

SURVEY PLAT
OF

J. J. BERNAN SURVEY, ABSTRACT 42

10.26 ACRES IN WILSON COUNTY, TEXAS, OUT OF THE
J. J. BERNAN SURVEY, ABSTRACT 42, BEING A
PORTION OF 91.858 ACRES DESCRIBED IN
CONVEYANCE FROM KATHY MANKA & SHANDRA
ESPARZA TO N & J. SANCHEZ, LLC., OF RECORD IN
DOCUMENT # 135814, OFFICIAL RECORDS OF WILSON
COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

NOTES:

PROPERTY ADDRESS: COUNTY ROAD 232 (WILSON COUNTY)
ELECTRIC LINE EASEMENT & RIGHT OF WAY
DOC. # 140977, OFFICIAL PUBLIC RECORDS
30' ELECTRIC/ UTILITY EASEMENT RESERVED ALONG FRONT TRACT LINE.
15' ELECTRIC/ UTILITY EASEMENT RESERVED ALONG SIDE AND REAR TRACT
LINES.

BEARING BASIS - NORTH 58 DEG. 59 MIN. 04 SEC. EAST, 796.59 FEET -
FROM GPS OBSERVATION USING WGS84, NAVD88.
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE
COMMITMENT AND OTHER MATTERS OF RECORD. (EASEMENTS, SETBACK LINE,
ETC.) WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.

RICHARD A. STADLER
79.50 ACRE TRACT
VOLUME 952, PAGE 887,
OFFICIAL PUBLIC RECORDS

