

JBO SURVEYING

TBPLS LICENSE NO. 10193830

4104 CR 180

STEPHENVILLE TEXAS 76401 817-579-7551

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Being all that certain lot, tract or parcel of land lying and being situated in Comanche County, Texas and being part of Lot 15, HAYES RANCH SUBDIVISION, as recorded in Cabinet A, Slide 40, Plat Records Comanche County, Texas, and being more fully described by metes and bounds as follows.

BEGINNING at a 2 inch pipe post corner being in the North Line of County Road 464, and being the Southwest corner of Tract 15, Hayes Ranch Subdivision;  
THENCE leaving said North Line of County Road 464, North 17 Degrees 19 Minutes 06 Seconds East, 1132.48 feet to a 4 inch pipe post being the Northwest corner of Tract 15;  
THENCE along the North line of Tract 15, South 72 Degrees 02 Minutes 10 Seconds East, 462.64 feet to a 1/2 iron rod set;  
THENCE leaving said North Line of Tract 15, South 17 Degrees 19 Minutes 06 Seconds West, 1122.61 feet to a 1/2 inch iron rod set in the North Line of County Road 464;  
THENCE along said North Line of County Road 464, North 73 Degrees 15 Minutes 28 Seconds West, 462.63 feet to the Point of Beginning and containing 11.975 acres of land more or less.

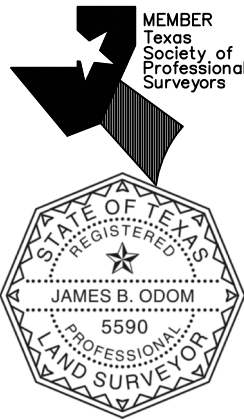
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS, WHICH A TITLE SEARCH MAY FIND.



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 JULY 14, 2022  
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 MATTHEW SCOTT FABIAN  
AND REBECCA ALLISON FABIAN  
JOB NO. 220063  
DATE JULY 27, 2022