STATE OF TEXAS:
COUNTY OF RUNNELS:

SURVEY MADE FOR:
ROBERT J. HALE
23339 GRANDE VISTA
SAN ANTONIO, TX 78261

PLAT SHOWING A SURVEY OF:
321.22 ACRES OF LAND BEING
207.49± ACRES IN THE
J. E. McCORD SURVEY 116,
ABSTRACT 815 AND
113.73± ACRES IN THE
E. T. R.R. CO. SURVEY 117,
ABSTRACT 952; AND
1.42 ACRES OF LAND IN THE
A. C. KELSEY SURVEY 114,
ABSTRACT 1320.

0 300' 600' 900' 1200'
1"=600'

Found Iron Stake: ●
Found Concrete ROW Marker: O
Found Stone Marked "L" in a Stone Mound: O
Iron Corner Post:
Set 1/2" Iron Stake:
Over Head Power Line: — P — - - -
Underground Gas Line: — G — - - -
Fence: —x—x—x—

R. F. CLARK SURVEY 118, ABSTRACT 644

Hunter Family Trust
1929.77 acre tract
Volume 291, Page 13, OPR

[Deed bearing=S89°05'53"E]

S89°23'24"E 2765.24'
[Deed=East 2716.67']

Found 1/2" iron stake on the North side of a wood corner post; 4699.36' S89°40'24"E [Deed=4699.00' S89°21'21"E] of a 2" iron pipe reported to be the Southwest corner of Survey 118.

oil well & pump jack

Iron corner post found at the occupied Northeast corner of Hale 321 ac tr.

J. E. MCCORD SURVEY 116, ABSTRACT 815

E. T. R.R. CO. SURVEY 117, ABSTRACT 952

321.22 ACRES
Robert J. Hale
321 acre tract
Volume 553, Page 397, OPR

[207.49± Acres]
[113.73± Acres]

William B. Hale
335 acre tract
Volume 553, Page 397, OPR

[Deed=North 4638.89']
N0°27'20"E 3137.98'
[Deed=North 4638.89']

Pens

John Edwin Bennett Glass Family Trust
335 acre tract
Volume 436, Page 53, OPR

[Deed=South 5361.11']
S0°59'15"E 5604.92'
[Deed=S0°40'E 5617.78']

RUNNELS COUNTY
COLEMAN COUNTY

N58°30'10"E 149.04'

1.52 ACRES
Part of William B. Hale
335 acre tract
Volume 553, Page 397, OPR

1.52 Acre Fence Protrusion

Stock Tank

N1°14'46"W 505.58'

N0°38'50"E 606.97'

Iron Corner Post

N48°50'58"W 10.04'

Iron Corner Post

N80°30'36"W 103.08'

Set 1/2" iron stake 43.14' S75°29'48"E of a concrete ROW marker. 2.02' S41°03'47"E of a wood corner post.

N0°38'50"E 674.05'

Gate

0.21± Acre Fence Intrusion

Arc=134.39'; Radius=7699.49'
Delta Angle=1°00'00"
Chord=N74°59'48"W 134.39'

Arc=808.38'; Radius=5789.65'
Delta Angle=8°00'00"
Chord=N70°29'48"W 807.72'

Arc=134.39'; Radius=7699.49'
Delta Angle=1°00'00"
Chord=N65°59'48"W 134.39'

U. S. HIGHWAY 67

N75°29'48"W 24.00'

Set 1/2" iron stake 66.67' N65°29'48"W of a concrete ROW marker.

Set 1/2" iron stake on the Southerly side of the remains of a concrete ROW marker.

N65°29'48"W 1473.36'

State of Texas
Vol 361, Page 479, DR
Vol 152, Page 446, DR

POB:

S89°58'12"W 519.16'

Gate

N89°58'12"E 481.47'

Found stone marked "L" in an old stone mound reported to be the Southeast corner of Survey 116.

