

# SURVEY PLAT

## TRACT 1: 24.000 ACRES

## TRACT 2: 30' INGRESS/EGRESS EASEMENT

CASPER FINK SUR. NO. 203, ABST. NO. 228  
 RUTERVILLE COLLEGE SUR. NO. 217, ABST. NO. 567

GILLESPIE COUNTY, TEXAS

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

Line Table	Bearing	Distance
L1	N 48°54'19" E	14.67'
L2	S 89°04'06" W	30.00'

Curve Table	Chord	Ch Bear
C1	24.16'	N 49°48'06" E
C2	508.75'	S 69°46'07" W

POINT OF BEGINNING, Tract 2  
 NW corner of a 66.64 acre tract recorded in Doc. No. 20191018, Official Public Records of Gillespie County, Texas

CASPER FINK  
 SUR. NO. 203, ABST. NO. 228

674.3 Acres, OPR  
 Doc. No. 20100102

POINT OF BEGINNING, Tract 1  
 SW corner of a 66.64 acre tract recorded in Doc. No. 20191018, Official Public Records of Gillespie County, Texas

215.95 Acres, OPR  
 Doc. No. 20142745

Approx. 6.254 Acres  
 Approx. 17.746 Acres

24.000 ACRES

30' INGRESS/EGRESS EASEMENT

Remainder  
 66.64 Acres, OPR  
 Doc. No. 20191018

Remainder  
 334.2 Acres, OPR  
 Doc. No. 20125169

RUTERVILLE COLLEGE  
 SUR. NO. 217, ABST. NO. 567

SE corner of said  
 334.2 Acres

**LEGEND**

- Iron rod (fnd)
- Iron rod (set)
- Concrete R.O.W. Marker (fnd)
- Patent Survey Line
- x- Wire fence
- Power line
- OPR - Official Public Records  
 Gillespie Co., TX
- RPR - Real Property Records  
 Gillespie Co., TX

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

RANCH ROAD 1323

Scale 1" = 300'  
 February 23, 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. 10193735



FIELD NOTES  
TRACT 1: 24.000 ACRES  
TRACT 2: 30' INGRESS/EGRESS EASEMENT  
GILLESPIE COUNTY, TEXAS

Tract 1:

Being a 24.000 acre tract of land consisting of approximately 6.254 acres out of the Casper Fink Survey No. 203, Abstract No. 228, and 17.746 acres out of the Ruterville College Survey No. 217, Abstract No. 567, in Gillespie County, Texas; said 24.000 acres being out of a 66.64 acre tract described in a Deed recorded in Document No. 20191018, Official Public Records of Gillespie County, Texas; said 24.000 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod, in the east line of a called 674.3 acre tract (recorded in Document No. 20100102, Official Public Records of Gillespie County, Texas), for the southwest corner of said 66.64 acres, the northwest corner of a called 215.95 acre tract (recorded in Document No. 20142745, Official Public Records of Gillespie County, Texas) and the southwest corner of the herein described tract;

THENCE, following the west line of said 66.64 acres, N 01°07'49" W – 1316.99 feet to a set iron rod, for the northwest corner of the herein described tract; said point bears S 01°07'49" E – 2193.17 feet from a found iron rod, in the south right-of-way line of Ranch Road 1323, for the northwest corner of said 66.64 acres;

THENCE, over and across said 66.64 acres, N 89°04'06" E – 792.98 feet to a set iron rod, in the east line of said 66.64 acres, for the northeast corner of the herein described tract; said point bears S 01°12'11" E – 2387.26 feet from a found iron rod, in the south right-of-way line of Ranch Road 1323, for the northeast corner of said 66.64 acres;

THENCE, following the east line of said 66.64 acres and the west line of the remainder of a 334.2 acre tract (recorded in Doc. No. 20125169, Official Public Records of Gillespie County, Texas), S 01°12'11" E – 1317.00 feet to a set iron rod, in the common line between said 215.95 and 334.2 acres, for the southeast corner of said 66.64 acres and southeast corner of the herein described tract; said point bears S 89°04'07" W – 3107.59 feet from a found iron rod for the southeast corner of said 334.2 acres;

THENCE, following the common line between said 215.95 and 66.64 acres, S 89°04'07" W a distance of 794.65 feet to the POINT OF BEGINNING.

Said tract contains 24.000 acres of land, more or less.

