

STATE OF TEXAS
COUNTY OF BANDERA

PREPARED FOR: La Vern Thompson Harp – Seller
418 Sabinal, LLC - Buyer

FIELD NOTES TO DESCRIBE

A 0.04 Acre Tract of land being situated about 28.9 miles West of Bandera in Bandera County, Texas, out of Survey No. 941, Abstract No. 69, F. Casillas, original grantee, and being out of an 86.49 Acre Tract conveyed from J. F. Thompson, et ux to La Vern Thompson Harp by deed dated September 25, 1972 and recorded in Volume 149, Page 579 of the Deed Records of Bandera County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set 0.6 foot North of the fence in the South line of Survey No. 76 3/4 and a 66.80 Acre Tract (this day surveyed) and the North line of Survey No. 941 and of said 86.49 Acre Tract from which a 1/2" iron pin found by a 2" pipe post for the Northwest corner of a 7.82 Acre Tract (Volume 440, Page 578, Official Records) bears S 89° 37' 31" E 986.00 feet;

THENCE: S 00° 22' 29" W 40.38 feet into said 86.49 Acre Tract to a 60D nail set for the Southeast corner of this tract;

THENCE: N 74° 45' 29" W 62.06 feet with the center of Foster Ranch Road to a 60D nail set for the Southwest corner of this tract;

THENCE: N 00° 20' 23" E 24.45 feet to a 5/8" iron pin previously set by a 10" cedar post for the Southeast corner of Survey No. 75 and a 320 Acre Tract (Volume 149, Page 579, Deed Records), the Southwest corner of Survey No. 76 3/4 and said 66.80 Acre Tract, and the Northwest corner of this tract;

THENCE: S 89° 37' 32" E 60.00 feet with fence and the South line of Survey No. 76 3/4 and said 66.80 Acre Tract and the North line of Survey No. 941 and said 86.49 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 24th day of May 2017.


Keith Howard, R.P.L.S. No. 5949
Howard Surveying, LLC
TBPLS Firm No. 10125700
402 State Hwy 173 South
Hondo, Texas 78861
(830) 426-4776