N65°29'48"W 575.07'

S0°59'15"E 238.81'

1.42 ACRES
Robert J. Hale
321 acre tract
Volume 553, Page 397, OPR

Set 1/2" iron stake 1638.22' N65°29'48"W of a concrete ROW marker. Note: The deed for the Hale 321 acre tract reports its SE corner to be in the North line of the highway, but the deed doesn't report any land in Survey 114.

A. C. KELSEY SURVEY 114, ABSTRACT 1320

E. T. R.R. CO. SURVEY 115, ABSTRACT 146

I, Jim Needham, Registered Professional Land Surveyor of Texas, do hereby certify that the above plat represents a survey of the tract described in the accompanying boundary description and depicts in reference thereto:
(a) the boundary lines as monumented on the ground,
(b) the boundary conflicts or encroachments found during this survey, and
(c) the intrusion and/or protrusion of improvements along the boundary line.
THE SCOPE OF THIS SURVEY EXCLUDED THE LOCATION OF EASEMENTS.

Jim Needham, RPLS #1534
December 12, 2024

Note: Final plat will include an original signature and seal. Without an original signature and seal this plat is to be considered preliminary and should not be recorded for any purpose or viewed or relied upon as a final document.

STATE OF TEXAS
REGISTERED
JIM NEEDHAM
1534
PROFESSIONAL
LAND SURVEYOR

Needham Surveyors, LLC
802 Hwy 84 S, PO Box 986
Coleman, TX 76834
Phone: (325)625-2357
Firm #: 10194030

Notes: Basis of bearings are relative to the Texas Coordinate System, Central Zone (4203), NAD 83 (2011) using the Trimble RTK Network. All coordinates, distances and areas are surface values with a combined scale factor of 1.000120. Units: US Survey Feet.

This survey is not a statement of ownership or title which are matters of law best addressed by an attorney. This survey was made without the benefit of a title commitment.

Deeds for adjoining tracts were examined for potential conflicts which if found are noted hereon. However the boundaries of the adjoining tracts were not surveyed unless otherwise noted. Boundary surveys of the adjoining tracts may reveal conflicts which were not apparent during the deed examination.

STATE OF TEXAS:
COUNTY OF RUNNELS:

SURVEY MADE FOR:
ROBERT J. HALE
23339 GRANDE VISTA
SAN ANTONIO, TEXAS 78261

BOUNDARY DESCRIPTION of a survey of:

321.22 ACRES of land in Runnels County, Texas being approximately 207.49 acres in the J.E. McCord Survey 116, Abstract 815 and approximately 113.73 acres in the E.T. R.R. Co. Survey 117, Abstract 952, said 321.22 acres being part of that 321 acre tract of land described in the partition deed to Robert J. Hale dated October 10, 2024, and recorded in Volume 553, Page 397, Runnels County Official Public Records.

BEGINNING at a 1/2" iron stake set in the Northeasterly line of U. S. Highway 67 at the West corner of a 1.42 acre tract surveyed simultaneously, said point being located in the North line of the A. C. Kelsey Survey 114 and the South line of said Survey 117, said beginning point also being located 481.47' N89°58' 12"E of a stone marked "L" found in an old stone mound reported to be the Southeast corner of said Survey 116.

THENCE N65°29'48"W 1473.36' along the Northeasterly line of said U.S. Highway 67 and along the general course of a fence to a 1/2" iron stake set at the beginning of a curve to the left, said point being located 66.67' N65°29'48'W of a concrete right of way marker.

THENCE 134.39' along the Northeasterly line of said U.S. Highway 67 and along a curve to the left with a radius of 7699.49' and the chord being N65°59'48"W 134.39' to a concrete right of way marker found for a corner of said highway and at the beginning of another curve to the left.

THENCE 808.38' along the Northeasterly line of said U.S. Highway 67 and along a curve to the left with a radius of 5789.65' and the chord being N70°29'48"W 807.72' to a 1/2" iron stake set for a corner of said highway and at the beginning of another curve to the left, said point being located on the Southerly side of the remains of a concrete right of way marker.

