

STATE OF TEXAS:  
COUNTY OF RUNNELS:

SURVEY MADE FOR:  
GENEVIEVE SPILL  
5601 F.M. HIGHWAY 2647  
WINTERS, TX 79567

**BOUNDARY DESCRIPTION** of a survey of:

**504.76 ACRES** of land in Runnels County, Texas, being out of the Thomas R. Webb Survey 358, Abstract 503, said 504.76 acres being a part of that 860 acre tract of land described as "Second Tract" in the Deed from Mrs. Lena Spill, et al, to Walter Spill dated December 5, 1938, and recorded in Volume 174, Page 362, Runnels County Deed Records.

**BEGINNING** at a concrete right of way monument found on the easterly right of way line of F.M. Highway 2647, said concrete right of way monument being a cut-off point for the intersection of F.M. Highway 2647 [Vol. 357, page 144] with F. M. Highway 1770 [Vol. 290, page 150].

**THENCE N31°28'56"E 69.70'** [deed call = N30°45'26"E 70.07'] to a 1/2" iron stake set at the northeasterly corner of the intersection of F.M. Highway 2647 with F.M. Highway 1770.

**THENCE N76°26'34"E 133.04'** [deed call = N75°45'E 134.3'] to a concrete right of way marker found at a corner of said right of way.

**THENCE N76°15'34"E 1632.93'** [deed bearing = N75°34'E] along the southerly right of way line of F.M. Highway 1770 to a 1/2" iron stake set at the northwest corner of a 5.18 acre tract of land described as "Tract No. One" in Deed to Johnny Leon Hobbs recorded in Volume 538, Page 51, Runnels County Deed Records, said set iron stake being located 0.36' S76°15'35"W of a wood corner post.

**THENCE S13°45'33"E 850.03'** [deed call = S12°26'E 850'] along the west line of said Hobbs 5.18 acre "Tract No. One" and part way along an easterly line of a 5.18 acre tract described in Deed to Walter A. Spill and wife, Genevieve Spill, recorded in Volume 506, Page 763, Runnels County Deed Records, to a 1/2" iron stake found on the southwesterly side of a wood corner post, said point being an ell corner of said Spill 5.18 acre tract.

**THENCE N76°15'49"E 141.57'** [deed call = N77°34'E 141.5'] to a 3/4" iron stake found in concrete at the most easterly northeast corner of said Spill 5.18 acre tract and at the northwest corner of an 8.26 acre tract described as "Tract No. Two" in said Deed to Johnny Leon Hobbs.

**THENCE S13°45'41"E 600.15'** [deed call = S12°26'E 600'] along an easterly line of said Spill 5.18 acre tract and the westerly line of said Hobbs 8.26 acre "Tract No. Two" to a 3/4" iron stake found in concrete at the southwest corner of said Hobbs "Tract No. Two" and in the easterly line of said Spill 5.18 acre tract.

**THENCE N76°14'27"E 600.04'** [deed call = N77°34'E 600'] along the southerly line of said Hobbs 8.26 acre "Tract No. Two" to a 3/4" iron stake found in concrete at the southeast corner of said Hobbs "Tract No. Two".

**THENCE N13°45'33"W 600.00'** [deed call = N12°26'W 600'] along the easterly line of said Hobbs 8.26 acre "Tract No. Two" to a 1/2" iron stake set at the northeasterly corner of said Hobbs 8.26 acre "Tract No. Two", said set iron stake also being located on the northeasterly side of a wood corner post and 0.68' N01°15'35"W of a 1/2" iron stake found on the easterly side of said wood corner post.

**THENCE S76°15'20"W 85.73'** [deed data = S77°34'W 85.19'] along the northerly line of said Hobbs 8.26 acre "Tract No. Two" to a point in the north line of said Hobbs 8.26 acre "Tract No. Two", said point also being at the southeast corner of a 5.00 acre tract of land described in Deed to Walter C. Peterson and wife, Josilyn K. Peterson, recorded in Volume 287, Page 507, Runnels County Official Public Records, said point being located 0.6' Southerly of an iron corner post and 0.26' N13°45'18"W of a 1/2" iron stake [found].

**THENCE N13°45'18"W 850.00'** [deed call = N12°26'W 850'] along the easterly line of said Peterson 5.00 acre tract to a 1/2" capped iron stake found on the southerly right of way line of F.M. Highway 1770 and at the northeast corner of said Peterson 5.00 acre tract.

**THENCE N76°15'34"E 1479.20'** [deed bearing = N75°34'E] along the southerly right of way line of F.M. Highway 1770 to a concrete right of way monument found at a corner of said right of way.

**THENCE N77°01'19"E 772.42'** [deed bearing = N75°45'E] along the southerly right of way line of F.M. Highway 1770 to a 1/2" iron stake found at the northwest corner of a 40.00 acre tract of land described in an Assignment of Veterans Land Board Contract of Sale and Purchase to Ruth Elaine Miller recorded in Volume 124, Page 554, Runnels County Official Public Records.

**THENCE S13°53'24"E 1303.99'** [deed call = S14°33'24"E 1309.93'] to a 1/2" iron stake found at the southwest corner of said Miller 40.00 acre tract, said iron stake being located on the southwesterly side of a wood corner post.

**THENCE S89°22'11"E 630.37'** [deed call = East 630.16'] to a 1/2" iron stake found at a corner of said Miller 40.00 acre tract, said iron stake being located approximately 1.00' westerly of an old fence line.

