

PFINGSTEN SURVEYORS, P.C.

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SECTION 39
E. T. RAILROAD CO. SURVEY,
A-312

80 ACRE TRACT
WILLIAM D. CARROLL, ET UX
VOLUME 485, PAGE 372

0.70 ACRE

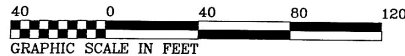
16.322 ACRE TRACT TWO
THOMAS EARL GRESSETT, ET UX
TO
DAVID A. GRESSETT, ET UX
VOLUME 918, PAGE 485

S 89°13'48"W 201.13'
BASE BEARING LINE ✓

P.O.B.

F. M. HIGHWAY 2247

JOB NUMBER 1109-10



SURVEY MADE FOR:
THOMAS GRESSETT
3300 HIGHWAY 2247
COMANCHE, TX 76442

LEGEND

- ⊙ = SURVEY CORNER
- = 1/2" IRON ROD SET
- - - = EASEMENT LINE
- - - = ELECTRIC LINE
- - - = TRACT LINE
- - - = FENCE LINE
- [] = DEED CALL
- = 3/8" IRON ROD FOUND

THE STATE OF TEXAS:
COUNTY OF COMANCHE:

Being 0.70 of an acre of land, situated in Comanche County, Texas, out of **SECTION 39, E. T. RAILROAD CO. SURVEY, ABSTRACT NUMBER 312**, and being out of a 16.322 acre, Tract Two, that is described in a deed from Thomas Earl Gressett, et ux, recorded in David A. Gressett, et ux, recorded in Volume 918 at Page 485, Deed Records of Comanche County, Texas, and further described as follows;

BEGINNING, at a 3/8 inch iron rod found at the Northeast corner of said 16.322 acre, Tract Two, and the occupied Southeast corner of an 80 acre tract of land that is described in a deed to William D. Carroll, et ux, recorded in Volume 485 at Page 372, said Deed Records, and being in the West Right of Way line of F. M. Highway 2247, for the Northeast corner of this tract;

THENCE, S 00° 46' 12" E 151.15 feet, with the West Right of Way line of said F. M. Highway 2247, to a 1/2 inch iron rod set, for the Southeast corner of this tract;

THENCE, S 89° 13' 48" W 201.13 feet, to a 1/2 inch iron rod set, for the Southwest corner of this tract;

THENCE, N 00° 46' 12" W 151.15 feet, to a 1/2 inch iron rod set in the North line of said 16.322 acre, Tract Two, and the South line of said 80 acre tract, for the Northwest corner of this tract;

THENCE, N 89° 13' 48" E 201.13 feet, with a fence, along the North line of said 16.322 acre, Tract Two, and the South line of said 80 acre tract, to the point of beginning and containing 0.70 of an acre of land.

I, ROY PFINGSTEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Plat and Field Notes, was prepared from an actual survey, made on the ground, on March 26th, 2010, from the Deed Records of Comanche County, Texas, and surveys of area properties, that the corners and boundaries with marks natural and artificial are just as were found on the ground.

Bearing are based on True North as determined by GPS Survey data.
WITNESS MY HAND AND SEAL THIS THE 26th DAY OF MARCH, 2010.

Roy Pfingsten
ROY PFINGSTEN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 OF TEXAS.

