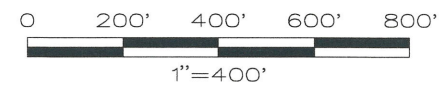


STATE OF TEXAS:
COUNTY OF COLEMAN:

SURVEY MADE FOR:
JOHN SCOTT BEAVER
578 COUNTY ROAD 446
TALPA, TX 76882

PLAT SHOWING A SURVEY OF:
42.70 ACRES OF LAND IN THE
B. B. B. & C. R.R. Co. SURVEY 42,
ABSTRACT 66



- Found Iron Stake: ●
Iron Corner Post: ○
Wood Corner Post: ⊙
Set 1/2" Iron Stake: ○
Fence: — x — x — x

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 grid values and may be converted to surface measurements by applying a 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. 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.

POINT OF BEGINNING:
Set 1/2" iron stake at the intersection of the Southeastly line of F. M. Highway 2805 with the Westerly line of CR 420; 775.04' N0°00'04"W of 8 184.90' S89°59'56"W of a steel spike found for the Southwest corner of the A. L. Pinson Survey 1; 20.65' N49°30'58"E of a wood corner post.

Set 1/2" iron stake 10.62' S73°04'13"W of a wood corner post.

John Scott Beaver
Part of 174 Acre tract
Volume 418, Page 421, DR

House
Gravel Road
Concrete Drive
Porch
Metal Barn

John Scott Beaver
Part of 174 Acre tract
Volume 418, Page 421, DR

Found 1/2" iron stake 18.65' S1°48'59"W of a steel spike found representing the Southwest corner of A. L. Pinson Survey 1.

Set 1/2" iron stake 12.78' S38°49'22"W of a wood corner post.

John P. Hicks
189.13 Acre Tract
Doc #202301947, OPR

A. L. PINSON SURVEY 1, ABSTRACT 566

County Road 420

Found steel spike reported to be the Southwest corner of A. L. Pinson Survey 1.

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
Jim Needham, RPLS #1534
August 7, 2025

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



B.B.B. & C. R.R. Co. SURVEY 42, ABSTRACT 66

STATE OF TEXAS:
COUNTY OF COLEMAN:

SURVEY MADE FOR:
JOHN SCOTT BEAVER
578 COUNTY ROAD 446
TALPA, TEXAS 76882

BOUNDARY DESCRIPTION of a survey of:

42.70 ACRES of land in Coleman County, Texas, being out of the B. B. & C. R.R. Co. Survey 42, Abstract 66, said 42.70 acres being part of that 160 acre tract described in the deed from Garland M. Beaver and wife, Helen Jo Beaver, to John Scott Beaver and wife, Myrtie A. Beaver, dated November 22, 1982, and recorded in Volume 545, Page 473, Coleman County Deed Records, said 42.70 acres also being part of that 174 acre tract described in the deed from L. W. Mayo and wife, Lillie Mayo, to John Scott Beaver dated March 25, 1964, and recorded in Volume 418, Page 421, Coleman County Deed Records.

BEGINNING at a 1/2" iron stake set at the intersection of the Southeasterly line of F. M. Highway 2805 with the Westerly line of County Road 420, said set stake being located 775.04' N0°00'04"W of and 184.90' S89°59'56"W of a steel spike found for the Southwest corner of the A. L. Pinson Survey 1, said beginning point also being located 20.65' N49°30'58"E of a wood corner fence post.

THENCE S40°37'00"E 199.78' along the Westerly line of said County Road 420 to a 1/2" iron stake set for an angle corner of this 42.70 acre tract and a Southerly corner of said F. M. Highway 2805, said set stake being located 12.78' S38°49'22"W of a wood corner fence post.

THENCE S0°42'07"E 517.88' along the West line of said County Road 420 to a wood corner fence post found for an angle corner of this 42.70 acre tract.

THENCE S15°18'20"W 97.80' along the West line of said County Road 420 to a 1/2" iron stake found at the Northernmost corner of the Michael Douglas 215.46 acre tract [Document #202201841, OPR].

THENCE along the Northerly line of said Douglas 215.46 acre tract and along the general course of a fence as follows:

S71°42'49"W 935.36' to an iron corner fence post for an angle corner of said 215.46 acre tract;
S87°01'55"W 186.06' to an iron corner fence post for an angle corner of said 215.46 acre tract;
N88°56'22"W 629.55' to an iron corner fence post for an angle corner of said 215.46 acre tract;
S83°25'03"W 173.58' to an iron corner fence post for an angle corner of said 215.46 acre tract;
S77°14'18"W 98.40' to an iron corner fence post for an angle corner of said 215.46 acre tract;
S71°30'11"W 116.84' to an iron corner fence post for an angle corner of said 215.46 acre tract;
S66°19'11"W 191.22' to an iron corner fence post for an angle corner of said 215.46 acre tract; and
S57°38'27"W 445.09' to an iron corner fence post for the Northwest corner of said 215.46 acre tract and the Northeast corner of the Julie Cody 216.00 acre tract [Document #202201842, OPR].

THENCE along the Northerly line of said Cody 216.00 acre tract and along the general course of a fence as follows:

S61°52'29"W 312.31' to an iron corner fence post for an angle corner of said Cody 216.00 acre tract;
S69°53'30"W 446.93' to an iron corner fence post for an angle corner of said Cody 216.00 acre tract; and
S87°27'07"W 1047.86' to a 1/2" iron stake found in the Southeasterly line of said F. M. Highway 2805 at an angle corner of said Cody 216.00 acre tract, said found stake being located 87.03' S74°45'53"W of an iron corner fence post.

THENCE along the Southeasterly line of said F. M. Highway 2805 as follows:

N65°05'48"E 1239.81' to a 1/2" iron stake set 30.10' N69°21'21"E of an iron corner fence post;
N70°02'19"E 2972.60' to a 1/2" iron stake set 10.62' S73°04'13"W of a wood corner fence post; and
N53°09'31"E 432.95' to the place of beginning, this tract containing 42.70 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 grid values and may be converted to surface measurements by applying a scale factor of 1.000100. Units: US Survey Feet. Set 1/2" 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**.

* * * * *

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 8th day of August, 2025.


Jim Needham – RPLS 1534

NEEDHAM SURVEYORS, LLC - FIRM #10194030 - COLEMAN, TEXAS

