

JBO SURVEYING

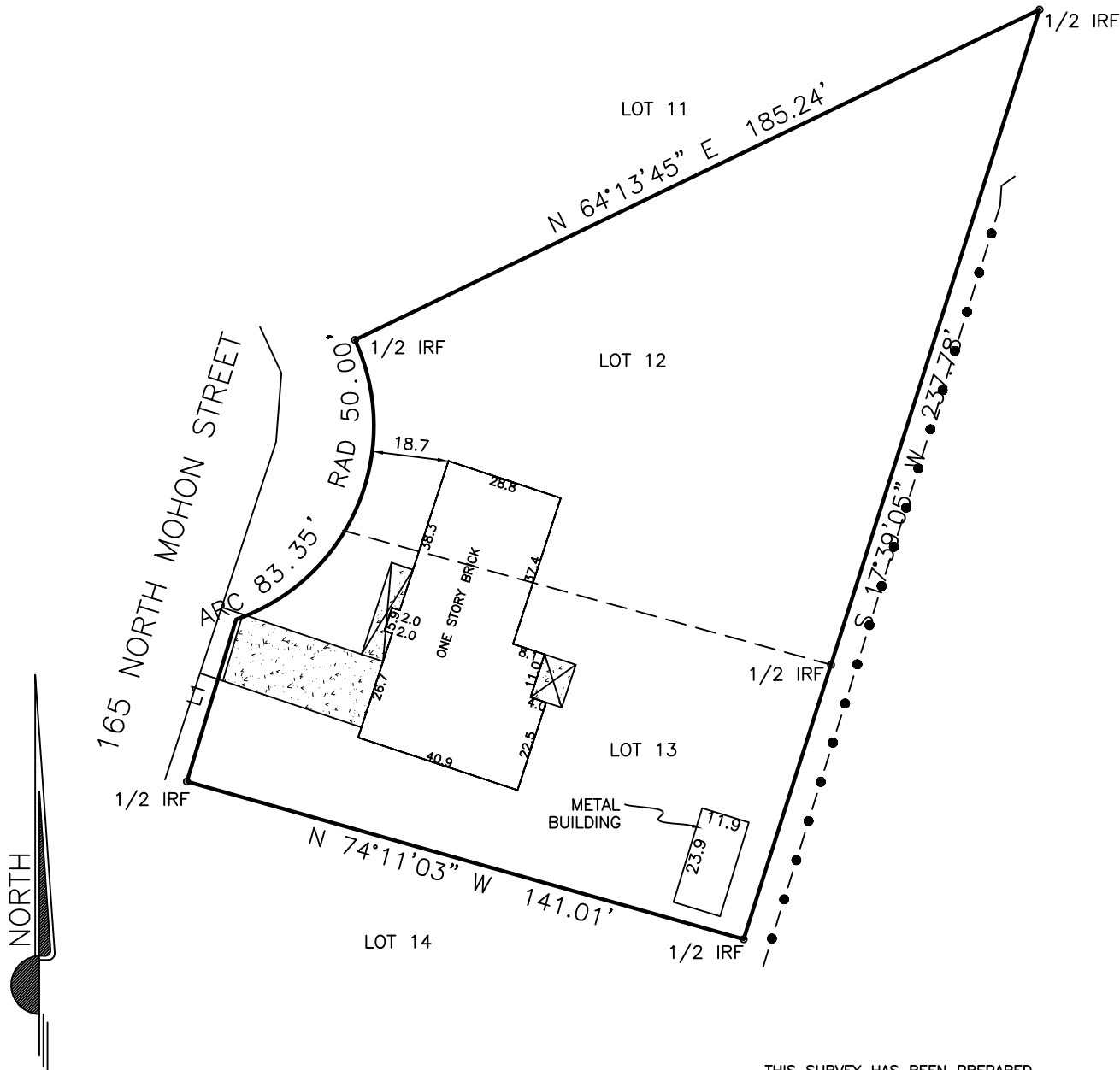
TBPLS LICENSE NO. 10193830

4104 CR 180 STEPHENVILLE TEXAS 76401 817-579-7551 EMAIL JBO5590@SBCGLOBAL.NET

All of Lot Nos. 12 and 13 in Taylor Park Subdivision, said Subdivision being a re-subdivision of all of Block No. 7, and a part of Block Nos. 5, 6 and 8 of the T. N. Mohon Addition to the City of DeLeon, Texas, as shown by the plat of said resubdivision recorded in Volume 4, Page 35, of the Plat Records of Comanche County, Texas.

Bearings are based on TXNCZ 4202 (NAD 83)

LINE	BEARING	DISTANCE
L1	N 16°53'33" E	41.27'



SCALE 1"= 40'

ACCORDING TO THE FIRM PREPARED BY FEMA THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, COMMUNITY PANEL NUMBER 480152 B DATED SEPTEMBER 4, 1985 (LIES WITHIN ZONE X)

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS, WHICH A TITLE SEARCH MAY FIND.

I DO HEREBY CERTIFY THAT THIS SURVEY MAP REPRESENTS AN ON THE GROUND SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT, AND THAT THERE ARE NO SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS, AND THERE ARE NO VISUAL DISCREPANCIES, CONFLICTS, ENCROACHMENTS, PROTRUSIONS OR OVERLAPS OF IMPROVEMENTS EXCEPT AS SHOWN HEREON AND THAT THE EASEMENTS OR RIGHTS OF WAY SHOWN HEREON OF WHICH I HAVE BEEN ADVISED, ARE VISUAL, PLATTED OR FURNISHED BY A QUALIFIED PROVIDER, AND SAID PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD, THE 100 YEAR FLOOD ZONE IS BASED ON THE DATA STATED ABOVE, AND SHOULD NOT BE INTERPRETED AS A STUDY OF THE FLOODING IN THIS AREA, I FURTHER CERTIFY THAT THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY UNLESS OTHERWISE NOTED;

TITLE COMMITMENT FURNISHED BY: SURVEYED ON THE GROUND FEBRUARY 17, 2022

JAMES B. ODOM
JAMES B. ODOM R.P.L.S. NO. 5590

- LEGEND
- O- = CHAINLINK FENCE
 - X- = WOOD FENCE
 - E- = ELECTRIC LINE
 - T- = TELEPHONE LINE
 - S- = SEWER LINE
 - W- = WATER LINE
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - IPF = IRON PIPE FOUND
 - CM = CONTROL MONUMENT
 - NF = NOW OR FORMERLY
 - U.E. = UTILITY EASEMENT
 - B.L. = BUILDING LINE
 - A.E. = AERIAL EASEMENT
 - G.E. = GUY EASEMENT
 - D.E. = DRAINAGE EASEMENT



TITLE CO. _____

GF. NO. _____

MORTGAGE CO. _____

BORROWER DONALD D. VAUGHAN

AND JUANITA VAUGHAN

JOB NO. 220012

DATE FEBRUARY 18, 2022