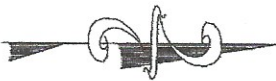


MANSFIELD SURVEYING
P.O. BOX 3111
BANDERA, TX 78003
830-688-2786

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



Scale 1" = 150'

March 27, 2015

17.06 Acres (Tract 19)
Inst. #: 2009004202, OPR

31.35 Acres (Tract 8)
Inst. #: 2011003756, OPR

POINT OF BEGINNING
N corner of a called 5.09 acre tract (Tract 17), recorded in Vol. 408, Pg. 133, Official Public Records of Uvalde County, Texas

25.02 Acres (Tract 9)
Vol. 409, Pg. 366, OPR

5.09 ACRES
(TRACT 17)

19.15 Acres (Tract 18)
Inst. #: 2014002392, OPR

831.47'
N 73°34'02" W 858.49'

832.18'
S 73°55'08" E 867.89'

257.37'
N 18°00'31" E

Line Table		
Id	Bearing	Distance
L1	S 20°32'48" W	161.07'
L2	S 14°41'41" W	101.93'

BURDOCK ROAD (50' Wide)
Road Easement "D"
Vol. 338, Pg. 86, OPR

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 or improvements, visible easements of right of way, boundary line conflicts, or encroachments except as shown hereon.



15.03 Acres (Tract 13)
Inst. #: 2014000771, OPR

UVALDE COUNTY, TEXAS
VOLUME 338, PAGE 86, OFFICIAL PUBLIC RECORDS

SURVEY PLAT
5.09 ACRES - TRACT 17
CONCAN RANCH SUBDIVISION
(AN UNRECORDED SUBDIVISION)
H. & G.N.R.R. CO. SUR. NO. 195, ABST. NO. 578

Bo Mansfield
Registered Professional Land Surveyor No. 6278

PR - Official Public Records
Uvalde Co., TX

--- Patent Survey Line
--- Power line
--- Wire fence
● Iron rod (fnd)
⊕ Point

FIELD NOTES – 5.09 ACRES (TRACT 9)
CONCAN RANCH SUBDIVISION (AN UNRECORDED SUBDIVISION)
UVALDE COUNTY, TEXAS

Being a 5.09 acre tract of land out of the Concan Ranch Subdivision (an unrecorded subdivision described in Vol. 338, Pg. 86, Official Public Records of Uvalde County, Texas); said 5.09 acres being out of the H. & G.N.R.R. Co. Sur. No. 195, Abst. No. 578, Uvalde County, Texas; said 5.09 acres being all of a called 5.12 acre tract (called Tract 17) described in a Special Warranty Deed dated December 10, 1998, and recorded in Vol. 408, Pg. 133, Official Public Records of Uvalde County, Texas; said 5.09 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod for the north corner of said Tract 17, the east corner of a called 31.35 acre tract (Tract 8, recorded in Instrument No. 2011003755, Official Public Records of Uvalde County, Texas), the southwest corner of a called 25.02 acre tract (Tract 9, recorded in Vol. 409, Pg. 366, Official Public Records of Uvalde County, Texas), the north corner of a called 17.06 acre tract (Tract 19, recorded in Instrument No. 2008004202, Official Public Records of Uvalde County, Texas) and the north corner of the herein described tract;

THENCE, following the common line between said Tracts 9 and 17, S 73°55'08" E, passing a found iron rod at 832.76 feet, a total distance of 857.89 feet to a point, in the centerline of Burdock Road (50' wide, Road Easement "D", said Vol. 338, Pg. 86) and the west line of a called 15.03 acre tract (Tract 13, recorded in Instrument No. 2014000771, Official Public Records of Uvalde County, Texas), for the south corner of said Tract 9, the east corner of said Tract 17 and the east corner of the herein described tract;

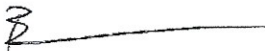
THENCE, following the centerline of Burdock Road, S 20°32'49" W – 161.07 feet to a point and S 14°41'41" W – 101.93 to a point for the south corner of said Tract 17, the east corner of a called 19.15 acre tract (Tract 18, recorded in Instrument No. 2014002392, Official Public Records of Uvalde County, Texas) and the south corner of the herein described tract;

THENCE, following the common line between said Tracts 17 and 18, N 73°34'02" W , passing a found iron rod at 25.02 feet, a total distance of 856.49 feet to a found iron rod, in the east line of said Tract 19, for the west corner of said Tract 17, the north corner of said Tract 18 and the west corner of the herein described tract;

THENCE, following the common line between said Tracts 17 and 19, N 18°00'31" E a distance of 257.37 feet to the POINT OF BEGINNING.

All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83. Said tract contains 5.09 acres of land, more or less.

These field notes are made from a survey and drawing made under my supervision dated March 27, 2015.



Bo Mansfield (830) 688-2786
Registered Professional Land Surveyor No. 6278

