

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

AUGUSTUS JONES
SUR. NO. 78, ABST. NO. 301

243.78 Acres, OPR
Doc. No. 488812

Scale 1" = 300'

May 1, 2025

Creekwood Ranches, Unit 4
Vol. 8, Pgs. 174-175
Map and Plat Records

L7
L6
L5
L4
L3

69.597 Acres, OPR
Doc. No. 201906023693

Approx. 18.63 Acres
Approx. 33.09 Acres

51.72 ACRES

LEGEND

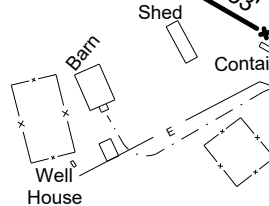
- Iron rod (fnd)
- ⊙ Brass Disk R. O. W. Marker (fnd)
- ⦿ 60d nail (fnd)
- ▲ Wood fence post (fnd)
- Railroad Spike (fnd)
- E — Power line
- x — Wire fence

OPR - Official Public Records
Comal Co., TX

Curve Table					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	01°39'09"	1186.30'	34.22'	34.21'	S 59°48'47" E
C2	07°27'28"	1186.30'	154.41'	154.30'	S 63°54'57" E

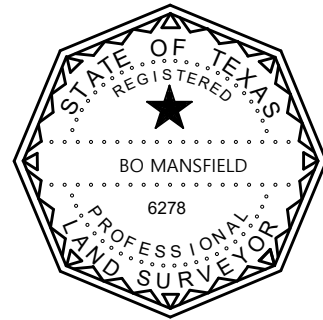
NOTE:
All bearings are from GPS observations based
on Texas State Plane Coordinate System,
South Central Zone, NAD 83.

4.101 Acres, OPR
Vol. 818, Pg. 419



Approx. centerline
of driveway

111.873 Acres, OPR
Vol. 920, Pg. 86



SURVEY OF
51.72 ACRES

ALBERT MEYER
SUR. NO. 692, ABST. NO. 424
AUGUSTUS JONES
SUR. NO. 78, ABST. NO. 301
COMAL COUNTY, TEXAS

ALBERT MEYER
SUR. NO. 692, ABST. NO. 424

Line Table		
Id	Bearing	Distance
L1	S 17°24'15" W	100.01'
L2	S 02°32'44" W	203.90'
L3	N 51°32'25" W	131.62'
L4	N 71°45'03" W	146.88'
L5	N 67°54'26" W	139.69'
L6	N 57°36'51" W	145.94'
L7	N 01°51'33" E	27.62'
L8	N 24°43'28" E	166.43'
L9	N 20°07'49" E	28.77'
L10	N 30°04'46" E	167.37'
L11	N 29°01'41" E	21.53'
L12	N 28°42'23" E	134.58'
L13	N 30°20'07" E	145.28'
L14	N 79°04'00" E	99.84'
L15	S 60°01'06" E	127.98'

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

Bo Mansfield RPLS No. 6278 FIRM No. 10194872

FIELD NOTES – 51.72 ACRES
COMAL COUNTY, TEXAS

Being a 51.72 acre tract of land consisting of approximately 33.09 acres out of the Albert Meyer Sur. No. 692, Abst. No. 424, and 18.63 acres out of the Augustus Jones Sur. No. 78, Abst. No. 301, in Comal County, Texas; said 51.72 acres being all of a called 51.683 acre tract described in a Deed recorded in Doc. No. 200206015259, Official Public Records of Comal County, Texas; said 51.72 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod, in the southwest right-of-way line of F. M. 311, for the east corner of said 51.683 acres, the north corner of a called 111.873 acre tract (recorded in Vol. 920, Pg. 86, Official Public Records) and the east corner of the herein described tract;

THENCE, following the common line between said 51.683 and 111.873 acres, S 47°35'51" W – 1242.32 feet to a found 60d nail and S 78°50'04" W – 747.23 feet to a found iron rod, in the east line of a called 69.597 acre tract (recorded in Doc. No. 201906023693, Official Public Records), for the northwest corner of said 111.873 and the south corner of the herein described tract;

