

Sketch Showing:

A 552.49 acre tract of land, consisting of 147.77 acres of land out of and part of Section 516 of the Wharton County School Land Survey, Abstract No. 501; 72.76 acres of land out of and part of the H. E. Baldridge Survey, Abstract No. 1241 of Section 511 of the J. W. Meek Survey; 120.09 acres of land out of and part of the G. M. Underwood Survey, Abstract No. 733; 101.52 acres of land out of and part of the W. G. Lykes Survey, Abstract No. 1364 of Section 511 of the J. W. Meek Survey; 74.36 acres of land out of and part of the M. F. Phillips Survey, Abstract No. 713; and 35.99 acres of land out of and part of the L. D. Counts Survey, Abstract No. 1361 of Section 511 of the J. W. Meek Survey, all situated in Runnels County, Texas, said 552.49 acre tract being part of a 439.10 acre tract, a 963.88 acre tract and all of a 6.83 acre tract of land described in a deed to Daniels Assets, LTD recorded in Volume 239, Page 170 of the Official Public Records, Runnels County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 60d nail set in the approximate center of Runnels County Road No. 184 for a common corner between said Daniels Assets, LTD 439.10 acre tract and a 705.10 acre tract, said point being located in the south line of a tract of land described in a deed to Ronald D. Robertson et ux. recorded in Volume 428, Page 309 of the Deed Records, Runnels County, Texas, for the northwest corner of this described tract; from which a 1" iron pipe (control monument) found for the northwest corner of said 705.10 acre tract bears N 89° 55' 14" W, 3216.10 feet;

Thence S 89° 55' 14" E, 2656.96 feet with the approximate centerline of said Runnels County Road No. 184 along the common line between said Daniels Assets, LTD tract and Robertson tract, to a ½" rebar rod (control monument) found for a common corner between said Daniels Assets, LTD tract, Robertson tract and a tract of land described in a deed to Cameron Richard Labunski recorded in Volume 308, Page 476 of the Official Public Records, Runnels County, Texas, for an angle corner of this described tract;

Thence along the common line between said Daniels Assets, LTD tract and Labunski tract as follows:

Thence S 89° 21' 36" E, at 25.00 feet passing the beginning of a fence located on the east line of said Runnels County Road No. 184, thence continuing along the same course for a total distance of 641.32 feet to a 2.5" pipe post (control monument) found for an angle corner of this described tract, from which a stone mound (control monument) found for common corner between said Section 516 of the Wharton County School Land Survey and the M. F. Phillips Survey bears S 87° 39' 39" E, 267.71 feet;

Thence N 10° 41' 53" E, 399.41 feet to a 2.5" pipe post (control monument) found for an angle corner;

Thence N 89° 36' 58" E, 699.35 feet to a cross-tie corner post (control monument) found for an angle corner;

Thence S 07° 57' 31" E, 521.64 feet to a cross-tie corner post (control monument) found for an angle corner;

Thence S 89° 13' 10" E, 1073.50 feet to a ½" rebar rod set with a survey cap stamped RPLS 6224 in a stone mound (control monument);

Thence S 24° 20' 45" E, 303.31 feet to a cross-tie corner post (control monument) found for an angle corner;

Thence N 64° 20' 13" E, 242.03 feet to a ½" rebar rod set with a survey cap stamped RPLS 6224, for a common corner between said Daniels Assets, LTD tract, Labunski tract and a tract of land described in a deed to Rex B. Miller et ux. recorded in Volume 213, Page 356 of the Official Public Records, Runnels County, Texas, for the northeast corner of this described tract;

Thence along the common line between said Daniels Assets, LTD tract and Miller tract as follows:

Thence S 06° 16' 39" E, 1144.17 feet to a ½" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner;

Thence S 07° 27' 30" E, 839.03 feet to a ½" rebar rod set with a survey cap stamped RPLS 6224, for an angle corner;

Thence S 06° 40' 00" E, 502.91 feet to a ½" rebar rod (control monument) found for a common corner between said Daniels Assets, LTD 439.10 acre tract and said Miller tract, said point being located in the north line of said Daniels Assets, LTD 963.88 acre tract, for an angle corner, from which a 4" pipe post (control monument) found for the northeast corner of said Daniels Assets, LTD 963.88 acre tract bears S 89° 34' 46" E, 1887.25 feet;

Thence S 07° 28' 39" E, 270.04 feet over and across said Daniels Assets, LTD 963.88 acre tract, to a 2 7/8" pipe post found for the southeast corner of this described tract;

