

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

538 ELM VALLEY DRIVE
BULVERDE, TX 78163

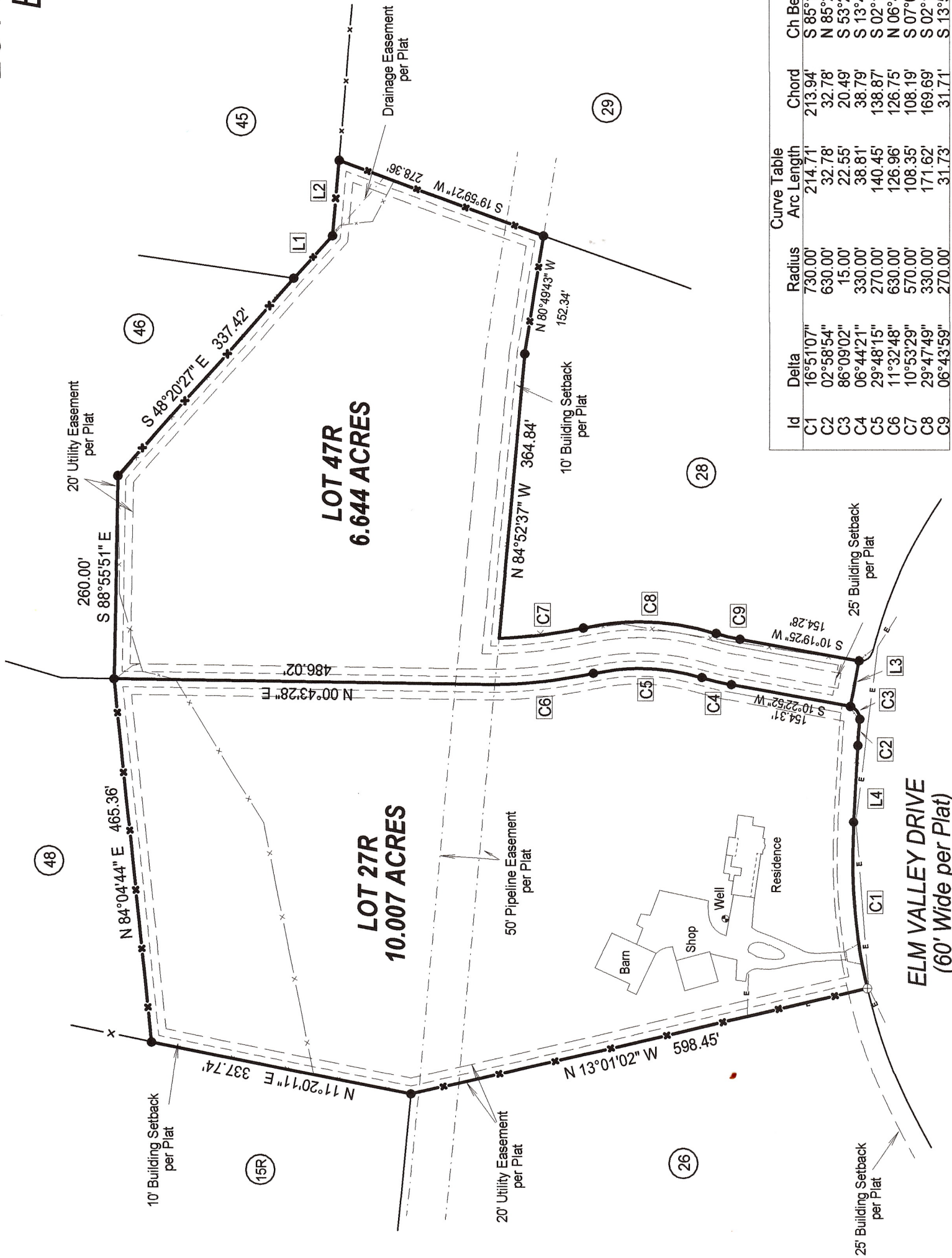
Line Table		
Id	Bearing	Distance
L1	S 48°22'51" E	74.36'
L2	S 85°05'10" E	95.66'
L3	N 79°35'09" W	60.00'
L4	N 86°55'14" W	98.70'

SURVEY PLAT

LOT 27R, UNIT 2 & LOT 47R, UNIT 3 ELM VALLEY SUBDIVISION

COMAL COUNTY, TEXAS

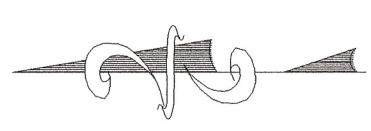
DOC. NO. 410422, PLAT RECORDS



- LEGEND
- Iron rod (fnd)
 - Iron rod (set)
 - ⊕ Metal fence post (fnd)
 - e — Power line
 - x — Wire fence

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

A portion of this property is subject to the Flood plain. See FEMA flood maps for detailed information.



Scale 1" = 150'
September 6, 2021



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.

Id	Delta	Radius	Curve Table Arc Length	Chord	Ch Bearing
C1	16°51'07"	730.00'	214.71'	213.94'	S 85°13'30" W
C2	02°58'54"	630.00'	32.78'	32.78'	N 85°28'50" W
C3	86°09'02"	15.00'	22.55'	20.49'	S 53°21'16" W
C4	06°44'21"	330.00'	38.81'	38.79'	S 13°41'30" W
C5	29°48'15"	270.00'	140.45'	138.87'	S 02°14'17" W
C6	11°32'48"	630.00'	126.96'	126.75'	N 06°46'23" E
C7	10°53'29"	570.00'	108.35'	108.19'	S 07°06'02" E
C8	29°47'49"	330.00'	171.62'	169.69'	S 02°16'12" W
C9	06°43'59"	270.00'	31.73'	31.71'	S 13°54'08" W

Bo Mansfield RPLS No. 6278 FIRM No. 10193736