

**W. L. YARBROUGH SVY.# 431  
A-1360**

GILLIAM PROPERTY CO. LTD  
131 ACRE TRACT  
VOL. 715 PG. 281 DRCT.

**V. S. ALLEN SURVEY # 463  
A-1528**

GILLIAM PROPERTY CO. LTD  
77 ACRE TRACT  
VOL. 715 PG. 281 DRCT.

PAUL LINDEQUE, ET. UX.  
3 ACRE TRACT  
VOL. 1076 PG. 38 DRCT.

PAUL LINDEQUE, ET. UX.  
120 ACRE TRACT  
VOL. 1076 PG. 38 DRCT.

**SECTION 45  
E. T. R. R. CO. SURVEY, A-316  
COMANCHE COUNTY, TEXAS**

NW/4

NE/4

**PLAT OF A SURVEY OF REAL PROPERTY  
AND IMPROVEMENTS SITUATED ON A  
161.20 ACRE TRACT OF LAND OUT OF AND  
PART OF THE SW/4 OF SECTION 45  
E. T. R. R. CO. SURVEY, ABSTRACT NO.  
316, COMANCHE COUNTY, TEXAS.**

Property subject to the following Rights of Ways and/or Easements filed of record as per CIMA Title Co. Commitment No.:

1. Comanche County Electric Coop. Assoc.; R/W Vol. 721 Pg. 165 DRCT.
2. Comanche County Electric Coop. Assoc.; R/W Vol. 766 Pg. 369 DRCT.
3. MGA Pipeline Co.; R/W Vol. 767 Pg. 345 DRCT.
4. West Texas Gulf; R/W Vol. ---Pg. ---DRCT.

18' POST OAK TREE  
20' POST OAK TREE  
N 04°11'22" E  
41.19'

P.O.B. SECTION 45  
E.T.R.R.CO. SURVEY

RICHARD HAYES, JR.  
161 ACRE TRACT  
VOL. 814 PG. 392 DRCT.

**J. SANDERS SURVEY, A-919  
OF THE NW/4 OF SECTION 44  
E. T. R. R. CO. SURVEY**

161.20 ACRES  
SW/4

RANDALL ABBEY, ET. UX.  
161.162 ACRE TRACT  
VOL. 719 PG. 31 DRCT.

WEST TEXAS GULF PIPELINE

MGA PIPELINE CO.  
25' R/W, VOL. 767 PG. 345 DRCT.

RICHARD HAYES, JR.  
80.575 ACRE TRACT  
VOL. 767 PG. 077 DRCT.

JASON K. BYRD, ET. UX.  
75 ACRE TRACT  
VOL. 1076 PG. 354 DRCT.

RICHARD HAYES, JR.  
80 ACRE TRACT  
VOL. 716 PG. 104 DRCT.

**J. A. LANE SURVEY, A-1287  
OF THE NE/4 OF SECTION 44  
E. T. R. R. CO. SURVEY**

I, Lynn Williamson, Texas Registered Professional Surveyor No. 5085, do hereby certify to Randall Abbey, et. ux. and CIMA Title Co. that this plat correctly represents the facts found on the ground at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications.

Lynn Williamson  
Registered Professional Surveyor No. 5085  
02/21/2021



**LEGEND:**

- o FOUND IRON ROD DESCRIBED TRACT
- SET 1/2" REBAR WITH SURVEY CAP # 5085
- FENCE LINE
- BURIED OIL OR GAS LINE
- OVERHEAD ELECTRIC SERVICE LINE



GRAPHIC SCALE

1" = 300'

GRID NORTH: WGS 84, GPS

**WILLIAMSON SURVEYING, INC.**  
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254 629 8151  
williamson@tbusbusiness.com

JB10729 02/21/2021 RANDALL ABBEY