Thence over and across said Daniels Assets, LTD 963.88 acre tract along an existing game fence as follows:

Thence S 85° 55' 36" W, 617.70 feet to a 2 7/8" pipe post, for an angle corner;

Thence S 53° 07' 43" W, 149.73 feet to a 2 7/8" pipe post, for an angle corner;

Thence S 37° 08' 17" W, 101.71 feet to a 2 7/8" pipe post, for an angle corner;

Thence S 50° 46' 37" E, 15.46 feet to a 2 7/8" pipe post, for an angle corner;

Thence S 11° 08' 16" E, 1158.40 feet to a 2 7/8" pipe post, for an angle corner;

Thence S 50° 14' 00" W, 612.46 feet to a 2 7/8" pipe post, for an angle corner;

Thence S 53° 40' 24" W, 240.94 feet to a 2 7/8" pipe post, for an angle corner;

Thence N 86° 01' 28" W, 542.90 feet to a 2 7/8" pipe post, for an angle corner;

Thence S 01° 32' 51" W, 1123.94 feet to a 2 7/8" pipe post, for an angle corner;

Thence S 69° 00' 37" W, 480.60 feet to a 2 7/8" pipe post, for an angle corner;

Thence S 47° 27' 26" W, 349.13 feet to a 2 7/8" pipe post, for an angle corner;

Thence S 62° 10' 45" W, 170.57 feet to a 2 7/8" pipe post, for an angle corner;

Thence S 68° 59' 03" W, 352.94 feet to a 2 7/8" pipe post, for an angle corner;

Thence N 70° 58' 16" W, 374.09 feet to a 2 7/8" pipe post, for an angle corner;

Thence N 45° 54' 22" W, 752.50 feet to a 5" pipe post, for an angle corner, said point being a common corner between said Daniels Assets, LTD 963.88 acre tract, said 705.10 acre tract, a 112.48 acre tract and said 6.83 acre tract, from which a steel found in a large stone mound (control monument) for the northeast corner of the S. M. Swenson Survey, Abstract No. 671, bears N 29° 42' 06" W, 211.30 feet;

Thence along the common line between said Daniels Assets, LTD 6.83 acre tract and 705.10 acre tract as follows:

Thence N 01° 53' 02" W, 818.64 feet to a 2 7/8" pipe post, for an angle corner;

Thence N 77° 49' 07" E, 939.33 feet to a ½" rebar rod found with a survey cap stamped HAAS 4378 (control monument) for a common corner between said Daniels Assets, LTD 6.83 acre tract, 705.10 acre tract, 963.88 acre tract and previously mentioned 439.10 acre tract, for an angle corner of this described tract, from which a ½" rebar rod found with a survey cap stamped HAAS 4378 (control monument) for the south corner of said G. M. Underwood Survey bears S 50° 23' 29" W, 753.44 feet;

Thence N 25° 48' 01" W, 3139.34 feet over and across said Daniels Assets, LTD 439.10 acre tract along an existing game fence, to a 5" pipe post found for a common corner between said Daniels Assets, LTD 439.10 acre tract and said 705.10 acre tract, for an angle corner of this described tract;

Thence along the common line between said Daniels Assets, LTD 439.10 acre tract and said 705.10 acre tract as follows:

Thence S 74° 13' 34" W, 789.55 feet to a ½" rebar rod found with a survey cap stamped HAAS 4378 (control monument), for an angle corner;

Thence N 73° 25' 09" W, 825.80 feet to a 5" pipe post, for an angle corner;

Thence N 00° 26' 37" E passing a ½" rebar rod found with a survey cap stamped HAAS 4378 (control monument) in the south line of Runnels County Road No. 184 at a distance of 2125.47 feet; thence continuing along the same course for a total distance of 2139.30 feet to the place of beginning and containing 552.49 acres of land, of which 1.01 acres of land lie within the confines of Runnels County Road No. 184.

Note: All bearings were based on True North as determined by GPS observations, NAD83 Texas Central 4203.



