

# ATASCOSA COUNTY, TEXAS

Sur. 1049

Sur. 1091

1.001 Acre  
R. F. Wehning, 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. Slomp  
Vol. 146, Pg. 137, D.R.

FND. 4" CEDAR POST

155.22 Acres

D. FOREST

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

FND. 8" CEDAR POST

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

SET 5/8" IRON PIN  
BY 8" CREOSOTE 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

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  
Peggy S. Jenschke  
& Kenneth Jenschke  
August 20, 1999  
Vol. 125, Pg. 221, O.P.R.

Robin M. Duque  
September 28, 1999  
Vol. 128, Pg. 126, O.P.R.

abst. 274

abst. 255

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.

D. FOREST

GATES VALLEY ROAD T. WEHENING

WATER WELL  
ELECTRIC METER

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

N

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.

abst. 911

Sur. 1361

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

F. A. MICHAEL

abst. 587

FND. 30" SPANISH OAK

27.00 Acres  
R. M. Yzaguirre  
to  
Andres L. Alcaraz, et ux  
July 14, 1994  
Vol. 12, Pg. 441, O.P.R.

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

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

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

STATE HWY 16

Sur. 1050

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: 20040 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;



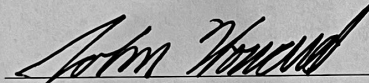
155.22 Acre Tract – Keith Burris to Randy & Shanon Mangum

- 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