THENCE, along the common line between said 51.683 and 69.597 acres, the following nine calls: N 38°28'23" W – 674.05 feet to a set iron rod, S 17°24'15" W – 100.01 feet to a found iron rod, S 18°42'55" W – 421.37 feet to a found iron rod, S 02°32'44" W – 203.90 feet to a found railroad spike, S 27°01'46" W – 344.08 feet to a found iron rod, N 51°32'25" W – 131.62 feet to a found iron rod, N 71°45'03" W – 146.88 feet to a found iron rod, N 67°54'26" W – 139.69 feet to a found iron rod and N 57°36'51" W – 145.94 feet to a found iron rod, in the east line of Creekwood Ranches, Unit 4, (recorded in Vol. 8, Pgs. 174-175, Map and Plat Records), for the northwest corner of said 69.597 acres and the southwest corner of the herein described tract;

THENCE, following the west line of said Creekwood Ranches, N 01°51'33" E – 27.62 feet to a found 60d nail for the south corner of a called 243.78 acre tract (recorded in Doc. No. 469812, Official Public Records) and the northwest corner of the herein described tract;

THENCE, along the common line between said 51.683 and 243.78 acres, the following nine calls: N 32°10'42" E – 496.37 feet to a found 60d nail, N 24°43'28" E – 166.43 feet to a found 60d nail, N 16°47'11" E – 231.00 feet to a found 60d nail, N 20°07'49" E – 28.77 feet to a found 60d nail, N 30°04'46" E – 167.37 feet to a found 60d nail, N 29°01'41" E – 21.53 feet to a found wood fence post, N 30°40'53" E – 515.81 feet to a found wood fence post, N 28°42'23" E – 134.58 feet to a found 60d nail and N 30°20'07" E – 145.28 feet to a found 60d nail for the west corner of a called 4.0 acre tract (recorded in Vol. 818, Pg. 419, Official Public Records) and the north corner of the herein described tract;

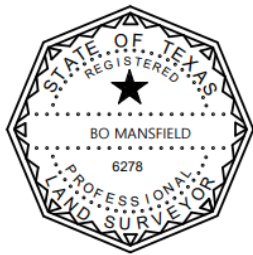
THENCE, following the common line between said 4.0 and 51.683 acres, S 59°59'16" E – 932.53 feet to a found iron rod for the south corner of said 4.0 acres and the southwest corner of a called 4.101 acre tract (recorded in said Vol. 818, Pg. 419, Official Public Records);

THENCE, following the common line between said 4.101 and 51.683 acres, S 76°01'26" E – 525.80 feet to a found iron rod, N 79°04'00" E – 99.84 feet to a found iron rod and N 52°21'25" E – 371.02 feet to a found iron rod, in the southwest right-of-way line of F. M. 311, for the east corner of said 4.101 acres and the northeast corner of the herein described tract;

THENCE, following the southeast right-of-way line of F. M. 311, along a curve to the left that has a Delta Angle of 01°39'09", a Radius of 1186.30 feet, an Arc Length of 34.22 feet and a Chord that bears S 59°48'47" E – 34.21 feet to a found to a found brass disk right-of-way monument and S 60°01'06" E – 127.98 feet to a found brass disk right-of-way monument;

THENCE, continuing to follow the southeast right-of-way line of F. M. 311, along a curve to the left that has a Delta Angle of 07°27'28", a Radius of 1186.30 feet, an Arc Length of 154.41 feet and a Chord that bears S 63°54'57" E a distance of 154.30 feet to the POINT OF BEGINNING.

Said tract contains 51.72 acres of land, more or less. These field notes are made from a survey and drawing made under my supervision dated May 1, 2025. All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83.



A handwritten signature in blue ink, appearing to be "B Mansfield", written over a horizontal line.

Bo Mansfield (830) 688-2786
RPLS No. 6278 FIRM No. 10194872