

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

# SURVEY PLAT

## LOTS 8 & 9 MONTAGUE RANCH ESTATES

BANDERA COUNTY, TEXAS

VOLUME 3, PAGE 30, PLAT RECORDS

**NOTE:**

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

**Residence Set-Backs**

130' from front, side and rear property lines per Restrictions, Vol. 170, Pg. 278, Deed Records of Bandera County, Texas,

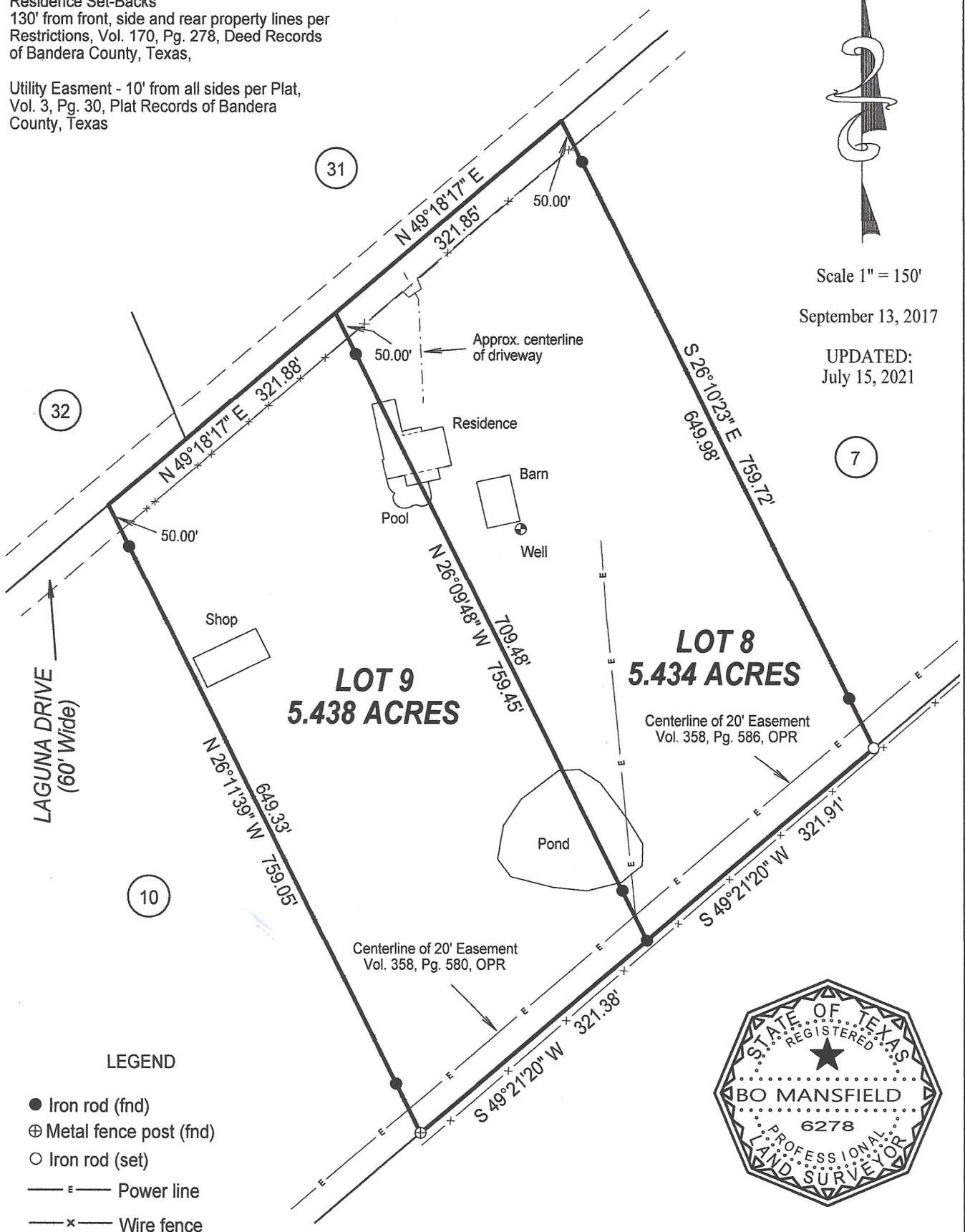
Utility Easement - 10' from all sides per Plat, Vol. 3, Pg. 30, Plat Records of Bandera County, Texas



Scale 1" = 150'

September 13, 2017

UPDATED:  
July 15, 2021



345 LAGUNA DRIVE  
BANDERA, TX 78003

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.

*R*

Bo Mansfield RPLS No. 6278 FIRM No. 10193736

