

MIKE M. MAUNEY & LINDA J. MAUNEY X
22 ACRES (TRACT TWO)
VOL. 1100, PG. 239

S. SIDE 6" WOOD POST

N 89°06'17" E 1092.09'

NW/4 SECTION NO. 9
B L O C K 2
H. & T. C. R. R. CO. SURVEY
ABSTRACT NO. 475
(PART OF OLD DUSTER TOWNSITE)

38.88 ACRES

WILLARD SAMUEL ROBINETT
38.88 ACRES
VOL. 826, PG. 377

MIKE M. MAUNEY &
LINDA J. MAUNEY
42.8 ACRES (TRACT THREE)
VOL. 1100, PG. 239

N 00°31'17" E 1779.03'

COMANCHE COUNTY ROAD NO. 174
S 00°47'43" E 1402.10'

SWC OF NW/4 SECTION NO. 9
BEARS S 00°31'17" W 40'
& S 88°51'17" W 929'

P.O.B.

397.07'

S 88°34'17" W

400.69'
S 01°26'17" W

FD. 1/2" IR.
12" SE. 6" WOOD POST

N 88°41'43" W 720.80'

ROGER HAMMON
5 ACRES

ADDRESS: TBD COMANCHE COUNTY ROAD NO. 174
DE LEON, TX 76454

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: ALL CORNERS ARE SET 1/2" IRON RODS WITH CAP
(PRICE SURVEYING) UNLESS OTHERWISE NOTED

PLAT OF SURVEY

OF A 38.88 ACRES TRACT OF LAND OUT OF THE NORTHWEST 1/4 SECTION NO. 9, BLOCK 2,
H. & T. C. R. R. CO. SURVEY, ABSTRACT NO. 475, BEING PART OF THE OLD TOWNSITE OF
DUSTER, AS SHOWN BY A PLAT THEREOF RECORDED IN VOLUME 1, PAGE 28 OF THE PLAT
RECORDS OF COMANCHE COUNTY, TEXAS

SURVEYED ON THE GROUND: APRIL 21, 2022

Matthew K Price

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
254-965-5489 JN22483 FN220512



LEGAL DESCRIPTION

Of a 38.88 acres tract of land out of the Northwest 1/4 Section No. 9, Block 2, H. & T. C. R. R. Co. Survey, Abstract No. 475, being part of the Old Townsite of Duster, as shown by a plat thereof recorded in Volume 1, Page 28 of the Plat Records of Comanche County, Texas; being the same 38.88 acres tract deeded to Willard Samuel Robinett in Volume 826, Page 377 of the Deed Records of Comanche County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod in the north line of Comanche County Road No. 172 and at the southeast corner of a certain 42.8 acres tract (Tract Three) deeded to Mike M. Mauney and Linda J. Mauney in Volume 1100, Page 239 of said Deed Records, for the southwest and beginning corner of this tract, from which the southwest corner of said Townsite and the southwest corner of said Northwest 1/4 of Section 9 is called to bear S. 00 deg. 31 min. 17 sec. W. 40 feet and S. 88 deg. 51 min. 17 sec. W. 929 feet.

Thence leaving said County Road No. 172, N. 00 deg. 31 min. 17 sec. E. 1779.03 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 42.8 acres tract and in the south line of a certain 22 acres tract (Tract Two) deeded to Mike M. Mauney and Linda J. Mauney in said Volume 1100, Page 239 of said Deed Records, for the northwest corner of this tract.

Thence N. 89 deg. 06 min. 17 sec. E. 1092.09 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of Comanche County Road No. 174 and at the southeast corner of said 22 acres tract, for the northeast corner of this tract.

Thence along the west line of said County Road No. 174, S. 00 deg. 47 min. 43 sec. E. 1402.10 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of a certain 5 acres tract deeded to Roger Hammon, for the easterly southeast corner of this tract.

Thence N. 88 deg. 41 min. 43 sec. W. 720.80 feet to a found 1/2" iron rod at the northwest corner of said 5 acres tract, for an interior corner of this tract.

Thence S. 01 deg. 26 min. 17 sec. W. 400.69 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said Comanche County Road No. 172 and at the southwest corner of said 5 acres tract, for the southerly southeast corner of this tract.

Thence along the north line of said County Road No. 172, S. 88 deg. 34 min. 17 sec. W. 397.07 feet to the place of beginning.

(Bearing Basis: Texas State Plane Coordinate System, NAD83, Central Texas Zone)

SURVEYED ON THE GROUND: APRIL 21, 2022

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