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BDA G/F 12RC-1164 JOB# 2012-032

LEGEND	
	GAS METER
	UTILITY POLE
	TELEPHONE PEDESTAL
	WATER METER
	DOWN GUY
	FENCE LINE
	OVERHEAD UTILITY LINE
	TRACT LINE
	EASEMENT LINE
	SURVEY LINE
	DESCRIBED TRACT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S53°07'43"W	149.73
L2	S37°08'17"W	101.71
L3	S50°46'37"E	15.46
L4	S47°27'26"W	349.13
L5	S62°10'45"W	170.57
L6	S68°59'03"W	352.94
L7	N70°58'16"W	374.09

S. M. SWENSON SURVEY
A-671

REDUCED COPY: NOT TO SCALE

RUNNELS COUNTY, TEXAS

SECTION 516
WHARTON COUNTY SCHOOL LAND SURVEY
A-801

RONALD D. ROBERSON ET. UX.
VOL. 428 PG. 309 DRRCT

CAMERON RICHARD LABUNSKI
VOL. 308 PG. 476 OPRRCT

M. F. PHILLIPS SURVEY
A-713

L. D. COUNTS SURVEY, A-1361
OF SECTION 511 OF THE
J. W. MECK SURVEY

REX B. MILLER ET. UX.
VOL. 213 PG. 356 OPRRCT

552.49 ACRES
DANIELS ASSETS, LTD
VOL. 239 PG. 170 OPRRCT
(VARIOUS TRACTS)

G. M. UNDERWOOD SURVEY
A-733

W. G. LYKES SURVEY, A-1364
OF SECTION 511 OF THE
J. W. MECK SURVEY



I, Barney Dan Arnold, Texas R.P.L.S. No. 6224, do hereby certify to Buck Hawn, LTD and Security Title Company that this sketch accurately represents on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Minimum Standards, and there are no visible encroachments, overlaps or encroachments except as shown.

02-03-2012

Schedule B Items:

