

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

POINT OF BEGINNING
 N corner of a 7.3 acre tract
 recorded in Doc. No. 20191462,
 Official Public Records of Gillespie
 County, Texas

16.6 Acres, OPR
 Doc. No. 20155035

Scale 1" = 120'
 May 17, 2019



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. 10193736

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

SURVEY PLAT

7.303 ACRES

JUAN JOSE GONZALES SUR. NO. 57, ABST. NO. 258

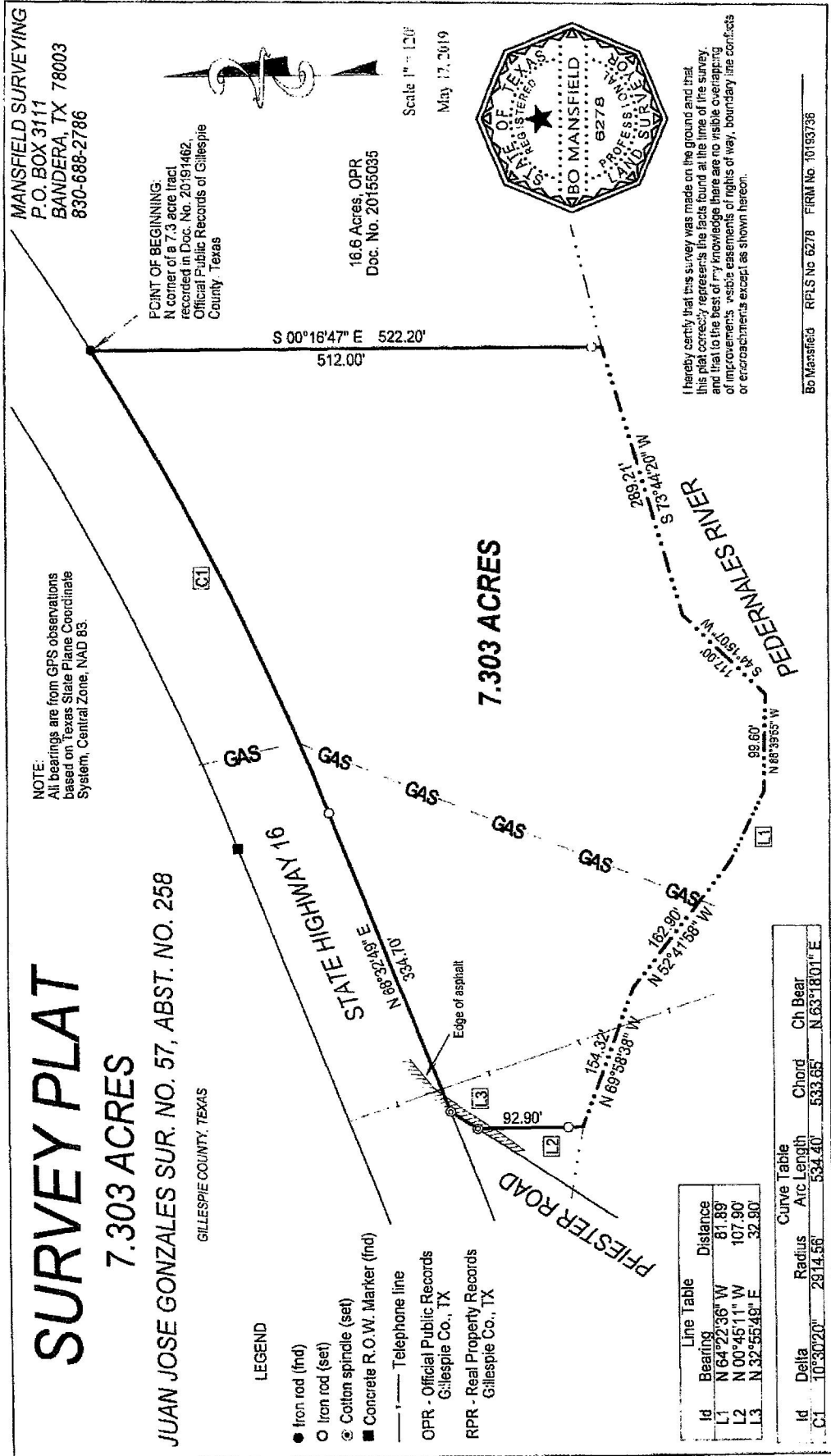
GILLESPIE COUNTY, TEXAS

LEGEND

- Iron rod (fnd)
- Iron rod (set)
- ⊙ Cotton spindle (set)
- Concrete R.O.W. Marker (fnd)
- Telephone line
- OPR - Official Public Records
Gillespie Co., TX
- RPR - Real Property Records
Gillespie Co., TX

Line Table	
Id	Distance
L1	N 64°22'36" W 87.89'
L2	N 00°45'11" W 107.90'
L3	N 32°55'48" E 32.90'

Curve Table			
Id	Delta	Radius	Chord
C1	10°30'20"	2814.56'	533.65'
			Ch Bear N 63°18'01" E



FIELD NOTES – 7.303 ACRES
JUAN JOSE GONZALES SUR. NO. 57, ABST. NO. 258
GILLESPIE COUNTY, TEXAS

Being a 7.303 acre tract of land out of the Juan Jose Gonzales Survey No. 57, Abstract No. 258, in Gillespie County, Texas; said 7.303 acres being all of a called 7.3 acre tract described in a Warranty Deed recorded in Document No. 20191462, Official Public Records of Gillespie County, Texas; said 7.303 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod, in the southeast right-of-way line of State Highway 16, for the north corner of said 7.3 acres, the northwest corner of a called 16.6 acre tract (recorded in Document No. 20155035, Official Public Records of Gillespie County, Texas), and the north corner of the herein described tract;

THENCE, following the west line of said 16.6 acres, S 00°16'47" E, at 512.00 feet passing a set iron rod, a total distance of 522.20 feet to a point, on the north bank of the Pedernales River, for the southwest corner of said 16.6 acres and the southeast corner of the herein described tract;

THENCE, along the north bank of the Pedernales River, the following six calls:
S 73°44'20" W – 289.21 feet to a point, S 44°15'07" W – 117.00 feet to a point,
N 88°39'55" W – 99.60 feet to a point, N 64°22'36" W – 81.89 feet to a point,
N 52°41'58" W – 162.90 feet to a point and N 69°58'38" W – 154.32 feet to a point for the southwest corner of said 7.3 acres and the southwest corner of the herein described tract;

THENCE, following the west line of said 7.3 acres, N 00°45'11" W, at 15.00 feet passing a set iron rod, a total distance of 107.90 feet to a set cotton spindle, in the southeast line of Pfister Road,

THENCE, following the southeast line of Pfister Road, N 32°55'49" E – 32.90 feet to a set cotton spindle, in the southeast right-of-way line of State Highway 16, for the northwest corner of said 7.3 acres and the northwest corner of the herein described tract;

THENCE, following the southeast right-of-way line of State Highway 16, N 68°32'49" – 334.70 feet to a set iron rod and along a curve to the left that has a Delta Angle of 10°30'20", a Radius of 2914.56 feet, an Arc Length of 534.40 feet and a Chord that bears N 63°18'01" E a distance of 533.65 feet to the POINT OF BEGINNING.

Said tract contains 7.303 acres of land, more or less. These field notes are made from a survey and drawing made under my supervision dated May 17, 2019. All bearings are from GPS observations based on Texas State Plane Coordinate System, Central Zone, NAD 83.



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

