

ATASCOSA COUNTY, TEXAS

Sur. 1049

Sur. 1091

1.001 Acre
R. F. Wehman, et ux
to
Clyde Keith, Jr., et ux
July 2, 1980
Vol. 528, Pg. 59, D.R.

FND. 5/8" IRON PIN
BY 4" CEDAR POST

FND. 8" CEDAR POST

100 Acres
Mrs. Nellie McElroy
to
Horace B. Slimp
Vol. 146, Pg. 137, D.R.

FND. 4" CEDAR POST

155.22 Acres

D. FOREST

149 Acres
Estate of Maureen R. Burris
to
Danna G. Land, et al
October 3, 2007
Vol. 250, Pg. 772, O.P.R.

50 Acres
Frank A. Rowinsky
to
Frank A. Rowinsky
Revocable Living Trust
Vol. 295, Pg. 22, O.P.R.

FND. 8" CEDAR POST

FND. 1/2" IRON PIN
1.0' WEST OF FENCE

S 17°03'57"W 120.39'

FND. 1/2" IRON PIN
6.0' WEST OF FENCE

S 12°06'51"W 209.09'

N 81°04'30"W 125.55'

SET 5/8" IRON PIN
BY 8" CREOSOTE POST

Lot 17

OAKCREEK ESTATES
SUBDIVISION

Lot 23

SLIDE 96B, PLAT RECORDS

abst. 255

abst. 274

Sur. 1047

30.37 Acres
Edward B. Ortiz, et al
to
Peggy S. Jenschke
& Kenneth Jenschke
August 20, 1999
Vol. 125, Pg. 221, O.P.R.

1.89 Acres
Autolite Corp.
to
Autolite Corp.
Doc #171791
O.P.R. #152310

SET 5/8" IRON
PIN BY 8"
CREOSOTE POST

2 Acres
Tommy Williams, Sheriff
to
Peggy S. Jenschke
February 17, 2004
Vol. 262, Pg. 836, O.P.R.

30.37 Acres
Edward B. Ortiz, et al
to
Robin M. Duque
September 28, 1999
Vol. 128, Pg. 126, O.P.R.

D. FOREST

- LEGEND:
- E — OVERHEAD ELECTRIC LINE
 - xx — FENCE LINE
 - ORIGINAL SURVEY LINE
 - POB — POINT OF BEGINNING
 - D.R. — DEED RECORDS ATASCOSA COUNTY, TEXAS
 - O.P.R. — OFFICIAL PUBLIC RECORDS ATASCOSA COUNTY, TEXAS



SCALE 1" = 300'

BEARINGS SHOWN HEREON
ARE FROM GPS OBSERVATIONS
TEXAS COORDINATE SYSTEM
NAD (83).

THIS SURVEY WAS COMPLETED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT.

GATES VALLEY ROAD T. WEHENING

OVERHEAD ELECTRIC TRANSMISSION LINE

Sur. 1361

abst. 911

SET 5/8" IRON PIN
BY 6" CEDAR POST

FND. 6" CEDAR POST

S 07°05'02"E 48.65'

F. A. MICHAEL

abst. 587

FND. 30" SPANISH OAK

27.00 Acres
Andres L. Alcaraz, et ux
July 4, 1994
Vol. 12, Pg. 441, O.P.R.

S 61°31'23"W 1778.92'

SET 5/8" IRON PIN
BY 10" CREOSOTE POST

2.00 Acres
R. M. Yzaguirre
to
Felicia A. Lakin
September 30, 2005
Doc #76923, O.P.R.

S 27°10'29"W 845.85'

48.28 Acres
Ramiro M. Yzaguirre
to
Margaret Yzaguirre Gayton
September 19, 2013
Doc #146325, O.P.R.

S 61°55'06"E 451.72'

Sur. 1050

STATE HWY 16

T. WEHENING

abst. 910

SURVEYOR'S NOTE: THE ORIGINAL DESCRIPTION
DATED MAY 17, 1890 AND RECORDED IN VOLUME O,
PAGE 231 IS INSUFFICIENT IN DESCRIBING THE
149 ACRE TRACT. OCCUPATION LINES AND ADJOINER
CALLS WERE RELIED UPON TO DETERMINE THE
BOUNDARY OF THIS TRACT.

PREPARED FOR: KEITH BURRIS - SELLER
RANDY & SHANNON MANGUM - BUYERS

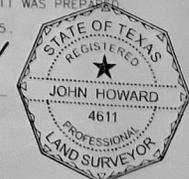
ADDRESS: 2004D WEST GATES VALLEY ROAD

SURVEYED ON THE GROUND: SEPTEMBER 25, 2015

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND
ACCOMPANYING FIELD NOTE DESCRIPTION WERE
PREPARED FROM AN ACTUAL SURVEY PERFORMED ON
THE GROUND, UNDER MY SUPERVISION, AND THAT
THEY ARE TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. HOWARD SURVEYING, LLC
ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO
THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 7TH DAY OF OCTOBER 2015.

