

FIELD NOTES - 100.713 ACRES
FRANCIS WINANS SUR. NO. 46, ABST. NO. 383
WILLAM J. LEWIS SUR. NO. 47, ABST. NO. 246
BANDERA COUNTY, TEXAS

Being a 100.713 acre tract of land consisting of approximately 84.291 acres out of the Francis Winans Survey No. 46, Abstract No. 383, and 16.422 acres out of the William J. Lewis Survey No. 47, Abstract No. 246, in Bandera County, Texas; said 100.713 acres being all of a called 75.34 acre tract recorded in Vol. 200, Pg. 63, Deed Records of Bandera County, Texas, and all of a called 25.39 acre tract recorded in Vol. 803, Pg. 692, Official Records of Bandera County, Texas; said 100.713 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found wood fence post, in the north line of a called 175 acre tract (recorded in Vol. 91, Pg. 2, Deed Records of Bandera County, Texas), for the southeast corner of said 75.34 acres and the southeast corner of the herein described tract;

THENCE, following the south line of said 75.34 acres along or near a fence, N 79°53'53" W – 2265.92 feet to a found wood fence post for the southwest corner of said 75.34 acres and the southeast corner of said 25.39 acres;

THENCE, following the south line of said 25.39 acres along or near a fence, N 80°17'07" W – 212.85 feet to a set iron rod for the southeast corner of a called 0.11 acre tract (recorded in said Vol. 803, Pg. 692), the southwest corner of said 25.39 acres and the southwest corner of the herein described tract; said point bears S 80°17'07" E – 18.89 feet from a set iron rod, in the east line of a called 55.15 acre tract (recorded in Vol. 144, Pg. 520, Deed Records of Bandera County, Texas), for the southwest corner of said 0.11 acres;

THENCE, following the common line between said 0.11 and 25.39 acres along or near a fence, and N 02°24'21" W – 419.21 feet to a found wood fence post and N 73°59'48" W – 5.56 feet to a found wood fence post for the northwest corner of said 0.11 acres and the northeast corner of said 55.15 acres;

THENCE, following the common line between said 25.39 and 55.15 acres, S 88°38'58" W – 17.48 feet to a found iron rod for the southeast corner of a called 25.28 acre tract (recorded in said Vol. 803, Pg. 692);

THENCE, following the common line between said 25.28 and 25.39 acres, N 27°22'07" E – 2541.11 feet to a found iron rod, in the south right-of-way line of State Highway 16, for the northeast corner of said 25.28 acres, the northwest corner of said 25.39 acres and the northwest corner of the herein described tract;

THENCE, following the south right-of-way line of State Highway 16 along or near a fence, S 29°29'07" E— 646.96 feet to a found wood fence post for the northeast corner of said 25.39 acres and the north corner of said 75.34 acres;

THENCE, continuing to follow the south right-of-way line of State Highway 16 along or near a fence, S 29°35'43" E— 759.39 feet to a set iron rod and S 28°45'39" E— 1738.89 feet to a found wood fence post for the northeast corner of said 175 acres, the northeast corner of said 75.34 acres and the northeast corner of the herein described tract;

THENCE, following the common line between said 75.34 and 175 acres, S 30°58'00" W a distance of 422.34 feet to the POINT OF BEGINNING.

Said tract contains 100.713 acres of land, more or less. These field notes are made from a survey and drawing made under my supervision dated May 3, 2016. All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83.



Bo Mansfield (830) 688-2786
Registered Professional Land Surveyor No. 6278



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SURVEY PLAT

100.713 ACRES

FRANCIS WINANS SUR. NO. 46
ABST. NO. 383
WILLIAM J. LEWIS SUR. NO. 47
ABST. NO. 246
BANDERA COUNTY, TEXAS

LEGEND

- Iron rod (fnd)
- Iron rod (set)
- ▲ Wood fence post (fnd)
- T-post (fnd)
- ⊕ Metal fence post (fnd)
- ⊙ Axle (fnd)
- ⊙ Iron pipe (fnd)
- Oak tree (fnd)
- Power line
- Wire fence
- Patent Survey Line

WILLIAM J. LEWIS
SUR. NO. 47, ABST. NO. 246

28.28 Acres, OR
Vol. 327, Pg. 593

100.713 ACRES

Well

75.34 Acres, DR
Vol. 200, Pg. 63

0.11 Acres, OR
Vol. 803, Pg. 692

Barns

55.15 Acres, DR
Vol. 144, Pg. 520

175 Acres, DR
Vol. 91, Pg. 2

FRANCIS WINANS
SUR. NO. 46, ABST. NO. 383

Line Table		
Id	Bearing	Distance
L1	N 80°17'07" W	212.85'
L2	S 80°17'07" E	18.89'
L3	N 73°59'48" W	5.56'
L4	S 88°38'58" W	17.48'



I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of the survey, and that to the best of my knowledge there are no visible overlapping of improvements, visible easements of rights of way, boundary line conflicts, or encroachments except as shown hereon.

NOTE:
All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83.

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Scale 1" = 400'
May 3, 2016