

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

SURVEY PREPARED FOR:  
Rattikin Title Co  
GF No. 20-0124

Restrictions per Commitment:  
N/A

Easements per Commitment:  
Vol. 1, Pg. 96, ER  
Vol. 1, Pg. 166, ER  
Vol. 92, Pg. 598, DR

# SURVEY PLAT

TRACT 1: 9.838 ACRES

TRACT 2: 4.101 ACRES

L. B. CORN SUR. NO. 1476, ABST. NO. 729

KERR COUNTY, TEXAS

196 ROCK BOTTOM ROAD  
HUNT, TX 78024

48.57 Acres, RPR  
Vol. 475, Pg. 685

## LEGEND

- Iron rod (fnd)
- Iron rod (set)
- ⊙ P-K nail (fnd)
- ⊙ Iron pipe (fnd)
- Power line
- x— Wire fence

RPR - Real Property Records  
Kerr Co., TX

DR - Deed Records  
Kerr Co., TX

ER - Easement Records  
Kerr Co., TX

POINT OF BEGINNING: Tract 2  
N corner of called 4.10 acre tract recorded in  
Vol. 260, Pg. 263, Real Property Records of  
Kerr County, Texas

NOTES:  
All bearings are from GPS observations based  
on Texas State Plane Coordinate System,  
South Central Zone, NAD 83.  
Both tracts are subject to the approx. 100-year  
flood plain (Zone A) per FIRM Map No.  
48285C0425F dated March 3, 2011.

0.51 Acres, DR  
Vol. 92, Pg. 598

POINT OF BEGINNING: Tract 1  
N corner of called 8.7775 acre tract recorded  
in Vol. 260, Pg. 263, Real Property Records  
of Kerr County, Texas

9.838 ACRES

4.101 ACRES

6831.7 Acres, DR  
Vol. 86, Pg. 293

Approx. edge of river

Point falls in center  
of 20' concrete  
water tank

Approx. edge  
of bluff

Residence

Residence

Pump house

Approx. centerline of the  
North Fork of the Guadalupe River

Scale 1" = 200'

January 18, 2020



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

| Line Table |               |          |
|------------|---------------|----------|
| Id         | Bearing       | Distance |
| L1         | N 42°44'56" W | 66.43'   |
| L2         | N 05°54'58" E | 165.01'  |

## Exhibit "A"

MANSFIELD SURVEYING P.O. Box 3111 Kerr, TX 78003

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Being a 4.101 acre tract of land out of the L B Com Survey Number 1476, Abstract Number 729, in Kerr County, Texas; said tract being all of a called 4.10 acre tract described in a Warranty recorded in Volume 260, Page 263, of the Real Property Records of Kerr County, Texas; said 4.101 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found P-Knail, in the centerline of Rock Bottom Road and the east line of a called 48.57 acre tract (recorded in Vol. 475, Pg. 685, Real Property Records of Kerr County, Texas), for the north corner of said 4.10 acres, an angle point in the boundary line of a called 5.115 acre tract (recorded in Vol. 92, Pg. 598, Deed Records of Kerr County, Texas), and the north corner of the herein described tract;

**THENCE**, following the common line between said 4.10 and 5.115 acres, S 66° 32' 12" E- 357.92 feet to a point in the center of a 20' concrete water tank, and S 11° 32' 53" W, passing a found iron rod at 404.39 feet, a total distance of 560.89 feet to a point, in the approximate centerline of the North Fork of the Guadalupe River, for the southwest corner of said 5.115 acres and the southeast corner of the herein described tract;

**THENCE**, following the approximate centerline of the North Fork of the Guadalupe River, S 85° 30' 40" W- 239.05 feet to a point for the southeast corner of a called 0.51 acre tract (recorded in said Vol. 92, Pg. 598) and the southwest corner of the herein described tract;

**THENCE**, following the common line between said 0.51 and 4.10 acres, N05° 47' 32" E, passing a found P-Knail at 114.75 feet, a total distance of 415.30 feet to a found iron rod and N42° 44' 56" W - 66.43 feet to a found P-Knail, in the approximate centerline of Rock Bottom Road and the east line of said 48.57 acres, for the north corner of said 0.51 acres;

**THENCE**, following the approximate centerline of Rock Bottom Road, N 05° 50' 32" E a distance of 250.10 feet to the **POINT OF BEGINNING**

Said tract contains **4.101** acres of land, more or less. These field notes are made from a survey and drawing made under my supervision dated January 18, 2020. All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD83.

*r*

Bo Mansfield (830) 688-2786  
RPLSNb. 6278 FIRMb. 10193736

