

Sketch showing: Survey of 40.03 acres of land out of and part of Section 47, Block 2, H. & T.C. RR. Co. Survey, Abstract No. 497, Comanche County, Texas, said 40.03 acres being that same tract of land described in a deed to Manuel Hernandez, Sr. & Manuel Hernandez, Jr. recorded in Vol. 926, Pg. 231, Deed Records, Comanche County, Texas, and being further described by metes and bounds as follows:

Beginning at a ½" rebar rod set with a survey cap stamped RPLS 6224 in the West line of Farm to Market Road No. 679 for a common corner between said Hernandez tract and a tract of land described in a deed to Thomas Boswell Kirk recorded in Vol. 963, Pg. 471, of said Deed Records, for the Northeast corner of this described tract;

Thence over and across said Section 47 along the common line between said Hernandez tract and said Farm to Market Road No. 679 the following courses and distances:

Thence S 05°13'34" E, 200.70 feet to a ½" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between said Hernandez tract and said Farm to Market Road No. 679, for an angle corner of this described tract;

Thence S 05°37'34" E, 200.90 feet to a ½" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between said Hernandez tract and said Farm to Market Road No. 679, for an angle corner of this described tract;

Thence S 04°31'34" E, 114.30 feet to a ½" rebar rod set with a survey cap stamped RPLS 6224 for a common corner between said Hernandez tract and said Farm to Market Road No. 679, for an angle corner of this described tract;

Thence S 00°42'34" E, 262.30 feet to a ½" iron pipe (control monument) found for a common corner between said Hernandez tract and a tract of land described as Second Tract in a deed to Noah Landa et. ux. recorded in Vol. 957, Pg. 40, of said Deed Records, for the Southeast corner of this described tract; from which a ½" iron pipe (control monument) found for the Southeast corner of said Landa tract bears S 00°26'04" E, 580.14 feet;

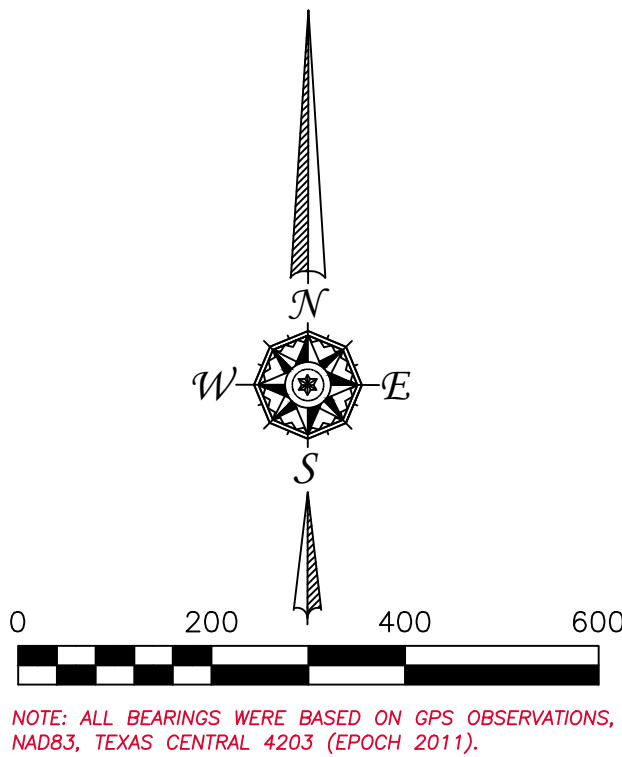
Thence S 89°41'28" W, 2256.51 feet over and across said Section 47 along the common line between said Hernandez tract and said Landa tract to a ½" rebar rod (control monument) found in the East line of a tract of land described in a deed to Kevin Bomar et. ux. recorded in Vol. 821, Pg. 21, of said Deed Records, for a common corner between said Hernandez tract and said Landa tract, for the Southwest corner of this described tract; from which a 3/8" rebar rod (control monument) found for the Southeast corner of said Bomar tract bears S 01°05'47" E, 260.36 feet;

Thence N 01°05'47" W, 776.35 feet over and across said Section 47 partially along the common line between said Hernandez tract and said Bomar tract to a ½" rebar rod set with a survey cap stamped RPLS 6224 in the South line of previously mentioned Kirk tract, for the Northwest corner of this described tract;

Thence N 89°41'28" E, 2221.13 feet over and across said Section 47 along the common line between said Hernandez tract and said Kirk tract to the place of beginning and containing 40.03 acres of land.

