

STATE OF TEXAS:
COUNTY OF COLEMAN:

SURVEY MADE FOR:
TOBIN ESTATE
13500 COUNTY ROAD 224
BROOKSMITH, TEXAS 76827

PLAT SHOWING A SURVEY OF:
1480.16 ACRES OF LAND BEING
991.83+ ACRES IN THE B.F.
FOSTER SURVEY 72, ABSTRACT
190, AND 487.38+ ACRES IN
THE J.W. FOSTER SURVEY 73,
ABSTRACT 191, AND 0.95+ ACRES
IN THE MCKINNEY & WILLIAMS
SURVEY 27, ABSTRACT 796

0 400' 800' 1200' 1600'
1"=800'

Water Well:
Oil Well:
Fiber Optic Sign:
Set Line Stake:
Found Iron Stake:
Iron Corner Post:
Set 1/2" Iron Stake:
Fence:
Power Line:
Gas Pipeline:

DETAIL B: NOT TO SCALE

DETAIL A: NOT TO SCALE

Jack Ray Clark
637.2 Acre Tract
Volume 735, Page 778, CCOR
Volume 310, Page 291, CCOR

Benjamin F. Foster Survey 72
1624.2 Acres
Patent No. 167, Volume 6
Volume 306, Page 284, Deed Records

1/2" iron stake set
11.45' N89°32'47"E of a
wood corner fence post;
6442.61' S0°59'04"E of the
calculated NW corner of Survey 72,
said survey corner is
located 13.89' S89°57'04"W
[Corrected Field Notes=
13.89' West] of a large
iron corner fence post.

1/2" iron stake set; 2418.07'
S7°48'17"E of a cutoff wood
corner post found in a scattered
stone mound on the Southeast
side of an iron corner fence
post at the Northeast corner
of Survey 72.

J.L. TINDELL
SURVEY 79,
ABSTRACT 1573

COUNTY ROAD
224

A.A. PUGH SURVEY 78,
ABSTRACT 1718

Carol & Randy McVay
827.67 Acre Tract
Document #202001190, CCORP

POINT OF BEGINNING:
1/2" iron stake found
on the North side of a
wood corner fence post
& reported to be the
Northeast corner of
Survey 73.

McVay Deed=S2°03'E 939.2'
[Tobin Deed=Southerly
approximately 935']
S2°01'42"E 939.76'
MCKINNEY &
WILLIAMS
SURVEY 27,
ABSTRACT 796

[McVay Deed=N88°34"E 3815.8']

N88°35'53"E 3817.57'
[Tobin Deed=N89°16'E 3865']

J.R. GRAY SURVEY 80,
ABSTRACT 1478 & 1494

J. BEATY SURVEY 16,
ABSTRACT 95

P.M. WHITTINGTON SURVEY

C.M. CARTER SURVEY 7
ABSTRACT 1709 & 2065

C.M. CARTER SURVEY 7,
ABSTRACT 2020

M.A. BRYAN SURVEY 74,
ABSTRACT 45 & 1461

James Lance Perry
3397.99 Acre Tract
Document #202201002, CCORP

COLEMAN COUNTY
BROWN COUNTY

WACO MFG. CO. SURVEY 75,
ABSTRACT 975

1480.16 ACRES
Jonathan K. Tobin
1475.56 Acre Tract
Volume 698, Page 184, CCOR
[991.83 Acres]
B.F. FOSTER SURVEY 72,
ABSTRACT 190

J.W. FOSTER SURVEY 73,
ABSTRACT 191
[487.38+ Acres]

N32°30'02"W 286.66'
N32°38'43"W 235.76'
N5°25'51"W 417.41'
N5°28'50"W 420.37'
S88°18'16"W 266.14'
S88°17'30"W 266.14'
S70°09'08"W 1137.64'
S70°10'42"W 1137.87'
[Tobin Deed Distance
Total=4432']

1/2" iron stake set;
30.53' N87°40'21"E of
an iron corner post.
N82°38'00"W 281.91'
N5°25'51"W 281.81'
N82°35'18"W 281.81'
N77°41'19"W 321.25'
N7°42'21"W 321.10'
N74°28'51"W 491.30'
N74°28'51"W 491.43'
N87°09'44"W 653.77'
[Perry Deed=
N87°28'58"W 653.55']
S67°56'38"W 629.73'
S67°56'11"W 629.77'

James Lance Perry
3397.99 Acre Tract
Document #202201002, CCORP

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 1.000100. Units: US Survey Feet.

This survey is not a statement of ownership or title which are matters
of law best addressed by an attorney.

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.

I, Roy Chase Watson, 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.
(d) the visible and apparent evidence of encroachments,
(e) the record encroachments of which I have been advised or found during this
survey, and
(f) exterior perimeter of structural improvements.

Roy Chase Watson
Roy Chase Watson, RPLS #7196
May 7, 2026

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

Reported approximate Southwest
corner of Survey 73 & the
Southeast corner of Survey 72;
348.52' S50°59'27"E of a 1/2"
iron rod found bent in a rock;
66.30' S1°12'37"E of a 4.5"
pipe angle post; 414.18'
S24°59'38"E of a tall
iron corner fence post.

Re Title Policy GF No. 040226

Item J: Road easement in Volume 310, Page 132, DR is shown hereon and adjoins our tract
on the most Northern West line.

Item K & X: 1480.16 acre tract is subject to a telephone company right-of-way easement
in Volume 58, Page 130 & 132, OPR.

Item L: 1480.16 acre tract is subject to a blanket easement & right-of-way
in Volume 213, Page 490, DR.

Item R: 1480.16 acre tract is subject to reservations in Volume 508, Page 331, DR.

Item T: 1480.16 acre tract is subject to a blanket easement & right-of-way
in Volume 539, Page 661, DR.

Item U: 1480.16 acre tract is subject to a pipeline easement & right-of-way as shown hereon
in Volume 542, Page 580, DR.

Item V: 1480.16 acre tract is subject to a gas contract in Volume 615, Page 598, DR.