THENCE 134.39' along the Northeasterly line of said U.S. Highway 67 and along a curve to the left with a radius of 7699.49' and the chord being N74°59'48"W 134.39' to a 1/2" iron stake set at the end of said curve for a corner of said highway.

THENCE N75°29'48"W 24.00' along the Northeasterly line of said U. S. Highway 67 to a 1/2" iron stake set for the Southwest corner of said Robert Hale 321 acre tract, said point being located 43.14' S75°29'48"E of a concrete right of way marker, said point also being located 2.02' S41°03'47"E of a wood corner fence post.

THENCE N0°38'50"E 674.05' [deed bearing=North] along the general course of a fence to an iron corner fence post found at the Southeast corner of a 1.52 acre fence protrusion and an occupied corner of said Robert Hale 321 acre tract.

THENCE N0°38'50"E 606.97' [deed bearing=North] along the East line of said 1.52 acre fence protrusion to an iron corner fence post found at the Northeast corner of said 1.52 acre fence protrusion.

THENCE N0°27'20"E 3137.98' [deed bearing=North] along the general course of a fence representing the East line of the William B. Hale 335 acre tract [Volume 553, Page 397, OPR] and the West line of said Robert Hale 321 acre tract to a 1/2" iron stake found on the North side of a wood corner fence post, said point being a South corner of the Hunter Family Trust 1929.77 acre tract [Volume 291, Page 13, OPR].

THENCE S89°23'24"E 2765.24' [Deed=East 2716.67'] along the general course of a fence to an iron corner fence post found at the occupied Northeast corner of said Robert Hale 321 acre tract.

THENCE S0°59'15"E 5366.11' along the general course of a fence to a 1/2" iron stake set at the Northeast corner of said 1.42 acre tract, said point being located in the South line of said Survey 117 and the North line of said Survey 114, said point also being located 238.81' N0°59'15"W of a 1/2" iron stake set for the Southeast corner of said Robert Hale 321 acre tract.

THENCE S89°58'12"W 519.16' along the South line of said Survey 117 and the North line of said Survey 114 to the place of beginning, this tract containing 321.22 acres, more or less, as shown on the accompanying plat. Basis of bearings are relative to the Texas Coordinate System, Central Zone (4203), NAO 83 (2011) using the Trimble RTK Network. All coordinates, distances and areas are surface values with a scale factor of 1.000120. Units: US Survey Feet. Set½" iron stakes are iron rebar and are marked with a red plastic identifier cap having the text **NEEDHAM SURVEYORS 325-625-2357 SURVEYING TEXAS SINCE 1945.**

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I, Jim Needham, Registered Professional Land Surveyor of Texas, do hereby certify that the above describes the boundaries of the property depicted on the accompanying plat, this the 12th day of December, 2024.

Jim Needham - RPLS 1534
NEEDHAM SURVEYORS, LLC- FIRM #10194030- COLEMAN, TEXAS



STATE OF TEXAS:
COUNTY OF RUNNELS:

SURVEY MADE FOR:
ROBERT J. HALE
23339 GRANDE VISTA
SAN ANTONIO, TEXAS 78261

BOUNDARY DESCRIPTION of a survey of:

1.52 ACRES of land in Runnels County, Texas being out of the J. E. McCord Survey 116, Abstract 815, said 1.52 acres being part of that 335 acre tract of land described in the partition deed to William B. Hale dated October 10, 2024, and recorded in Volume 553, Page 397, Runnels County Official Public Records, said 1.52 acres being a fence protrusion and being described as follows:

BEGINNING at an iron corner fence post found in the East line of said William Hale 335 acre tract and the West line of the Robert J. Hale 321 acre tract [Volume 553, Page 397, OPR] and in the West line of a 321.22 acre tract surveyed simultaneously, said post being located 674.05' N0°38'50"E of a 1/2" iron stake set in the North line of U. S. Highway 67 for the Southwest corner of said Robert Hale 321 acre tract and the Southeast corner of said William Hale 335 acre tract.