Tract 2:

Being a 30' Ingress/Egress Easement out of the Casper Fink Survey No. 203, Abstract No. 228, in Gillespie County, Texas; said 30' Easement being over and across a 66.64 acre tract described in a Deed recorded in Document No. 20191018, Official Public Records of Gillespie County, Texas; said 30' Easement being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod, in the south right-of-way line of Ranch Road 1323, for the northwest corner of said 66.64 acres, for the northwest corner of the herein described easement;

THENCE, following the south right-of-way line of Ranch Road 1323, N 48°54'19" E – 14.67 feet to a found concrete right-of-way marker for an angle point in the north line of the herein described tract;

THENCE, continuing to follow the south right-of-way line of Ranch Road 1323, along a curve to the right that has a Delta Angle of 01°46'44", a radius of 778.26 feet, an Arc Length of 24.16 feet and a Chord that bears N 49°48'06" E – 24.16 feet to a found iron rod for the northeast corner of the herein described easement; said point bears S 69°46'07" W – 508.75 feet from a found concrete right-of-way marker for an angle point in the north line of said 66.64 acres;

THENCE, over and across said 66.64 acres, S 01°07'49" E – 2217.82 feet to a set iron rod, in the north line of the above mentioned 24.000 acres (surveyed this day), for the southeast corner of the herein described easement; said point bears S 89°04'06" W – 762.98 feet from a set iron rod for the northeast corner of said 24.000 acres;

THENCE, following the north line of said 24.000 acres over and across said 66.64 acres, S 89°04'06" W – 30.00 feet to a set iron rod, in the west line of said 66.64 acres and the east line of a called 674.3 acre tract (recorded in Document No. 20100102, Official Public Records of Gillespie County, Texas), for the northwest corner of said 24.000 acres and the southwest corner of the herein described easement; said point bears N 01°07'49" W – 1316.99 feet from a found iron rod for the southwest corner of said 24.000 acres and the southwest corner of said 66.64 acres;

THENCE, following the west line of said 66.64 acres, N 01°07'49" W a distance of 2193.17 feet to the POINT OF BEGINNING.

Said tract being a 30' Ingress/Egress Easement. These field notes are made from a survey and drawing made under my supervision dated February 23, 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



# SURVEY PLAT

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CASPER FINK SUR. NO. 203, ABST. NO. 228  
 RUTERVILLE COLLEGE SUR. NO. 217, ABST. NO. 567

GILLESPIE COUNTY, TEXAS

MANSFIELD SURVEYING  
 P.O. BOX 3111  
 BANDERA, TX 78003  
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 County, Texas

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674.3 Acres, OPR  
 Doc. No. 20100102

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215.95 Acres, OPR  
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30' INGRESS/EGRESS  
 EASEMENT

Remainder  
 66.64 Acres, OPR  
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Remainder  
 334.2 Acres, OPR  
 Doc. No. 20125169

RUTERVILLE COLLEGE  
 SUR. NO. 217, ABST. NO. 567

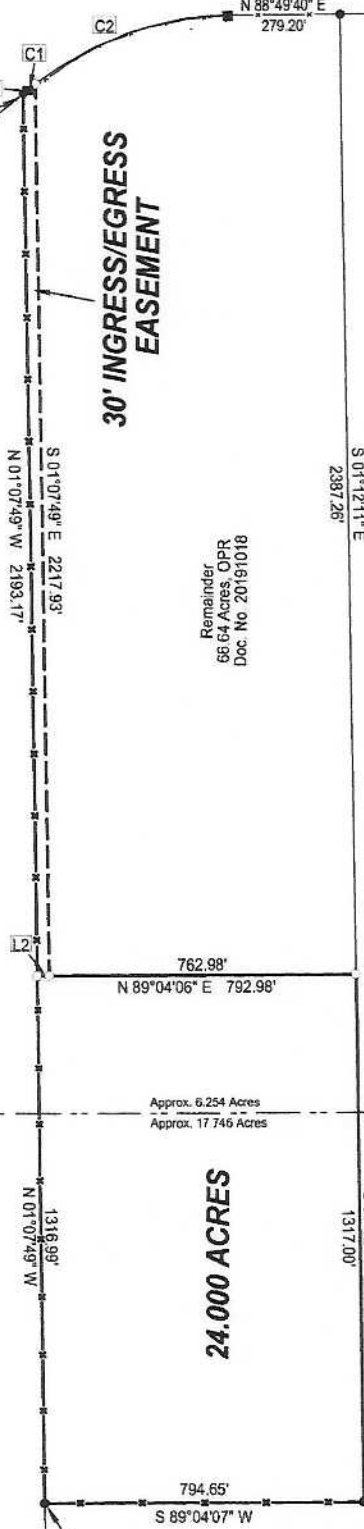
SE corner of said  
 334.2 Acres

RANCH ROAD 1323

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 based on Texas State Plane Coordinate  
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Line Table		
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Curve Table				
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  - Iron rod (set)
  - Concrete R.O.W. Marker (fnd)
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Bo Mansfield RPLS No. 6278 FIRM No. 10193738

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 February 23, 2019