



Pratte Holdings Properties, LP
144.77 acre tract
Document #20220621, OPR

699.56 Acres

A portion of
Ivanna Investments, LP
4,985.53 acre tract
Document #20220435, OPR

W. B. RODDAN SURVEY 2,
ABSTRACT 1114

[31.44+ Acres]

B. S. & F. SURVEY 1,

ABSTRACT 86

400.00 Acres

A portion of
Ivanna Investments, LP
4,985.53 acre tract
Document #20220438, OPR

15.69 Acres
60' Wide Access Road

W. B. RODDAN SURVEY 2,
ABSTRACT 1114

[21.70+ ACRES]

[230.53+ Acres]

[4.95+ ACRES]

554.01 Acres

Learn Louise Harwell &
Brian Averre Harwell
554.01 acre tract
Document #2022-02357, OPR &
Part of the remaining acreage of
Ivanna Investments, LP
4,985.53 acre tract
Document #20220435, OPR

Remaining acreage of
Ivanna Investments, LP
4,985.53 acre tract
Document #20220438, OPR



N0°00'00"E 3612.88'

[121.53+ Acres]

S20°22'29"W 362.50'

S40°17'58"W 167.74'

S30°29'14"W 170.03'

S16°36'56"W 297.21'

S6°32'07"W 837.46'

S17°02'08"W 27.49'

N90°00'00"W 4137.65'

B. S. & F. SURVEY 3,
ABSTRACT 87

Remaining acreage of
Ivanna Investments, LP
4,985.53 acre tract
Document #20220438, OPR

Remaining acreage of
Ivanna Investments, LP
4,985.53 acre tract
Document #20220438, OPR

W. B. RODDAN SURVEY 34,
ABSTRACT 1118

Found 3/8" tall stake
capped "3395" at the
Southwest corner of
the Ivanna Investments
4,985.53 Acre Tract.

POINT OF BEGINNING:
Set 1/2" Needham stake
3136.00' N59°43'2"E of
a 3/8" tall rebar stake
capped "3395" found in the
Northeasterly line of
U. S. Highway 84 at
the Southwest corner of
the Ivanna Investments
4,985.53 Acre Tract.

Found Iron Stake: ●
Iron Corner Post: ○
Set 1/2" Iron Stake: ○
Fence: —X—X—X—
Power Line: —P—
Water Meter: Ⓜ

0 500' 1000' 1500' 2000'
1"=1000'

Notes: Bearings, distances, and areas are relative to
State Plane Coordinates, Texas Central Zone 4203, NAD 83
as determined from GPS observations.

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

Deeds for adjoining tracts were examined for potential conflicts which
if found are noted herein. 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.

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 preclusion of improvements along the boundary line.
THE SCOPE OF THIS SURVEY EXCLUDED THE LOCATION OF EASEMENTS.

Jim Needham
Jim Needham, P.L.S. #1534
January 27, 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.

Needham Surveyors, LLC
402 Hwy 84 S, PO Box 986
Coleman, TX 76816
Phone: (254) 225-2357
Fax: (254) 10194030



W. B. RODDAN SURVEY 4,
ABSTRACT 1116

STATE OF TEXAS:
COUNTY OF COLEMAN:

SURVEY MADE FOR:
IVANNA INVESTMENTS, LP
279 ACHTZEHN ROAD
FREDERICKSBURG, TEXAS 78624

PLAT SHOWING A SURVEY OF:
400.00 ACRES OF LAND IN
VARIOUS SURVEYS AS SHOWN
HEREON