THENCE N80°30'36"W 103.08' along the general course of a fence to an iron corner fence post for a corner of this 1.52 acre tract.

THENCE N48°50'58"W 10.04' along the general course of a fence to an iron corner fence post for a corner of this 1.52 acre tract.

THENCE N1°14'46"W 505.58' along the general course of a fence to an iron corner fence post for the Northwest corner of this 1.52 acre tract.

THENCE N58°30'10"E 149.04' along the general course of a fence to an iron corner fence post for the Northeast corner of this 1.52 acre tract, said post being located in the East line of said William Hale 335 acre tract and the West line of said Robert Hale 321 acre tract and a corner of said 321.22 acre tract surveyed simultaneously.

THENCE S0°38'50"W 606.97' [deed bearing=South] along the East line of said William Hale 335 acre tract and the West line of said Robert Hale 321 acre tract and the West line of said 321.22 acre tract surveyed simultaneously and across a stock tank to the place of beginning, this tract containing 1.52 acres, more or less, as shown on the accompanying plat. Basis of bearings are relative to the Texas Coordinate System, Central Zone (4203), NAD 83 (2011) using the Trimble RTK Network. All coordinates, distances and areas are surface values with a scale factor of 1.000120. Units: US Survey Feet. Set ½" iron stakes are iron rebar and are marked with a red plastic identifier cap having the text **NEEDHAM SURVEYORS 325-625-2357 SURVEYING TEXAS SINCE 1945.**

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STATE OF TEXAS:
COUNTY OF RUNNELS:

SURVEY MADE FOR:
ROBERT J. HALE
23339 GRANDE VISTA
SAN ANTONIO, TEXAS 78261

BOUNDARY DESCRIPTION of a survey of:

1.42 ACRES of land in Runnels County, Texas being out of the A. C. Kelsey Survey 114, Abstract 1320, said 1.42 acres being part of that 321 acre tract of land described in the partition deed to Robert J. Hale dated October 10, 2024, and recorded in Volume 553, Page 397, Runnels County Official Public Records.

BEGINNING at a 1/2" iron stake set in the Northeasterly line of U. S. Highway 67 at the Southern most Southwest corner of a 321.22 acre tract surveyed simultaneously, said point being located in the North line of the A. C. Kelsey Survey 114 and the South line of said Survey 117, said beginning point also being located 481.47' N89°58'12"E of a stone marked "L" found in an old stone mound reported to be the Southeast corner of said Survey 116.

THENCE N89°58'12"E 519.16' along the South line of said Survey 117 and the North line of said Survey 114 to a 1/2" iron stake set for the Southeast corner of said 321.22 acre tract.

THENCE S0°59'15"E 238.81' [deed bearing=South] along the East line of said Robert Hale 321 acre tract and along the general course of a fence to a 1/2" iron stake set on the South side of an iron corner fence post for the Southeast corner of said Robert Hale 321 acre tract, said point being located in the Northeasterly line of said U. S. Highway 67, said point also being located 1638.22' N65°29'48"W of a concrete right of way marker.

THENCE N65°29'48"W 575.07' along the Northeasterly line of said U. S. Highway 67 and along the general course of a fence to the place of beginning, this tract containing 1.42 acres, more or less, as shown on the accompanying plat. Basis of bearings are relative to the Texas Coordinate System, Central Zone (4203), NAD 83 (2011) using the Trimble RTK Network. All coordinates, distances and areas are surface values with a scale factor of 1.000120. Units: US Survey Feet. Set ½" iron stakes are iron rebar and are marked with a red plastic identifier cap having the text **NEEDHAM SURVEYORS 325-625-2357 SURVEYING TEXAS SINCE 1945.**

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