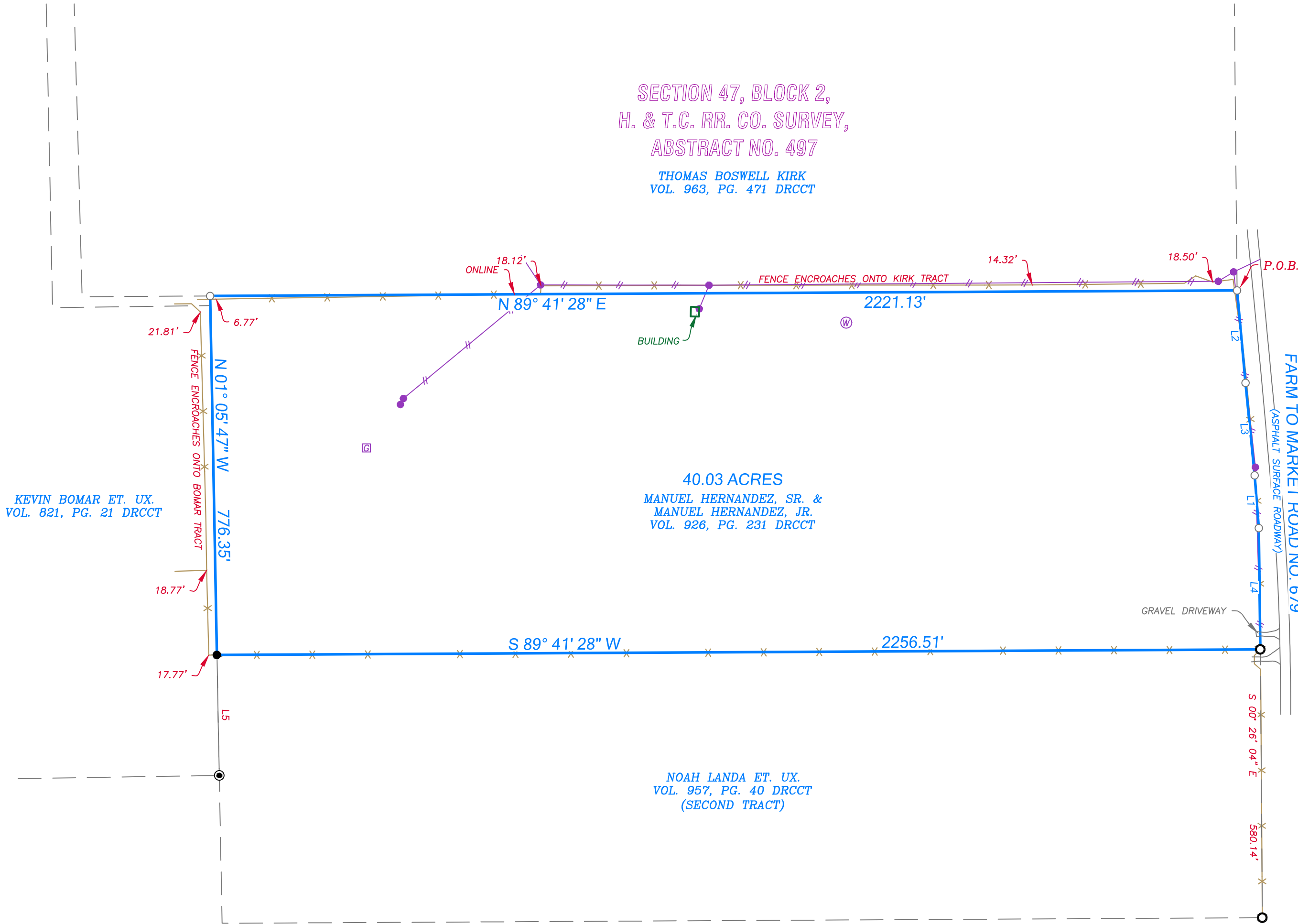
NOTE: All bearings were based on GPS observations, NAD83, Texas Central 4203 (EPOCH 2011).

## COMANCHE COUNTY, TEXAS



NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83, TEXAS CENTRAL 4203 (EPOCH 2011).

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04° 31' 34" E	114.30'
L2	S 05° 13' 34" E	200.70'
L3	S 05° 37' 34" E	200.90'
L4	S 00° 42' 34" E	262.30'
L5	S 01° 05' 47" E	260.36'



### LEGEND

- SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224; UNLESS OTHERWISE NOTED HEREON
- FOUND 1/2" REBAR ROD (CONTROL MONUMENT)
- FOUND 1/2" IRON PIPE (CONTROL MONUMENT)
- FOUND 3/8" REBAR ROD (CONTROL MONUMENT)
- OIL WELLHEAD
- UTILITY POLE
- TELEPHONE PEDESTAL
- WATER WELL
- DOWN GUY
- FENCE LINE
- OVERHEAD UTILITY LINE
- EASEMENT LINE
- BUILDING LINE
- LOT LINE
- SURVEY LINE
- DESCRIBED TRACT
- COVERED AREA
- CONCRETE AREA

Schedule B Notes: Property shown hereon sketch may be subject to the following items:

10g. Right of way deed recorded in Vol. 289, Pg. 453 DRCCT (Does not apply).

10j. Easement recorded in Vol. 550, Pg. 311 DRCCT (50' wide; as-built type easement; easement location is tied to the installed location of utility; may apply).

10k. Comanche County Subdivision regulations recorded in Vol. 818, Pg. 204 DRCCT.

10l. Comanche County Subdivision regulations filed April 28, 2021 in the Commissioner Court Records Comanche County, Texas.

Notes: A Flood Insurance Rate Map for Comanche County, Texas, Unincorporated Area, has not been issued by the Federal Emergency Management Agency at the time of this survey.



OFFICE: (254) 629-8550 FAX: (254) 629-8524  
EMAIL: arnoldlandsurvey@gmail.com  
TBPLS FIRM NO. 101885-00

JDH GF# 2024010001-CD JOB# 2024-022



Copies are not official unless seal is embossed.  
Copyright Arnold Land Surveying & Mapping

I, Barney Dan Arnold, Texas R.P.L.S. No. 6224, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Minimum Standards, and there are no visible easements, overlaps or encroachments except as shown.

01-24-2024