

45.55 ACRE TRACT
J D LESTER SURVEY, ABS 490
BRYAN W & DONNA DRYER

N 59°10'37" E 602.08'

10.00 ACRE TRACT
J D LESTER SURVEY, ABS 490
MICHAEL A & STEPHANIE R STEWART
VOL. 1224, PG. 449, D.R.W.C.

S 30°12'57" E 1488.50'

9.25 ACRE TRACT
J D LESTER SURVEY, ABS 490

N64°47'30"E, 554.67'
TO 12" CEDAR POST AT
INTERSECTION OF NW
R.O.W. LINE OF SANDY OAK
LANE WITH SW R.O.W. LINE
OF BROOKS ROAD, C.M.3

F.I.P.
C.M.1

S 64°47'30" W 213.10'

SANDY OAK LANE
R.O.W. - 60' INGRESS & EGRESS EASEMENT

13.91 ACRES

• WATER
WELL

N 30°49'51" W 698.85'

6.00 ACRE TRACT
J D LESTER SURVEY, ABS 490
WILBURN & SALLY BERRY
VOL. 1341, PG. 252, D.R.W.C.

S.I.P.

S 64°47'30" W 375.84'

S.I.P.

F.I.P.

N 30°49'51" W 731.94'

11.00 ACRE TRACT
J D LESTER SURVEY, ABS 490
FLOUD J CLARK
VOL. 1071, PG. 897, D.R.W.C.

NOTE:

ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE
SYSTEM, NAD83, SOUTH CENTRAL ZONE, TAKEN BY GPS
RTK OBSERVATIONS.



TEXAS ENGINEERING & SURVEYING, INC.

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STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE,
CORRECT AND AN ACCURATE REPRESENTATION OF
THE PROPERTY ACCORDING TO AN ACTUAL SURVEY
MADE ON THE GROUND UNDER MY SUPERVISION AND
EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE
DISCREPANCIES, CONFLICTS, PROTRUSIONS OR
INTRUSIONS, OVERLAPPING OF IMPROVEMENTS,
EASEMENTS, OR RIGHT-OF-WAY.

THIS 24-TH DAY OF MARCH, 2019 A.D.

S. B. Shrestha

* SEE FIELD NOTES

STREET ADDRESS: 152 SANDY OAK LANE
LOT: 13.91 ACRES* (CALLED 13.88 ACRES) OUT OF
19.88 ACRES, J.E. LESTER SURVEY, ABS 490
DEED RECORDS, VOLUME: 492 PAGE(S): 649
CITY: STOCKDALE, WILSON COUNTY, TEXAS
SURVEYED FOR: MISSION TITLE, LP
G.F. NO.: 1900765-03
BUYER(S): MAO REAL ESTATE LLC, BOCA CAPITAL LLC

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:

VOL. 200 PG. 467 VOL. 430 PG. 274 VOL. 405 PG. 352
VOL. 486 PG. 313 VOL. 492 PG. 649 VOL. 492 PG. 529
VOL. 487 PG. 495 VOL. 502 PG. 210 VOL. 804 PG. 228
VOL. 804 PG. 228 VOL. 889 PG. 441 VOL. - PG. -

LEGEND

F.I.P. : FOUND 1" HOLLOW IRON PIPE
S.I.P. : SET 1/2" IRON PIN
C.M. : CONTROLLING MONUMENT
F.P. : 4"x4" WOOD POST
W.M. : WATER METER
P.P. : POWER POLE
D.R.W.C.: DEED RECORDS OF
WILSON COUNTY, TEXAS
-p- : OVERHEAD POWER LINE
-// : WOODEN FENCE
-x- : BARB WIRE FENCE
-◇ : CHAIN LINK FENCE

0 50 100
SCALE : 1" = 100'