

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. # 140971, 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 THE NORTHWEST LINE OF SAID 91.858 ACRE TRACT, AS OBTAINED 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.

- PLAT LEGEND**
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET WITH CAP
 - ⊗ STAMPED (RPLS 5482)
 - ⊗ IRON PIPE FOUND
 - DENOTES FENCE POST
 - △ DENOTES HWY. R.O.W. MONUMENT
 - ⊕ DENOTES CHAIN-LINK FENCE LINE
 - ⊗ DENOTES BARB WIRE FENCE LINE
 - ⚡ DENOTES WOOD FENCE LINE
 - ◇ DENOTES STEEL FENCE LINE
 - DE—DENOTES OVER HEAD ELECTRIC LINE
 - P.S. DENOTES POWER POLE
 - M.P. DENOTES METER POLE
 - TM DENOTES TELEPHONE PEDESTAL
 - CM DENOTES CONTROL MONUMENT



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

MARTINEZ
SURVEYING & MAPPING CO
FIRM # 101822-00
P.O. BOX 17971
SAN ANTONIO, TX, 78217
(210) 829-4244



STATE OF TEXAS
COUNTY OF WILSON
I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.

This 4th day of OCTOBER, 20 24 A.D.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 5482

JOB No. 23-8-22 (14)