



T. J. BLAKEMORE SURVEY, A-40

282.04 ACRE TRACT
MARGARET McELROY
VOLUME 388, PAGE 314

222.09 ACRE TRACT
WALTER G. MAZUREK
VOLUME 851, PAGE 389

[S 89°09'E 1154.1 VARAS]

[EAST 1196 VARAS]

P.O.B.

[N 00°56'W 249.5 VARAS]
[N 02°09'10"W 687.24']
[N 01°58'48"W 670.70']

[NORTH 478.5 VARAS]

100 ACRE TRACT
JAMES HOLLIE STEWART, ET UX
VOLUME 716, PAGE 446

[N 87°05'07"W 15.67']

[S 89°03'48"W 1645.46']
[N 89°13'29"E 1645.29']
147.098 ACRE TRACT
DENNY DON CHRISTIAN
VOLUME 857, PAGE 537

[WEST 1196 VARAS]

98.63 ACRES

100 ACRE TRACT
BRIAN SCOTT HALL
TO
DANNY HALL, ET UX
VOLUME 748, PAGE 36

[S 88°58'05"W 1530.30']
[WEST 557 VARAS]

146 ACRE TRACT
EIDON RAY EASLEY
VOLUME 709, PAGE 191

[S 15°07'54"E 23.99']
[SOUTH 478.5 VARAS]
[S 01°00'10"E 933.54']
[S 01°34'15"E 367.49']

21.70 ACRE TRACT
JOEL B. SCOTT
VOLUME 855, PAGE 310

0.55 ACRE

[N 89°18'38"E 1148.16']
[S 89°03'06"W 1152.06']
[N 15°07'54"W 23.99']
[S 29°23'41"E 20.56']

40 ACRE TRACT
JANE HYATT, ET AL
VOLUME 842, PAGE 62

COMANCHE COUNTY ROAD NO. 419

SURVEY MADE FOR:

H. WRILEY GAY
211 SADDLE CLUB ROAD
WEATHERFORD, TEXAS 76088

JOB NUMBER 738-06

LEGEND

- () - DEED CALL
- - 3/8" IRON ROD ROUND
- - 1/2" IRON ROD SET
- ⊙ - SURVEY CORNER
- - FENCE LINE
- - GAS LINE
- - ELECTRIC LINE
- - SURVEY LINE

VARAS TO FEET - DIVIDE BY .36
FEET TO VARAS - MULTIPLY BY .36

THE STATE OF TEXAS:

COUNTY OF COMANCHE:

Plat of a survey of a 98.63 acres of land, situated in Comanche County, Texas, out of the T. J. BLAKEMORE SURVEY, ABSTRACT NUMBER 40, and being out of the land that is described as a 100 acre tract of land in a deed from Brian Scott Hall to Danny Hall, et ux, recorded in Volume 748 at Page 36, Deed Records of Comanche County, Texas, and a 0.55 acre Roadway that is used as access from Comanche County Road Number 419 to said 100 acre tract.

I, ROY PFINGSTEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Plat and accompanying Field Notes was prepared from an actual survey, made on the ground, on April 27, 2006, from the Deed Records, of Comanche County, Texas, and surveys of area properties, and that the corners and boundaries with marks natural and artificial are just as were found on the ground.

Bearings are based in True North as determined by GPS Survey data.

WITNESS MY HAND AND SEAL THIS THE 27th DAY OF APRIL 2006.

ROY PFINGSTEN

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 OF TEXAS.



PFINGSTEN SURVEYORS, P.C.

107 S. PAGE, COMANCHE, TEXAS 76442
325-356-2267 OFFICE, 325-356-2903 FAX
rpsurveyor@verizon.net

THE STATE OF TEXAS:
COUNTY OF COMANCHE:

98.63 ACRES

Being 98.63 acres of land, situated in Comanche County, Texas, out of the T. J. BLAKEMORE SURVEY, ABSTRACT NUMBER 40, and being out of the land that is described as a 100 acre tract of land in a deed from Brian Scott Hall to Danny Hall, et ux, recorded in Volume 748 at Page 36, Deed Records of Comanche County, Texas, and further described as follows;

BEGINNING, at a 3/8 inch iron rod found in a fence corner at the Northwest corner of said 100 acre tract, and being the Southwest corner of a 222.09 acre tract of land that is described in a deed to Walter G. Mazurek, recorded in Volume 851 at Page 389, said Deed Records, and being in the East line of a 282.04 acre tract of land that is described in Volume 388 at Page 314, said Deed Records, for the Northwest corner of this tract;

THENCE, N 89° 38' 01" E 3207.33 feet, with a fence, to a 1/2 inch iron rod set in a fence corner at the Northeast corner of said 100 acre tract and being a corner of said 222.09 acre tract, for the Northeast corner of this tract;