John Howard
JOHN HOWARD, R.P.S., NO. 4611
HOWARD SURVEYING, LLC
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830.426.4776



A Plat of a 155.22 Acre Tract of land situated about 12.6 miles N 16° W of Jourdanton in Atascosa County, Texas.

FIELD NOTES TO DESCRIBE

A 155.22 Acre Tract of land situated about 12.6 miles N 16° W of Jourdanton in Atascosa County, Texas, out of Survey No. 1049, Abstract No. 255, D. Forest, original grantee, and being all of a 149 Acre Tract conveyed from the Estate of Maureen R. Burris to Donna G. Land, et al by deed dated October 3, 2007 and recorded in Volume 250, Page 772 of the Official Public Records of Atascosa County, Texas, and being more particularly described as follows:

- BEGINNING:** At a 30" Spanish Oak found in the Northwest line of Survey No. 1361 and the Southeast line of Survey No. 1049, for a West corner of Gates Valley Road, the North corner of a 2.00 Acre Tract (Document #76923, Official Public Records), and an angle point of this tract from which a railroad tie post found for the East corner of said 2.00 Acre Tract bears S 49° 12' 43" E 147.13 feet from which a TxDOT monument found at the West end of a cutback line at the intersection of the South line of Gates Valley Road and the West line of State Highway 16 bears S 61° 55' 06" E 451.77 feet;
- THENCE:** S 27° 00' 29" W 845.85 feet with fence, said Survey line, the Northwest line of said 2.00 Acre Tract and a 48.28 Acre Tract (Document No. 146325, Official Public Records) to a 5/8" iron pin set by a 10" creosote post for the East corner of a 27.00 Acre Tract (Volume 12, Page 441, Official Public Records) and the Southeast corner of this tract;
- THENCE:** N 61° 31' 23" W 1778.92 feet with fence to a 5/8" iron pin set by a 8" creosote post for the North corner of said 27.00 Acre Tract and an interior corner of this tract;
- THENCE:** S 17° 32' 15" W 466.23 feet with fence to a 1/2" iron pin found in general with fence and 1.0 feet of the West corner of said 27.00 Acre Tract, the North corner of Lot 17 of Oakcreek Estates Subdivision (Slide 96B, Plat Records) and an angle point of this tract;
- THENCE:** In general with fence and the Northwest lines of Lot 17 and 23 of Oakcreek Estates Subdivision as follows:
- S 17° 03' 57" W 120.39 feet to a 1/2" iron pin found 6.0 feet West of fence for an angle point;
- S 12° 06' 51" W 209.09 feet to a 1/2" iron pin found for an angle point;
- N 81° 04' 30" W 125.55 feet to a 5/8" iron pin set by a 8" creosote post for an angle point;
- S 45° 30' 10" W 741.96 feet to a 5/8" iron pin set by a 8" creosote post for an angle point;
- THENCE:** N 60° 24' 55" W 1478.59 feet with fence, the Northeast line of Survey No. 1047, the Southwest line of Survey No. 1049, the Northeast line of a 30.37 Acre Tract (Volume 128, Page 126, Official Public Records), a 2 Acre Tract (Volume 262, Page 836, Official Public Records), a 1.99 Acre Tract (Document No. 115323, Official Public Records) and a 30.37 Acre Tract (Volume 125, Page 221, Official Public Records) to a 5/8" iron pin set by a 10" creosote post for the South corner of a 50 Acre Tract (Volume 295, Page 22, Official Public Records) and the Southwest corner of this tract;
- THENCE:** N 29° 00' 33" E 941.67 feet with fence to a 8" cedar post found for the East corner said 50 Acre Tract, the South corner of a 100 Acre Tract (Volume 146, Page 137, Deed Records) and an angle point of this tract;
- THENCE:** N 28° 48' 48" E 608.66 feet with fence to a 4" cedar post found for an angle point of said 100 Acre Tract and of this tract;

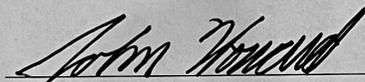
155.22 Acre Tract – Keith Burris to Randy & Shanon Mangum

- THENCE: N 28° 46' 17" E 969.30 feet with fence to a 5/8" iron pin found by a 4" cedar post, the South corner of a 1.001 Acre Tract (Volume 528, Page 59, Deed Records) and an angle point of this tract;
- THENCE: N 28° 48' 55" E 250.86 feet with fence to a 8" cedar post found for the East corner of said 1.001 Acre Tract, of said 100 Acre Tract and the North corner of this tract;
- THENCE: S 61° 01' 26" E 3333.85 feet with fence, the Northeast line of Survey No. 1049, the Southwest line of Survey No. 1091 and Gates Valley Road, to a 5/8" iron pin set by a 6" cedar post for an angle point of this tract;
- THENCE: S 07° 05' 02" E 48.65 feet with fence and a cutback line of Gates Valley Road to a 6" cedar post found for an angle point;
- THENCE: S 25° 24' 46" W 357.48 feet with fence and a Northwest line of Gates Valley Road to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 7th day of October, 2015.


John Howard, R.P.L.S. No. 4611
Howard Surveying, LLC
402 State Highway 173 South
Hondo, Texas 78861
(830) 426-4776

