

TUMLINSON RD.

R.O.W. NOT TO SCALE

(EAST)

N89°22'18"E

1/2" IRF

S89°22'18"W

IRS

IRS

272.55'

708.28'



SCALE 1" = 200'

3

4

5

6

10.00
ACRES

DOUGLAS HURD LAND
VOL. 810, PG. 834
VOL. 804, PG. 456
(NORTH)
N00°41'09"W
1277.47'

RESIDUE OF THE
DOUGLAS HURD LAND
BK. 804, PG. 456

IRS

IRS

90.32'
S00°41'09"E

S25°51'42"E
662.42'

700.53'

IRS

IRS

S88°53'35"W

ROSS A. MAGSIG AND
CYNTHIA A. MAGSIG
DOC. # 232969

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
- || - WOOD PRIVACY FENCE

SURVEY PLAT OF 10.00 ACRES OF LAND OUT OF THE JOEL WALKER SURVEY 1090, ABSTRACT NO. 908, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO DOUGLAS HURD IN THE DEED OF RECORD IN BOOK 804, PAGE 456 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND FURTHER BEING PARTS OR PORTIONS OF THE M. F. KEITH SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 232, PAGE 144 OF THE DEED RECORDS OF ATASCOSA 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 DOUGLAS HURD. 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.



**POLLOK & SONS
SURVEYING, INC.**

FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
COUNTY OF ATASCOSA

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 MARCH, 2025 A.D.

LARRY J. POLLOK

R.P.L.S. NO. 5186

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JOB NO. 25-059



REFERENCE:

VOL. 804, PG. 456 - DEED
VOL. 232, PG. 144 PLAT

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 10.00 ACRES OF LAND

BEING 10.00 ACRES OF LAND OUT OF THE JOEL WALKER SURVEY 1090, ABSTRACT NO. 908, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO DOUGLAS HURD IN THE DEED OF RECORD IN BOOK 804, PAGE 456 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND FURTHER BEING PARTS OR PORTIONS OF THE M. F. KEITH SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 232, PAGE 144 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set ½” rebar with a “Pollok & Sons” cap on the southerly right-of-way of Tumlinson Road for the northwesterly corner of this tract from which a found ½” pin for the northwesterly corner of the Hurd land as described in Book 810, Page 834 of the Official Public Records of Atascosa County, Texas bears South 89° 22’ 18” West, a distance of 272.55 feet;

THENCE North 89° 22’ 18” East, with said right-of-way, a distance of 708.28 feet to a set ½” rebar with a “Pollok & Sons” cap for the northeasterly corner of this tract;

THENCE into and across the Hurd land as follows:


South 43° 13’ 47” West, a distance of 810.42 feet to a set ½” rebar with a “Pollok & Sons” cap;
South 00° 41’ 09” East, a distance of 90.32 feet to a set ½” rebar with a “Pollok & Sons” cap;
South 25° 51’ 42” East, a distance of 662.42 feet to a set ½” rebar with a “Pollok & Sons” cap on the northerly line of the Ross A. Magsig, et al land as described in Documents 232969 of the Official Public Records of Atascosa County, Texas for the southeasterly corner of this tract;

THENCE South 88° 53’ 35” West, with the common line of said Magsig land, a distance of 700.53 feet to a set ½” rebar with a “Pollok & Sons” cap for the southwesterly corner of this tract;

THENCE North 00° 41’ 09” West, into the Hurd land, a distance of 1277.47 feet to the **POINT OF BEGINNING** and containing 10.00 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
March 12, 2025



Refer. 25-059