THENCE, S 01° 34' 15" E 367.49 feet, with a fence, to a 1/2 inch iron rod set in a fence corner at a corner of said 222.09 acre tract, and being the Northwest corner of a Roadway, for a corner of this tract;

THENCE, S 15° 07' 54" E 23.99 feet, to a 1/2 inch iron rod set in a fence corner at the Southwest corner of said roadway and being the occupied Northwest corner of a 40 acre tract of land that is described in Volume 842 at Page 62, said Deed Records, for a corner of this tract;

THENCE, S 01° 00' 10" E 933.54 feet, with a fence, to a 1/2 inch iron rod set in a fence corner at the Southeast corner of said 100 acre tract, and being the Northeast corner of a 146 acre tract of land that is described in Volume 709 at Page 191, said Deed Records, for the Southeast corner of this tract;

THENCE, S 88° 58' 05" W 1530.30 feet, with a fence, to a 3/8 inch iron rod found in a fence corner at the Northwest corner of said 146 acre tract and being the Northeast corner of a 147.098 acre tract of land that is described in Volume 857 at Page 537, said Deed Records, for a corner of this tract;

THENCE, S 89° 03' 48" W 1645.29 feet, with a fence, to a 3/8 inch iron rod found in a fence corner at the Northwest corner of said 147.098 acre tract, for a corner of this tract;

THENCE, N 87° 05' 07" W 15.67 feet, with a fence, to a 1/2 inch iron rod set in a fence corner at the Southwest corner of said 100 acre tract, and being in the East line of a 100 acre tract of land that is described in Volume 716 at Page 446, said Deed Records, for the Southwest corner of this tract;

THENCE, N 01° 58' 48" W 670.70 feet, with a fence, to a 1/2 inch iron rod set in a fence corner at the Southeast corner of said 282.04 acre tract, for a corner of this tract;

THENCE, N 02° 09' 10" W 687.24 feet, with a fence, to the point of beginning and containing 98.63 acres of land.

I, ROY PFINGSTEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and accompanying Plat was prepared from an actual survey, made on the ground, on April 27, 2006, from the Deed Records, of Comanche County, Texas, and surveys of area properties, and that the corners and boundaries with marks natural and artificial are just as were found on the ground.

WITNESS MY HAND AND SEAL THIS THE 27th DAY OF APRIL 2006

Roy Pfingsten
ROY PFINGSTEN

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 OF TEXAS



PFINGSTEN SURVEYORS, P.C.

107 S. PAGE, COMANCHE, TEXAS 76442
325-356-2267 OFFICE, 325-356-2903 FAX
rpsurveyor@verizon.net

THE STATE OF TEXAS:
COUNTY OF COMANCHE:

0.55 ACRE ROADWAY

Being a 0.55 of an acre, Roadway, situated in Comanche County, Texas, out of the T. J. BLAKEMORE SURVEY, ABSTRACT NUMBER 40, and being a roadway that is used as access from Comanche County Road Number 419 to a 100 acre tract of land that is described as a 100 acre tract of land in a deed from Brian Scott Hall to Danny Hall, et ux, recorded in Volume 748 at Page 36, Deed Records of Comanche County, Texas, and further described as follows;

BEGINNING, at a 3/8 inch iron rod found at the Southeast corner of a 21.70 acre tract of land that is described in a deed to Joel B. Scott, recorded in Volume 855 at Page 310, said Deed Records, and being in the West line of Comanche County Road Number 419, and being the Northeast corner of said Roadway, for the Northeast corner of this tract;

THENCE, S 29° 23' 41" E 20.56 feet, with the West line of said County Road 419, to a 1/2 inch iron rod set in a fence corner at the occupied Northeast corner of a 40 acre tract of land that is described in Volume 842 at Page 62, said Deed Records, and being the Southeast corner of said Roadway, for the Southeast corner of this tract;

THENCE, S 89° 03' 06" W 1152.06 feet, with a fence, to a 1/2 inch iron rod set in a fence corner at the occupied Northwest corner of said 40 acre tract, and being the Southwest corner of said Roadway, and being in the East line of said 100 acre tract, for the Southwest corner of this tract;

THENCE, N 15° 07' 54" W 23.99 feet, to a 1/2 inch iron rod set in a fence corner at the Southwest corner of a 222.09 acre tract of land that is described in a deed to Walter G. Mazurek, recorded in Volume 851 at Page 389, said Deed Records, and being the Northwest corner of said Roadway, and being in the East line of said 100 acre tract, for the Northwest corner of this tract;

THENCE, N 89° 18' 39" E 1148.16 feet, with a fence, to the point of beginning and containing 0.55 of an acre of land.

I, ROY PFINGSTEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and accompanying Plat was prepared from an actual survey, made on the ground, on April 27, 2006, from the Deed Records, of Comanche County, Texas, and surveys of area properties, and that the corners and boundaries with marks natural and artificial are just as were found on the ground.

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