

This Survey Is Acknowledged By:  
*S. Mansfield*  
*M. Mansfield*

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

# SURVEY PLAT

PARCEL 1: 7.302 ACRES (TRACT 2)  
PARCEL 2: 20' INGRESS/EGRESS EASEMENT

JAMES L. TRUEHEART SUR NO. 36, ABST. NO. 364

BANDERA COUNTY, TEXAS

Line Table		
Id	Bearing	Distance
L1	N 21°58'56" W	83.71'
L3	N 14°41'10" E	106.01'
L4	N 14°41'10" E	95.82'
L5	N 48°12'29" E	115.43'
L6	N 45°26'59" W	20.00'
L7	N 35°23'27" E	28.33'
L8	S 54°36'33" E	20.00'
L9	S 35°23'27" W	64.94'
L10	S 35°23'27" W	30.00'

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

Approx. 100-year flood plain (Zone AE) per FIRM Map No. 48019C0379E dated February 4, 2011. The residence is located outside of Zone A.



Scale 1" = 400'

September 19, 2017

43.5 Acres, DR  
Vol. H-1, Pg. 266

Remainder  
30.2 Acres, DR  
Vol. 124, Pg. 153

Remainder  
30.2 Acres, DR  
Vol. 124, Pg. 153

7.04 Acres, OR  
Vol. 990, Pg. 736

20' INGRESS/EGRESS  
EASEMENT

Approx. centerline  
of drive

F.M. 1077

POINT OF BEGINNING  
N 44°56'58" E - 336.18 feet from the E  
corner of a called 7.04 acre tract recorded in  
Vol. 990, Pg. 736, Official Records of  
Bandera County, Texas

1.41 Acres, OR  
Vol. 443, Pg. 116

TEICH LANE  
(a.k.a. Lower Tarpley County Road)

- LEGEND
- Iron rod (fnd)
  - Iron rod (sel)
  - Concrete R.O.W. Marker (fnd)
  - Power line
  - Wire fence
  - OR - Official Records  
Bandera Co., TX
  - DR - Deed Records  
Bandera Co., TX

POINT OF BEGINNING  
N 44°56'58" E - 137.88 feet from the E  
corner of a called 7.04 acre tract recorded in  
Vol. 990, Pg. 736, Official Records of  
Bandera County, Texas



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