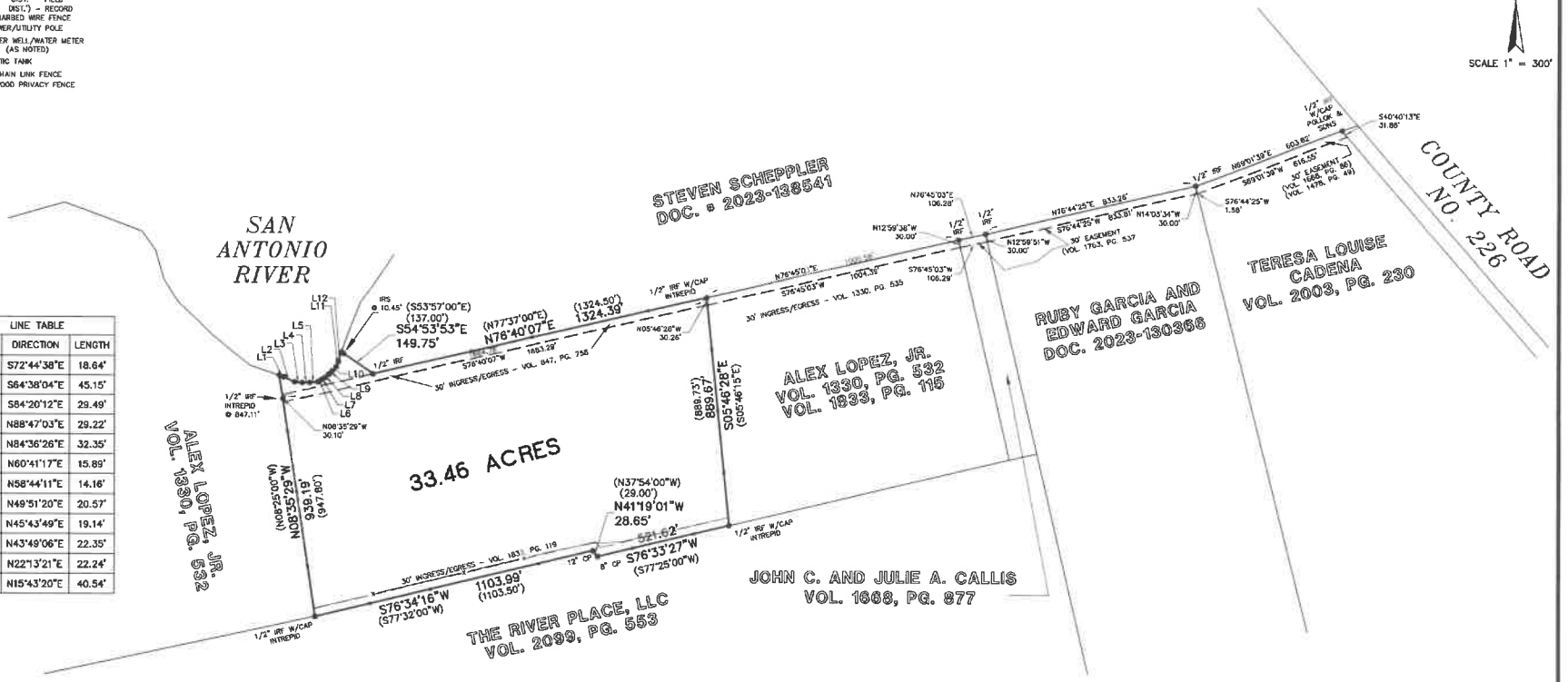
LEGEND

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

LUIS MANCHACA GRANT
ABSTRACT NO. 18

SCALE 1" = 300'



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S72°44'38"E	18.64'
L2	S64°38'04"E	45.15'
L3	S84°20'12"E	29.49'
L4	N88°47'03"E	29.22'
L5	N84°36'26"E	32.35'
L6	N60°41'17"E	15.89'
L7	N58°44'11"E	14.16'
L8	N49°51'20"E	20.57'
L9	N45°43'49"E	19.14'
L10	N43°49'06"E	22.35'
L11	N22°13'21"E	22.24'
L12	N15°43'20"E	40.54'

SURVEY PLAT OF 33.46 ACRES OF LAND OUT OF THE LUIS MANCHACA GRANT, ABSTRACT NO. 18, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO MIKE LOPEZ IN THE DEED OF RECORD IN VOLUME 847, PAGE 758 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

SURVEY PLAT OF 30' INGRESS/EGRESS EASEMENT 0.1.16 ACRES OF LAND OUT OF THE LUIS MANCHACA GRANT, ABSTRACT NO. 18, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO MIKE LOPEZ IN THE DEED OF RECORD IN VOLUME 847, PAGE 758 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

SURVEY PLAT OF 30' INGRESS/EGRESS EASEMENT 0.42 ACRES OF LAND OUT OF THE LUIS MANCHACA GRANT, ABSTRACT NO. 18, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO TERESA LOUISE CADENA IN THE DEED OF RECORD IN VOLUME 2003, PAGE 230 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

SURVEY PLAT OF 30' INGRESS/EGRESS EASEMENT 0.57 ACRES OF LAND OUT OF THE LUIS MANCHACA GRANT, ABSTRACT NO. 18, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO RUBY GARCIA AND EDWARD GARCIA LAND IN THE DEED OF RECORD IN DOCUMENT 2023-130366 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

SURVEY PLAT OF 30' INGRESS/EGRESS EASEMENT 0.07 ACRES OF LAND OUT OF THE LUIS MANCHACA GRANT, ABSTRACT NO. 18, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO JOHN C. AND LULIE A. CALLIS IN THE DEED OF RECORD IN VOLUME 1668, PAGE 877 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

SURVEY PLAT OF 30' INGRESS/EGRESS EASEMENT 0.69 ACRES OF LAND OUT OF THE LUIS MANCHACA GRANT, ABSTRACT NO. 18, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO ALEX LOPEZ, JR. IN THE DEED OF RECORD IN VOLUME 1330, PAGE 532 AND IN VOLUME 1833, PAGE 115 OF THE OFFICIAL PUBLIC RECORDS OF WILSON 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 SOUTH CENTRAL.
4.) THIS PLAT WAS PREPARED FOR MIKE LOPEZ. 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. 847, PG. 758 – DEED

STATE OF TEXAS
COUNTY OF WILSON
I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION.
THIS ___ DAY OF ___, 2024 A.D.

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

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JOB NO. 24-248

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

MIKE LOPEZ LAND

BOUNDARY SURVEY

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

SCALE 1" = 300'
DRAWN by LP
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CHECKED BY
JOB NO 24-248
SHEET OF