.17'
(997.45')
(S70°44'34"W)

S68°55'51"W
1294.43'
(1294.12')
(S70°00'41"W)

S70°10'58"W
875.10'
(874.34')
(S71°15'34"W)

SCALE: 1" = 500'

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
PP — POWER/UTILITY POLE
W — WATER WELL/WATER METER (AS NOTED)
ST — SEPTIC TANK
— — CHAIN LINK FENCE
— — WOOD PRIVACY FENCE

SURVEY PLAT OF 180.01 ACRES OF LAND OUT OF THE JAMES W. FANNIN SURVEY, ABSTRACT NO. 111, KARNES COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO FERNANDO HERNANDEZ AND IRENE G. HERNANDEZ IN A DEED OF RECORD IN VOLUME 796, PAGE 941 OF THE OFFICIAL RECORDS KARNES COUNTY, TEXAS.

SURVEYOR NOTES:

1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT
2.) THE BASIS OF THE BEARING SYSTEM IS WGS84
3.) THIS PLAT WAS PREPARED FOR FERNANDO HERNANDEZ. 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

REFERENCE: VOL. 796, PG. 941 – DEED
VOL. 582, PG. 233 – ELECTRIC ESMNT.(BLNKT)

POLLOK & SONS SURVEYING, INC.
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
REGISTERED
LARRY J. POLLOK
5186
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF KARNES

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

THIS 12TH DAY OF FEBRUARY, 20 08 A.D.

LARRY J. POLLOK — R.P.L.S. NO.5186

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