

FIELD NOTES – 3.000 ACRES
OUT OF LOT 36, ELMWOOD ESTATES
BANDERA COUNTY, TEXAS

Being a 3.000 acre tract of land out of Lot 36, Elmwood Estates, a subdivision in Bandera County, Texas, recorded in Volume 6, Pages 155 – 156, Plat Records of Bandera County, Texas; said 3.000 acres being all of a called 3.00 acre tract described in a Deed recorded in Vol. 954, Pg, 55, Official Public Records of Bandera County, Texas; said 3.000 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod, in the southwest line of Betsy Drive (60' wide per Plat), for the east corner of said 3.00 acres, the north corner of a 2.999 acre tract (recorded in Vol. 1157, Pg. 718, Official Public Records of Bandera County, Texas) and the east corner of the herein described tract; said point bears N 49°40'27" W – 57.15 feet from a found iron rod in the northeast line of said 2.999 acres;

THENCE, following the common line between said 2.999 and 3.00 acres over and across said Lot 36, S 36°03'38" W – 570.02 feet to a found iron rod, in the common line between Lot 32 and 36, for the west corner of said 2.999 acres and the south corner of the herein described tract; said point bears N 45°40'33" W – 260.39 feet from a found nail for the south corner of Lot 36 and the south corner of said 2.999 acres;

THENCE, following the southwest line of Lot 36, N 45°39'41" E – 278.00 feet to a found iron rod, in the northeast line of Lot 33, for the south corner of Lot 35, the west corner of Lot 36 and the west corner of the herein described tract;

THENCE, following the common line between Lots 35 and 36, N 44°58'08" E – 551.25 feet to a found iron rod, in the southwest line of Betsy Drive, for the east corner of Lot 35, the north corner of Lot 36 and the north corner of the herein described tract;

THENCE, following the southwest line of Betsy Drive, S 49°32'15" E a distance of 190.31 feet to the POINT OF BEGINNING.

Said tract contains 3.000 acres of land, more or less. These field notes are made from a survey and drawing made under my supervision dated June 19, 2020. All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83.



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



MANSFIELD SURVEYING
P.O. BOX 3111
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830-688-2786

SURVEY PLAT

3.000 ACRES OUT OF LOT 36 ELMWOOD ESTATES

BANDERA COUNTY, TEXAS

VOLUME 6, PAGES 155 - 156, PLAT RECORDS

Line Table		
Id	Bearing	Distance
L1	N 49°40'27" W	57.15'

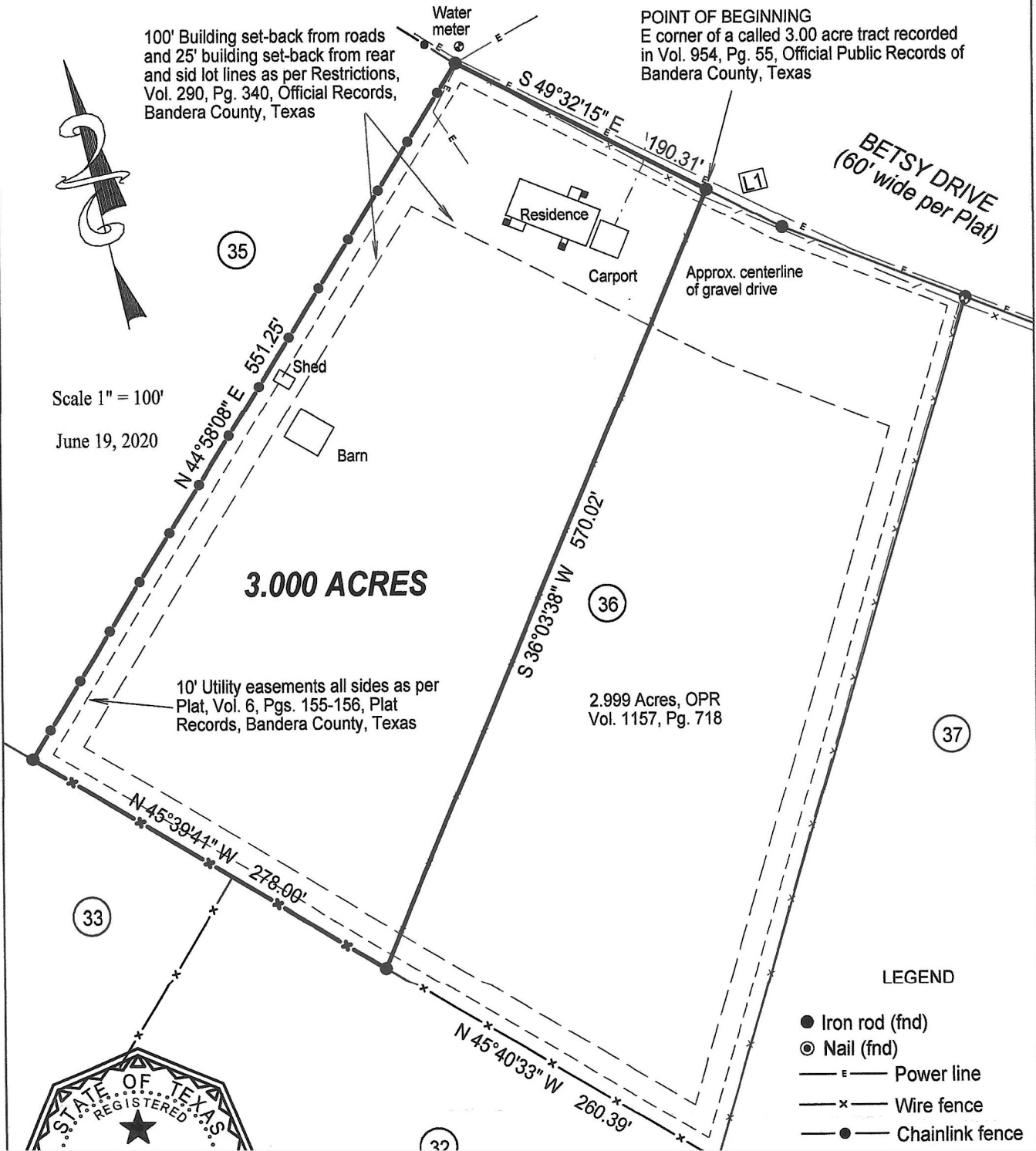


Scale 1" = 100'

June 19, 2020

100' Building set-back from roads and 25' building set-back from rear and side lot lines as per Restrictions, Vol. 290, Pg. 340, Official Records, Bandera County, Texas

POINT OF BEGINNING
E corner of a called 3.00 acre tract recorded in Vol. 954, Pg. 55, Official Public Records of Bandera County, Texas



LEGEND

- Iron rod (fnd)
- ⊙ Nail (fnd)
- E — Power line
- x — Wire fence
- o — Chainlink fence

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