

FIELD NOTES - 19.981 ACRES
BANDERA COUNTY, TEXAS

Being a 19.981 acre tract of land out of the Felix B. Webb Survey No. 166, Abstract No. 387, in Bandera County, Texas; said 19.981 acres being all of a called 20.00 acre tract described in a Deed recorded in Vol. 991, Pg. 232, Official Public Records of Bandera County, Texas; said 19.981 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod, in the common line between a 21.00 acre tract (recorded in Vol. 1024, Pg. 310, Official Public Records), for the south corner of said 20.00 acres and the south corner of the herein described tract;

THENCE, following the southwest line of said 20.00 acres over and across said 77.27 acres, N 29°28'34" W – 30.98 feet to a found telephone pole, N 31°01'20" W – 1551.59 feet to a found iron rod, in the common line between said 77.27 acres and a called 149.48 acre tract (recorded in Vol. 878, Pg. 762, Official Public Records), for the west corner of the herein described tract;

THENCE, following the common line between said 77.27 and 149.48 acres, N 25°45'22" E – 609.49 feet to a found iron rod for the west corner of a called 22.06 acre tract (recorded in Vol. 1052, Pg. 298, Official Public Records) and the north corner of the herein described tract;

THENCE, following the common line between said 22.06 and 77.27 acres, S 43°45'14" E – 455.48 feet to a found wood fence post, S 15°02'27" E – 167.87 feet to a found iron rod, S 15°41'39" E – 617.68 feet to a found wood fence post, S 32°56'10" E – 128.54 feet to a found wood fence post, S 41°26'38" E – 333.08 feet to a found iron rod and S 41°18'49" E – 181.37 feet to a found iron rod for the south corner of said 22.06 acres and the southwest corner of a called 102.52 acre tract (recorded in Vol. 953, Pg. 923, Official Public Records);

THENCE, following the common line between said 77.27 and 102.52 acres, S 41°15'41" E – 96.15 feet to a found iron rod, in the northwest line of a 20.00 acre tract (recorded in said Vol. 1024, Pg. 310), for the south corner of said 102.52 acres and the east corner of the herein described tract;

THENCE, following the common line between said 20.00 (Vol. 1024, Pg. 310) and 77.27 acres, S 60°31'47" W – 330.78 feet to a found iron rod for the west corner of said 20.00 acres (Vol. 1024, Pg. 310) and the north corner of said 21.00 acres;

THENCE, following the common line between said 21.00 and 77.27 acres, S 60°32'29" E a distance of 185.04 feet to the POINT OF BEGINNING.

Said tract contains 19.981 acres of land, more or less. These field notes are made from a survey and drawing made under my supervision dated October 12, 2021. All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83.



Bo Mansfield (830) 688-2786
RPLS No. 6278 FIRM No. 10193736



MANSFIELD SURVEYING
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SURVEY PLAT

19.981 ACRES

FELIX B. WEBB SUR. NO. 166, ABST. NO. 387

BANDERA COUNTY, TEXAS

Scale 1" = 300'
October 12, 2021

Line Table		
Id	Bearing	Distance
L1	S 15°02'27" E	167.87'
L2	S 32°56'10" E	128.54'
L3	S 41°18'49" E	181.37'
L4	S 41°15'41" E	96.15'
L5	S 60°31'47" W	330.78'
L6	S 60°32'29" W	185.04'
L7	N 29°28'34" W	30.98'

POINT OF BEGINNING
S corner of a called 20.00 acre tract recorded in
Vol. 991, Pg. 232, Official Public Records of
Bandera County, Texas

LEGEND

- Iron rod (fnd)
- ▲ Wood fence post (fnd)
- ⊕ Telephone pole (fnd)
- Power line
- x— Wire fence
- /— Pipe fence
- Patent Survey Line
- OPR - Official Public Records
Bandera Co., TX



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

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.

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288 ROCKY CREEK ROAD
BANDERA, TX 78003