

SCALE: 1" = 100'



JOHN M. & JENNIFER BETUS
16.043 ACRES
VOL. 8790, PG. 843
REAL PROPERTY RECORDS



JERRY WAYNE CHESSHER
5.002 ACRES
VOL. 9384, PG. 102
REAL PROPERTY RECORDS

N 05°33'41" E 489.90'

12' x 6' WOOD
STORAGE BLDG.



1 STORY BRICK
& FRAME
RESIDENCE

COVD. CONC. WALK

5.038 ACRES

N 89°59'00" E 409.50'

BEARING BASIS
S 00°01'00" E 523.41'

45' WIDE R.O.W. (B-12 CANAL)

FLOW LINE

MILES ROAD

N 85°32'05" W 458.51'

JERRY WAYNE CHESSHER
7.667 ACRES
VOL. 9452, PG. 837
REAL PROPERTY RECORDS

JANNIE CHESSHER RIVAS
2.94 ACRES
VOL. 9452, PG. 837
REAL PROPERTY RECORDS

40' RIGHT-OF-WAY EASEMENT:
VOL. 5059, PG. 567 DEED RECORDS
OF BEXAR COUNTY, TEXAS.
75' INGRESS AND EGRESS EASEMENT:
VOL. 3014, PG. 1473 REAL RECORDS
OF BEXAR COUNTY, TEXAS.
EASEMENT GRANTED TO
JOHN OWEN CHESSHER:
VOL. 9452, PG. 840 REAL RECORDS
OF BEXAR COUNTY, TEXAS.



SURVEY FOR: MEDINA COUNTY ABSTRACT
GF # 03912411
BUYER: BARRETT AND JINNY MANGOLD
ADDRESS: 12575 MILES ROAD, LYTLE
BEXAR COUNTY, TEXAS
VICTOR M. SEGUIN
REGISTERED PROFESSIONAL LAND SURVEYOR 1776
P.O. BOX 14307
SAN ANTONIO, TX, 78214
(210) 826-3871

SURVEY PLAT OF

5.038 ACRE TRACT OF LAND OUT OF
THE NORTHEAST CORNER OF LOT 3,
BLOCK 43, SAN ANTONIO SUBURBAN
IRRIGATED FARMS IN BEXAR COUNTY,
TEXAS, AND BEING DESCRIBED AS A
31.44 ACRE TRACT AS RECORDED IN
VOLUME 980, PAGE 129, OF THE PLAT
RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an
actual survey made on the ground under my supervision and that there are no
visible easements or encroachments of buildings on adjoining property, and
that all buildings are wholly located on this property except as shown above
and that all pins have been located as indicated above on this plat.

This 23 day of SEPT, 20 03 A.D.

REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1776

DRAWN BY:

XT JOB NO.

03-90

VICTOR M. SEGUIN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1776
P.O. BOX 14307
SAN ANTONIO, TEXAS 78214

STATE OF TEXAS
COUNTY OF BEXAR

5.038 ACRE TRACT

Being 5.038 acre tract of land out of the Northeast corner of Lot 3, Block 43, San Antonio Suburban Irrigated Farms in Bexar County, Texas and being described as a 31.44 acre tract as record in Volume 980 Page 129, of the Plat records of Bexar County, Texas and more particularly described by metes and bounds as follows;

BEGINNING: at a 5/8" iron pin found in the West right of way of B-12 Canal, for the common Southeast corner of a John M. and Jennifer Betus 16.043 acre tract recorded in Volume 8790 Page 843, Real Property Records of Bexar County, Texas and being the Northeast corner of Parent Tract, for the Northeast corner of this herein described tract;

THENCE:

South 00 deg. 01 min. 00 sec. East; (Bearing Basis-Plat Bearing) a distance of 523.41 feet along with right-of-way line of said B-12 Canal to a 5/8" iron pin found at the Northeast corner of Jannie Chessher Rivas 2.92 acre tract recorded in Volume 9425 Page 837, Real Property Records of Bexar County, Texas, for the Southeast corner of this herein described tract;

THENCE:

North 85 deg. 32 min. 05 sec. West; a distance of 458.51 feet to a 5/8" iron found along with general course of fence line to a 5/8" iron pin found at the Southeast corner of Jerry Wayne Chessher 5.002 acre tract recorded in Volume 9384 Page 102, Real Property Records of Bexar County, Texas and same being the North line of said Jerry Wayne Chessher 7.667 acre tract recorded in Volume 9452 Page 837, Real Property Records of Bexar County, Texas, for the Southwest corner of this herein described tract;

THENCE:

North 05 deg. 33 min. 41 sec. East; a distance of 489.90 feet along with fence line to a 5/8" iron pin found at the Northeast corner of said Chessher 5.002 acre tract and located on the South line of said Betus 16.043 acre tract, for the Northwest corner of this herein described tract;

THENCE:

North 89 deg. 59 min. 00 sec. East; a distance of 409.50 feet along the along with South line said Betus 16.043 acre tract and same the North line of Parent Tract to the POINT OF BEGINNING.



Victor M. Seguin
VICTOR M. SEGUIN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1776
SEPTEMBER 23, 2003.
JOB NO. 03-90
(SEE ATTACHED SURVEY PLAT)