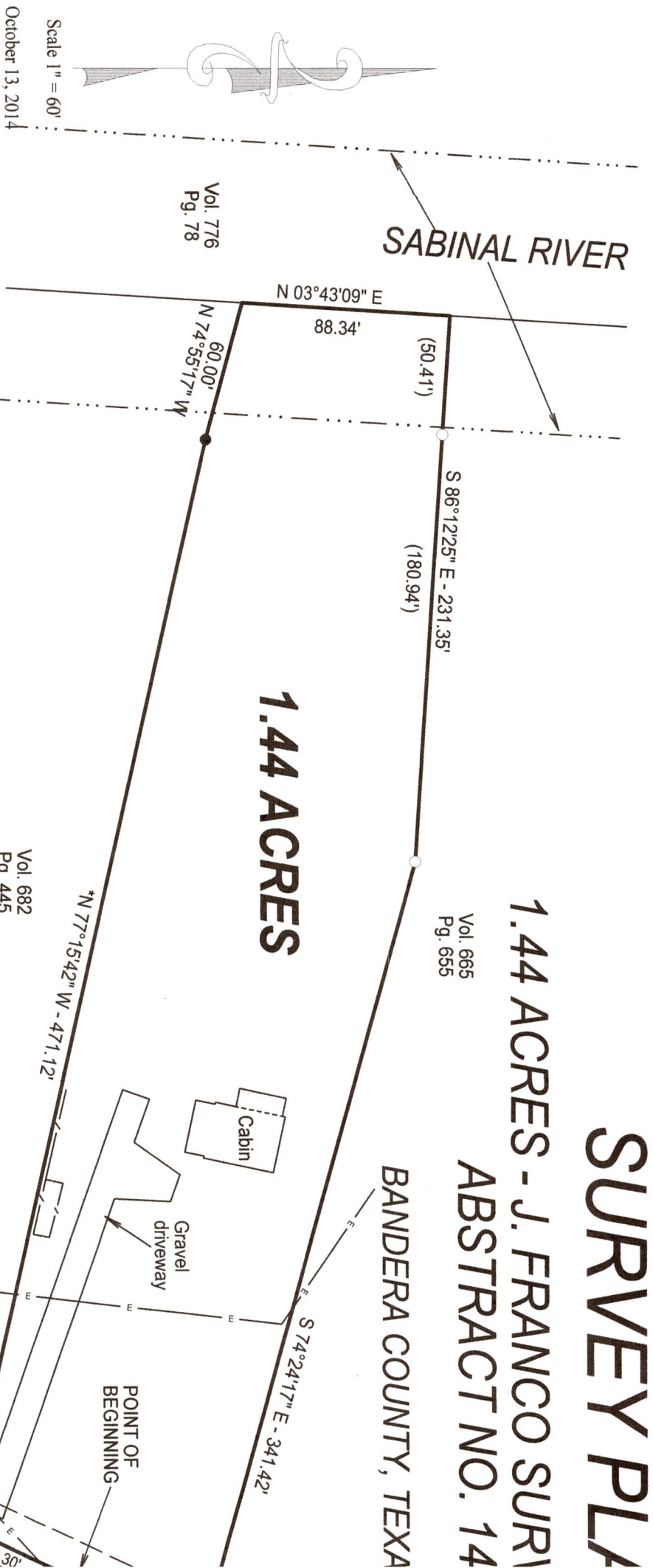


SURVEY PL

1.44 ACRES - J. FRANCO SUR ABSTRACT NO. 14

BANDERA COUNTY, TEXA



LEGEND

- Iron rod (fnd)
- Iron rod (set)
- ⊙ Cotton spindle (set)
- ⊙ Cotton spindle (fnd)
- E — Power line
- / — Wood fence

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

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.

Byron R. Wilkinson
Registered Professional Land Surveyor No. 1537
P. O. Box 398
Bandera, Texas 78003



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

Being a 1.44 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 1.44 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod in the centerline of River Haven Road (a 30' easement recorded in Vol. 194, Pg. 497, Official Records of Bandera County, Texas), said point being in the east line of said 6.50 acre tract at the southwest corner of a 2.01 acre tract recorded in Vol. 694, Pg. 458, Official Public Records of Bandera County, Texas, and the northwest corner of a 6.33 acre tract recorded in Vol. 530, Pg. 934, Official Public Records of Bandera County, Texas;

THENCE along the centerline of said River Haven Road and the east line of said 6.50 acre tract, S 25°25'53" W a distance of 52.30 feet to a found iron rod for the southeast corner of said 6.50 acres and the southeast corner of the herein described tract;

THENCE along the south line of said 6.50 acre tract N 77°15'42" W a distance of 471.12 feet to a found iron rod on the east bank of the Sabinal River and N 74°55'17" W a distance of 60.00 feet to a point on the centerline of the Sabinal River for the southwest corner said 6.50 acres and the southwest corner of the herein described tract;


THENCE up the Sabinal River and the west line of said 6.50 acre tract N 03°43'09 E a distance of 88.34 feet to a point for the northwest corner of the herein described tract;

THENCE over and across said 6.50 acre tract S86°12'25"E passing a set iron rod on the east bank of the Sabinal River at 50.41 feet a total distance of 231.35 feet to a set iron rod at an angle point and S74°24'17"E a distance of 341.42 feet to a set iron rod in centerline of River Haven Road and the east line of said 6.50 acre tract for the northeast corner of the herein described tract;

THENCE S25°33'48"W along the centerline of River Haven Road and the east line of said 6.50 acre tract a distance of 59.11 feet to the POINT OF BEGINNING.

Said tract containing 1.44 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