**THENCE N02°45'25"E 914.97'** [deed call = N02°06'18"E 915.30'] to a 1/2" iron stake found on the southwesterly side of a wood corner post at a corner of said Miller 40.00 acre tract.

**THENCE S84°10'21"E 443.88'** [deed call = S84°51'21"E 443.80'] to a 1/2" iron stake found on the northerly side of a wood corner post at a corner of said Miller 40.00 acre tract and at a corner of a 163.4 acre tract described in Deed to the City of Winters recorded in Volume 195, Page 312, Runnels County Deed Records.

**THENCE S45°14'44"E 616.77'** [deed call = S47°12'E 617'] to a 1/2" iron stake set on the easterly side of a wood corner post for a corner of said City of Winters 163.4 acre tract.

**THENCE S08°16'19"E 999.68'** [deed call = S10°10'E 1000'] to a 1/2" iron stake set on the easterly side of a wood corner post for a corner of said City of Winters 163.4 acre tract.

**THENCE S10°58'13"W 724.16'** [deed call = S9°05'W 724'] to a 1/2" iron stake set on the easterly side of a wood corner post for a corner of said City of Winters 163.4 acre tract.

**THENCE S68°53'39"W 1000.22'** [deed call = S67°05'W 1000'] to a 1/2" iron stake set on the westerly side of a wood corner post for a corner of said City of Winters 163.4 acre tract.

**THENCE S28°43'44"W 1398.13'** [deed call = S26°45'W 1400'] to a 1/2" iron stake set on the westerly side of a wood corner post for a corner of said City of Winters 163.4 acre tract.

**THENCE S16°13'16"W 1099.39'** [deed call = S14°13'W 1100'] to a 1/2" iron stake set on the southeasterly side of an iron corner post for a corner of said City of Winters 163.4 acre tract.

**THENCE S50°49'12"W 398.53'** [deed call = S48°53'W 400'] to a 1/2" iron stake set on the southerly side of a wood corner post for a corner of said City of Winters 163.4 acre tract.

**THENCE N61°04'24"W 199.21'** [deed call = N62°37'W 200'] to a 1/2" iron stake set for a corner of said City of Winters 163.4 acre tract.

**THENCE N30°41'40"W 424.00'** [deed call = N32°37'W 424'] to a 1/2" iron stake set for a corner of said City of Winters 163.4 acre tract.

**THENCE S69°32'20"W 76.00'** [deed call = S67°37'W 76'] to a 1/2" iron stake set for a corner of said City of Winters 163.4 acre tract and at the northeast corner of a simultaneously surveyed 34.56 acre tract.

**THENCE S87°03'23"W 288.73'** along the northerly line of said simultaneously surveyed 34.56 acre tract to a 1/2" iron stake found at the northwest corner of said simultaneously surveyed 34.56 acre tract and at the northeast corner of an 83.47 acre tract described in Gift Deed to Walter A. Spill, II, and wife, Judy Cobb Spill, recorded in Volume 216, Page 59, Runnels County Official Public Records.

**THENCE S88°42'51"W 1854.77'** [deed call = S88°42'51"W 1854.77'] along the northerly line of said Spill 83.47 acre tract to a 1/2" iron stake found at the northwest corner of said Spill 83.47 acre tract and in the easterly line of a 12.24 acre tract described as "First Tract" in deed to James F. White and Mary Jo Tucker recorded in Volume 129, Page 6, Runnels County Official Public Records.

**THENCE N14°03'11"W 602.58'** [deed bearing = N14°48'25"W] along the easterly line of said White and Tucker 12.24 acre "First Tract" to a 5/8" iron stake found at the northeasterly corner of said White and Tucker 12.24 acre tract and at the southeast corner of an 8.00 acre tract described in deed to Marvin Fred Watkins and wife, Brenda L. Watkins, recorded in Volume 575, Page 536, Runnels County Deed Records, said iron stake being located 0.66' N47°33'42"E of an iron corner post and 0.78' S72°12'44"E of another iron corner post.

**THENCE N14°02'21"W 551.32'** [deed call = N14°46'W 551.39'] along the easterly line of said Watkins 8.00 acre tract to a 1/2" iron stake found at the northeast corner of said Watkins 8.00 acre tract, said iron stake being located 1.15' N22°38'23"E of an iron corner post.

**THENCE S75°57'18"W 632.09'** [deed call = S75°14'W 632'] along the northerly line of said Watkins 8.00 acre tract to a 1/2" iron stake found at the northwest corner of said Watkins 8.00 acre tract, said found iron stake being located 1.1' S88°W of an iron corner post.

**THENCE N14°02'31"W 3019.17'** [deed bearing = N14°46'W] along the easterly right of way line of F.M. Highway 2647 to the place of beginning, this tract containing 504.76 acres, more or less, as shown on the accompanying plat. Bearings given herein are relative to True North at the 99°52'30"W longitudinal meridian as determined from GPS observations. Distances and areas given herein reflect horizontal surface measurements. Set 1/2" iron stakes are 2 foot long 1/2" iron rebar stakes painted red and capped with a red plastic identifier cap having the text NEEDHAM SURVEYORS 1-877-625-2357 SURVEYING SINCE 1945.

\* \* \* \* \*

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 30th day of June, 2008.

Jim Needham - RPLS 1534  
NEEDHAM SURVEYORS - COLEMAN, TEXAS  
PHONE: (325) 625-2357