

This Survey is Acknowledged By:

[Signature]

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

SURVEY PLAT

PARCEL 1: 7.302 ACRES (TRACT 2)

PARCEL 2: 20' INGRESS/EGRESS EASEMENT

JAMES L. TRUEHEART SUR NO. 36, ABST. NO. 364

BANDERA COUNTY, TEXAS

Line Table		
Id	Bearing	Distance
L1	N 21°58'56" W	83.71'
L3	N 14°41'10" E	108.01'
L4	N 14°41'10" E	95.82'
L5	N 48°12'29" E	115.43'
L6	N 45°26'59" W	20.00'
L7	N 35°23'27" E	28.33'
L8	S 54°36'33" E	20.00'
L9	S 35°23'27" W	64.94'
L10	S 35°23'27" W	30.00'

NOTE:

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

Approx. 100-year flood plain (Zone AE) per FIRM Map No. 48019C0379E dated February 4, 2011. The residence is located outside of Zone A.

MEDINA RIVER

Scale 1" = 400'

September 19, 2017

43.5 Acres, DR
Vol. H-1, Pg. 266

TRACT 2
7.302 ACRES

Remainder
30.2 Acres, DR
Vol. 124, Pg. 153

Remainder
30.2 Acres, DR
Vol. 124, Pg. 153

7.04 Acres, OR
Vol. 990, Pg. 736

- LEGEND
- Iron rod (fnd)
 - Iron rod (set)
 - Concrete R.O.W. Marker (fnd)
 - Power line
 - Wire fence
 - OR - Official Records
Bandera Co., TX
 - DR - Deed Records
Bandera Co., TX

20' INGRESS/EGRESS
EASEMENT

Approx. centerline
of drive

F.M. 1077

POINT OF BEGINNING
N 44°56'58" E - 137.88 feet from the E
corner of a called 7.04 acre tract recorded in
Vol. 990, Pg. 736, Official Records of
Bandera County, Texas

POINT OF BEGINNING
N 44°56'58" E - 338.18 feet from the E
corner of a called 7.04 acre tract recorded in
Vol. 990, Pg. 736, Official Records of
Bandera County, Texas

TEICH LANE
(a.k.a. Lower Tarpley County Road)

1.41 Acres, OR
Vol. 443, Pg. 116

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.



Bo Mansfield RPLS No. 6278 FIRM No. 10183736