

MANSFIELD SURVEYING
P.O. BOX 3111
BANDERA, TX 78003
830-688-2786

SURVEY PLAT

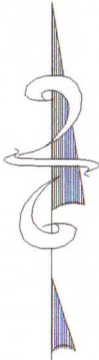
5.91 ACRES - MATHILDE RIVERA SUR. 27
ABST. NO. 575

OUT OF PEDERNALES ESTATES (AN UNRECORDED SUBDIVISION)

GILLESPIE COUNTY, TEXAS

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

75' Well and Septic Set-Back from property lines per
Commitment



Scale 1" = 120'
June 12, 2017



LEGEND

- Iron rod (fnd)
- ⊕ Metal fence post (fnd)
- x — Wire fence
- OPR - Official Public Records
Gillespie Co., TX
- DR - Deed Records
Gillespie Co., TX

10.00 Acres, OPR
Vol. 500, Pg. 75

POINT OF BEGINNING
NE corner of a called 5.91 acre tract
recorded in Vol. 322, Pg. 878, Official Public
Records of Gillespie County, Texas

Centerline of 30' Road Easement
Vol. 322, Pg. 878, OPR

15' Utility Easement
Vol. 112, Pg. 771, DR

PEDERNALES ESTATES ROAD
(60' Wide)

4.09 Acres, OPR
Vol. 239, Pg. 233

6.52 Acres, OPR
Vol. 412, Pg. 326

6.56 Acres, OPR
Vol. 370, Pg. 120

Tract 18

Tract 19

5.91 ACRES

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.

R

Bo Mansfield RPLS No. 6278 FIRM No. 10193736

Line Table		
Id	Bearing	Distance
L1	S 87°49'19" W	6.95'