

SURVEY

5.07 ACRES - J. FRANCO

ABSTRACT N

BANDERA COUN

STATE HIGHWAY NO. 187

5.07 ACRES

SABINAL RIVER

Scale 1" = 80'

October 13, 2014

LEGEND

- Iron rod (fnd)
- Iron rod (set)
- ▲ Brass Disk R. O. W. Marker (fnd)
- ⊙ Cotton spindle (set)
- ⊙ Cotton spindle (fnd)
- E — Power line
- / — Wood fence

TABLE OF TANGENTS		
Id	Bearing	Distance
L1	S 04°15'13" W	10.04'
L2	N 42°42'26" E	9.99'
L3	S 46°56'05" E	46.00'

*Reference Bearing
Deed, Vol. 665, Pg. 655
Official Records
Bandera County, Texas

Vol. 665
Pg. 655

Vol. 694
Pg. 458

RIVER HAVEN ROAD
(30' easement, Vol. 194, Pg. 497)

POINT OF
BEGINNING

Asphalt
driveway

Residence

Well

Pavilion

Table of Curves				
Id	Delta	Radius	Arc Length	Ch Bear
C1	38°50'06"	532.96'	361.24'	S 66°29'36" E

I hereby certify that this sur
this plat correctly represents
and that to the best of my kn
of improvements, visible eat
or encroachments except at

Byron R. Wilkinson 210-
Registered Professional Lar
P. O. Box 398
Bandera, Texas 78003

FIELD NOTES
5.07 ACRES – J. FRANCO SUR. NO. 936, ABS. NO. 142
BANDERA COUNTY, TEXAS

Being a 5.07 acre tract of land in Bandera County, Texas, out of the J. Franco Survey Number 936, Abstract Number 142; said tract being out of a called 6.50 acre tract conveyed by Jacqueline Holder to Marlene G Van Eman by Warranty Deed dated June 25, 2004, recorded in Volume 665, Page 655, of the Official Records of Bandera County, Texas; said 5.07 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found cotton spindle on the south right-of-way line of State Highway No. 187, said point being the northeast corner of said 6.50 acres, the centerline of River Haven Road (a 30' easement recorded in Vol. 194, Pg. 497, Official Records of Bandera County, Texas) and the northeast corner of the herein described tract;

THENCE, along the centerline of said River Haven Road and the southeast line of said 6.50 acre tract S 25°33'48" W a distance of 292.93 feet to a set iron rod for the southeast corner of the herein described tract;

THENCE over and across said 6.50 acre tract N74°24'17"W a distance of 341.42 feet to a set iron rod at an angle point, and N86°12'25"W passing a set iron rod of on the east bank of the Sabinal River at 180.94 feet a total distance of 231.35 feet to a point on the centerline of the Sabinal River and the west line of said 6.50 acre tract for the southwest corner of the herein described tract;

THENCE up the Sabinal River N 03°43'09 E a distance of 355.54 feet to a point on the south right-of-way line of State Highway No. 187 for the northwest corner of said 6.50 acre tract and the northwest corner of the herein described tract;

THENCE, along the south right-of-way line of State Highway No. 187, S 85°44'47" E, at 60.00 feet passing a found iron rod on the east bank of the Sabinal River, a total distance of 299.26 feet to a found bronze disc Right-of-Way Marker;

THENCE, continuing along the south right-of-way line of State Highway No. 187, S 04°15'13" W a distance of 10.04 feet to a found bronze disc Right-of-Way Marker;

THENCE along the south right-of-way line of State Highway No. 187 around a curve to the right, having a delta angle of 38°50'06", a radius of 532.96 feet, a long chord of 354.37 feet that bears S66°29'36"E, a distance of 361.24 feet to a found bronze disc Right-of-Way Marker;

THENCE, continuing along the south right-of-way line of State Highway No. 187, N 42°42'26" E a distance of 9.99 feet to a found bronze disc Right-of-Way Marker;

THENCE continuing along the south right of way line of State Highway No. 187
S46°56'05" E a distance of 46.00 feet to the POINT OF BEGINNING.

Said tract containing 5.07 acres of land, more or less.

These field notes are made from a survey and drawing made under my supervision dated
October 13, 2014.


Byron R. Wilkinson
Registered Professional Land Surveyor No. 1537

