

FIELD NOTES – 5.91 ACRES
MATHILDE RIVERA SUR. NO. 27, ABST. NO. 575
GILLESPIE COUNTY, TEXAS

Being a 5.91 acre tract of land out of the Matilde Rivera Survey No. 27, Abstract No. 575, and out of Tracts 18 and 19 (Pedernales Estates, an unrecorded subdivision) in Gillespie County, Texas; said 5.91 acres being all of a called 5.91 acre tract described in a Warranty Deed recorded in Vol. 322, Pg. 878, Official Public Records of Gillespie County, Texas; said 5.91 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found metal fence post, in the west line of Pedernales Estates Road (60' Wide), for the northeast corner of said 5.91 acres, the southeast corner of a called 10.00 acre tract (recorded in Vol. 500, Pg. 75, Official Public Records of Gillespie County, Texas) and the northeast corner of the herein described tract;

THENCE, following the west line of Pedernales Estate Road, S 01°21'18" E – 338.63 feet to a found iron rod for the northeast corner of a called 6.56 acre tract (recorded in Vol. 370, Pg. 120, Official Public Records of Gillespie County, Texas) and the southeast corner of the herein described tract;

THENCE, following the common line of said 5.91 and 6.56 acres over and across said Tract 19 along or near a fence, S 88°39'37" W – 684.17 feet to a found iron rod for the northwest corner of said 6.56 acres and the northeast corner of a called 6.52 acre tract (recorded in Vol. 412, Pg. 326, Official Public Records of Gillespie County, Texas);

THENCE, following the common line between said 5.91 and 6.52 acres along or near a fence, S 87°49'19" W – 6.95 feet to a found iron rod for the southeast corner of a called 4.09 acre tract (recorded in Vol. 239, Pg. 233, Official Public Records of Gillespie County, Texas) and the southwest corner of the herein described tract;

THENCE, following the common line between said 4.09 and 5.91 acres over and across said Tract 19 then Tract 18, N 28°44'09" W – 182.09 feet to a found iron rod and N 08°45'48" W – 178.49 feet to a found iron rod, in the south line of said 10.00 acres, for the northeast corner of said 4.09 acres, the northwest corner of said 5.91 acres and the northwest corner of the herein described tract;

THENCE, following the common line between said 5.91 acres and 10.00 acres over and across said Tract 18, N 88°39'19" E a distance of 797.87 feet to the POINT OF BEGINNING.

Said tract contains 5.91 acres of land, more or less. These field notes are made from a survey and drawing made under my supervision dated June 12, 2017. All bearings are from GPS observations based on Texas State Plane Coordinate System, Central Zone, NAD 83.



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

