

**SECTION 46
BLOCK 2
A=1288**

**SW/4 OF SECTION 49 BLOCK 2
H. & T. C. R. R. CO. SURVEY, A-498**

P.O.B.
NWC OF THE
JOHN W. ENGLISH
SURVEY

TROYAT UNDERWOOD
VOL. 834 PG. 008 DRCCT.

SET RAILROAD
SPIKE IN COUNTY
ROAD

COMANCHE COUNTY ROAD NO. 477

SET RAILROAD
SPIKE IN COUNTY
ROAD

CHRISTOPHER W. WISE, ET. UX.
40 ACRE TRACT
VOL. 969 PG. 407 DRCCT.

BURIED OIL &
GAS GATHERING
PIPELINE

Hanlon Gas Processing, LTD.
R/W Vol. 952 Pg. 305 DRCCT.

4" PIPE POST
BEARS S00°06'39"E
20.34'

GRID NORTH: NGS 84, GPS

COMANCHE COUNTY ROAD NO. 479

N 00°06'39" W 1579.19'

38.00 ACRES

OF WHICH 1.36 ACRES OF SAID LAND LIES WITHIN THE
CONFINES OF COMANCHE COUNTY ROAD NO. 'S 477 & 479

ANNA LEE ROBERTS
CHARLES KENNETH BUTLER
KEVIN MICHAEL HIRST
160 ACRE TRACT
VOL. 809 PG. 42 DRCCT.

S 00°06'39" E 1577.56'

**SECTION 45 BLOCK 2
H. & T. C. R. R. CO. SURVEY, A-464**

MARY E. UNDERWOOD, ET. VIR.
60.149 ACRE TRACT
VOL. 772 PG. 522 DRCCT.

JOHN W. ENGLISH SURVEY, A-1203

OF THE NW/4 OF SECTION 44 BLOCK 2
H. & T. C. R. R. CO. SURVEY, COMANCHE COUNTY, TEXAS

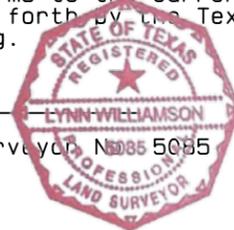


S 89°53'21" W 1048.61'

SET 1/2" REBAR
WITH SURVEY CAP
5085

I, Lynn Williamson, Registered Professional Surveyor No. 5085, do hereby certify to Anna Lee Roberts, Kevin Michael Hirst, Charles Kenneth Butler, Bill B. Rousseau, et. ux. and Comanche County Abstract, that this Plat is from an actual on the ground survey made on the 8th day of February, 2022 under my direct supervision, that all monument exist as shown hereon and this survey substantially conforms to the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying.

Lynn Williamson
Lynn Williamson
Registered Professional Surveyor No. 5085
03/08/2022



**PLAT OF A SURVEY OF 38.00 ACRES OF
LAND OUT OF AND PART OF THE JOHN
W. ENGLISH SURVEY, ABSTRACT NO.
1203 OF THE NW/4 OF SECTION 44
BLOCK 2, H. & T. C. R. R. CO. SURVEY,
COMANCHE COUNTY, TEXAS.**

LEGEND:

- ⊗ FOUND IRON ROD OR PIN
- ⊙ SET 1/2" REBAR WITH CAP
- — — — — EXISTING FENCE LINE
- — — — — OVERHEAD POWER LINE
- — — — — BURIED OIL OR GAS LINE
- — — — — DESCRIBED TRACT

Property subject to right of way or easements as shown by Commitment for Title Insurance, Schedule "B", GF No. 2022-1024-CCAC:
j. Easement to Hanlon Gas Processing, LTD., Vol. 952 Pg. 305 DRCCT.

WILLIAMSON SURVEYING, INC.
201 WEST MAIN, SUITE 302
EASTLAND, TEXAS 76448
254 629 8151
williamson@txbusiness.com

JB11142 03/09/2022 BUTLER ESTATE

GRAPHIC SCALE 1"=200'