- Subject to Right of Way/Easement to Union Texas Petroleum by Earl Burnes dated July 8, 1963, and recorded in Volume 359, Page 387, Deed Records of Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Union Texas Petroleum by Earl Burnes, et ux dated July 24, 1984, and recorded in Volume 572, Page 341, Deed Records, Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Allied Chemical Corporation by Earl Burnes, et ux dated March 7, 1974, and recorded in Volume 437, Page 110, Deed Records, Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to West Texas Utilities Company by Earl Burnes dated April 3, 1975, and recorded in Volume 444, Page 66, Deed Records of Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to West Texas Utilities Company by Earl Burnes, dated in 1981 and recorded in Volume 519, Page 728, Deed Records, Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Union Texas Petroleum by Robbie Burnes, dated March 3, 1983, and recorded in Volume 545, Page 607, Deed Records, Runnels County, Texas. (Does not apply.)
- A stated ¼ of all oil, gas and other minerals of every character in, on, under or that may be produced from a portion of the herein described property as reserved by instrument recorded in Volume 126, Page 251, of the Deed Records of Runnels County, Texas. (May apply.)
- A stated undivided ¼ interest in and to all oil, gas and other minerals of every character in, on, under or that may be produced from a portion of the herein described property, together with all rights relating thereto, express or implied, conveyed by Tommy Mac Kirby, et al, Independent Executors of the Estate of Earl Burnes, deceased to Dale McKinney, et al, under deed dated September 20, 1996, and recorded in Volume 132, Page 348, Official Public Records of Runnels County, Texas. (May apply.)
- A stated undivided ¼ interest in and to all oil, gas and other minerals of every character in, on, under or that may be produced from a portion of the herein described property, together with all rights relating thereto, express or implied, conveyed by Tommy Mac Kirby, et al, Independent Executors of the Estate of Earl Burnes, deceased to Gloria Newsome, et al, under deed dated September 20, 1996, and recorded in Volume 132, Page 348, Official Public Records of Runnels County, Texas. (May apply.)
- Royalty interest in and to all of the oil, gas and other minerals of every character in, on, under or that may be produced from a portion of the herein described property as conveyed by instrument recorded in Volume 318, Page 605, of the Deed Records of Runnels County, Texas. (May apply.)
- Stated 3/16 royalty interest in and to all oil, gas and other minerals of every character in, on, under or that may be produced from a portion of the herein described property as conveyed by instrument recorded in Volume 334, Page 623, of the Deed Records of Runnels County, Texas. (May apply.)
- Subject to Right of Way/Easement to Humble Pipe Line Company by Earl Burnes and Robbie Burnes, dated May 30, 1951, and recorded in Volume 254, Page 381, Deed Records of Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Humble Pipe Line Company by Earl Burnes and Robbie Burnes, dated July 3, 1951 and recorded in Volume 254, Page 381, Deed Records, Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Union Sulphur and Oil Corporation by Earl Burnes and Robbie Burnes, dated July 13, 1951, and recorded in Volume 257, Page 279, Deed Records, Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Union Sulphur and Oil Corporation by Earl Burnes and Robbie Burnes, dated November 30, 1951, and recorded in Volume 259, Page 569, Deed Records of Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Humble Pipe Line Company by Earl Burnes and Robbie Burnes, dated April 9, 1952, and recorded in Volume 262, Page 493, Deed Records, Runnels County, Texas. (May apply.)
- Subject to Right of Way/Easement to Humble Pipe Line Company by Earl Burnes and Robbie Burnes, dated February 3, 1953, and recorded in Volume 269, Page 627, Deed Records of Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Runnels Gas Products Corporation by Earl Burnes and Robbie Burnes, dated May 28, 1953, and recorded in Volume 272, Page 278, Deed Records, Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Lone Star Gas Company by Earl Burnes and Robbie Burnes, dated August 26, 1953, and recorded in Volume 277, Page 113, Deed Records, Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Allied Chemical Corporation by Earl Burnes, dated May 21, 1969, and recorded in Volume 406, Page 399, Deed Records, Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Allied Chemical Corporation by Jeff L. Blackwell, et al, dated May 6, 1969, and recorded in Volume 406, Page 400, Deed Records, Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to North Runnels Water Supply, Inc. by Earl Burnes, dated March 29, 1976, and recorded in Volume 455, Page 470, Deed Records, Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to North Runnels Water Supply, Inc. by Earl Burnes, dated March 29, 1976, and recorded in Volume 461, Page 332, Deed Records of Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Union Texas Petroleum Company by Earl Burnes and Robbie Burnes, dated May 27, 1981, and recorded in Volume 519, Page 754, Deed Records, Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Union Texas Petroleum by Earl Burnes and Robbie Burnes, dated July 29, 1982, and recorded in Volume 539, Page 99, Deed Records, Runnels County, Texas. (Does not apply.)
- A stated 1/32 and 1/96 royalty interest in and to all oil, gas and other minerals of every character in, on, under or that may be produced from a portion of the herein described property, as conveyed by instrument recorded in Volume 233, Page 152, of the Deed Records, Runnels County, Texas. (May apply.)
- A stated 1/6 royalty interest in and to all oil, gas and other minerals of every character in, on, under or that may be produced from a portion of the herein described property, as conveyed by instrument recorded in Volume 572, Page 462, of the Deed Records of Runnels County, Texas. (May apply.)
- A stated 1/6 royalty interest in and to all oil, gas and other minerals of every character in, on, under or that may be produced from a portion of the herein described property, as conveyed by instrument recorded in Volume 51, Page 495, of the Official Public Records of Runnels County, Texas. (May apply.)
- Devise to third parties of undivided interest in oil, gas, and minerals in the Last Will of Earl Burnes, deceased, admitted to probate in Cause No. 5200, in the County Court of Coleman County, Texas, and the Last Will of Robbie McKinney Burnes, deceased, admitted to probate in Cause No. 5101 in the County Courthouse of Coleman County, Texas, as further described in Volume 99, Page 290, Volume 99, Page 302, and Volume 102, Page 536, Official Public Records, Runnels County, Texas. (May apply.)
- A reservation of all oil, gas and other minerals of every character in, on, under or that may be produced from a portion of the herein described property, as reserved by instrument recorded in Volume 440, Page 659, of the Deed Records, Runnels County, Texas. (May apply.)
- Easement for Right of Way to the City of Abilene, a Municipal Corporation by Billy Hudson, Sr., dated February 13, 1997, and recorded in Volume 135, Page 599, Official Public Records of Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Union Texas Petroleum by Earl Burnes and Robbie Burnes dated July 25, 1984, and recorded in Volume 539, Page 99, Deed Records of Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Coleman County Water Supply Corporation by Jerry Daniels, dated November 4, 1999, and recorded in Volume 174, Page 460, Official Public Records of Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to West Texas Utilities Company by Jerry Daniels dated July 27, 2000, and recorded in Volume 184, Page 215, Official Public Records of Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to AEP Texas North Company by Daniels Assets LTD., a Texas limited partnership, dated May 11, 2005, and recorded in Volume 252, Page 294, Official Public Records of Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to the City of Abilene, a Municipal Corporation by Jerry Daniels, dated February 28, 2000, and recorded in Volume 179, Page 247, Official Public Records of Runnels County, Texas. (Does not apply.)
- Subject to Right of Way/Easement to Taylor Telephone Co-operative, Inc., by Jerry Daniels, dated March 3, 1999, and recorded in Volume 186, Page 333, Official Public Records of Runnels County, Texas. (Does not apply.)

Notes:
A Flood Insurance Rate Map for Runnels County, Texas, Unincorporated Area, has not been issued by the Federal Emergency Management Agency at the time of this survey.

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