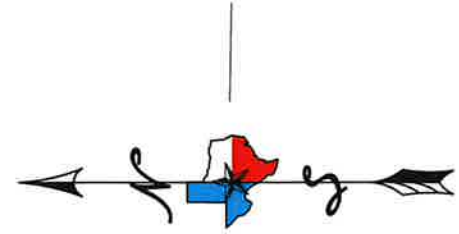


STATE OF TEXAS:
COUNTY OF COLEMAN:
CITY OF SANTA ANNA:

SURVEY MADE FOR:
BECKI TURNEY
702 AVENUE B
SANTA ANNA, TX 76878

PLAT SHOWING SURVEY OF:
0.193 ACRES OF LAND BEING
THE WEST ONE HALF OF LOTS
5, 6, 7 & 8 OUT OF
BLOCK 12, ORIGINAL
TOWN OF SANTA ANNA



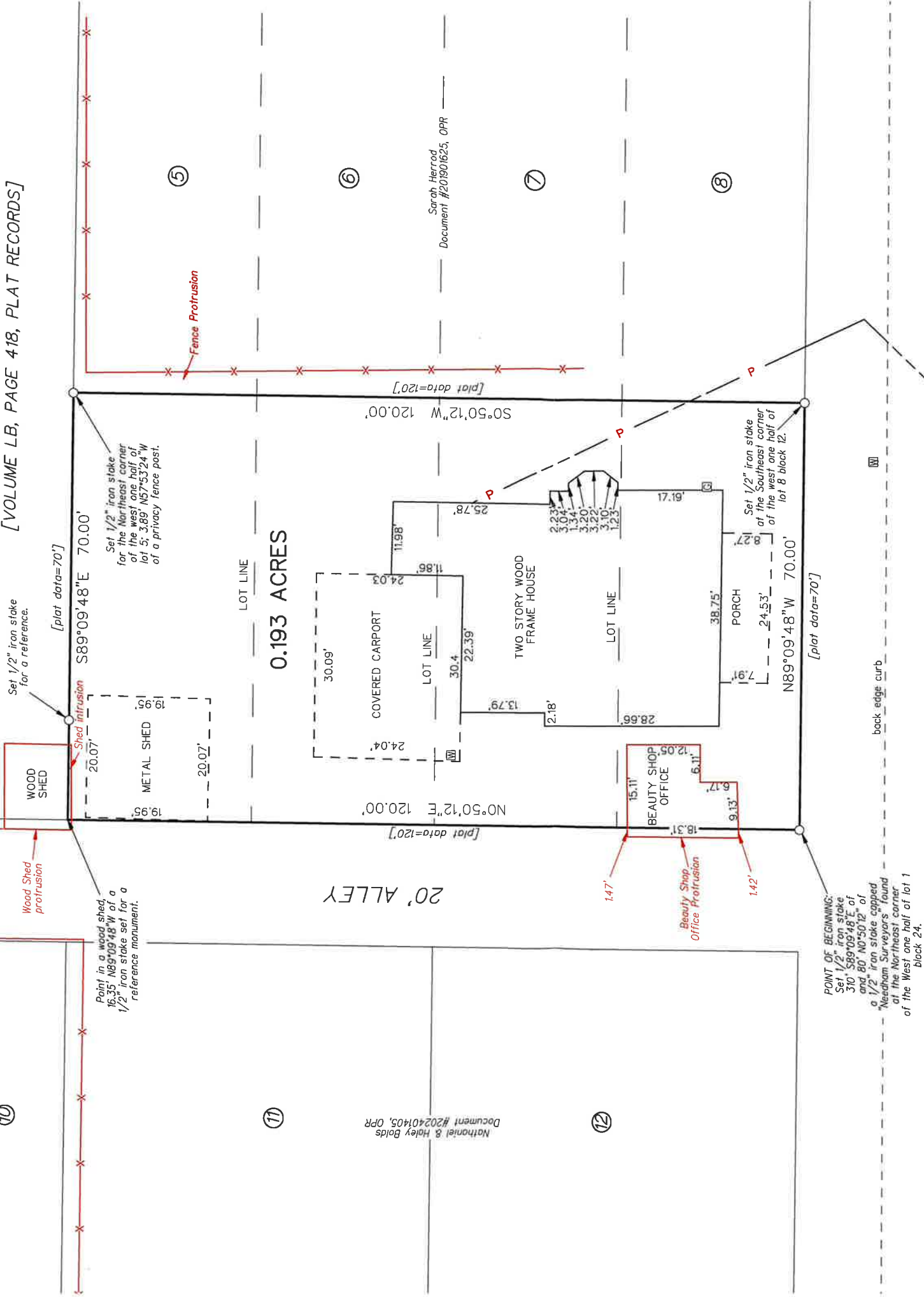
Valeriano & Lorena Garza
Volume 672, Page 705, DR

BLOCK 12, ORIGINAL TOWN OF SANTA ANNA
[VOLUME LB, PAGE 418, PLAT RECORDS]

10

11

12



Notes: Basis of bearings are relative to the Texas Coordinate System, Central Zone (4203), NAD 83 (2011) using the Trimble RTK Network. Bearings are also parallel and perpendicular to the railroad. 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.

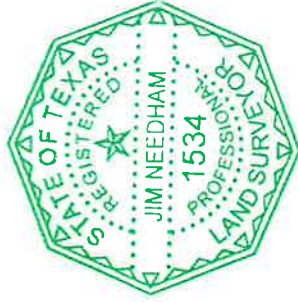
This survey is not a statement of ownership or title which are matters of law best addressed by an attorney. This survey was made without the benefit of a title commitment.

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.

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.

Jim Needham
Jim Needham, RPLS #1534
August 29, 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

- Gas Meter :
- Water Meter :
- Found Iron Stake:
- Iron Corner Post:
- Set 1/2" Iron Stake:
- Fence:



STATE OF TEXAS:
COUNTY OF COLEMAN:
CITY OF SANTA ANNA:

SURVEY MADE FOR:
BECKI TURNEY
702 AVENUE B
SANTA ANNA, TEXAS 76878

BOUNDARY DESCRIPTION of a survey of:

0.193 ACRES of land in the City of Santa Anna, Coleman County, Texas, being the West one half of lots 5, 6, 7, and 8 of Block 12 of the Original Town of Santa Anna as shown on the map or plat thereof in Volume LB, Page 418, Coleman County Plat Records, said 0.193 acres also being the same land described in the deed from Edith Turney to Gary Sudderth, Linda Boscamp, Rebecca Turney, and Mark Turney dated May 21, 2021, and recorded in Document #202100964, Coleman County Official Public Records.

BEGINNING at a 1/2" iron stake set for the Southwest corner of said Lot 8, said beginning point being located 310.00' S89°09'48"E of and 80.00' N0°50'12"E of a 1/2" iron stake capped "Needham Surveyors" found at the Northeast corner of the West one half of Lot 1, Block 24.

THENCE N0°50'12"E 120.00' [plat data=120'] along the East line of a 20' alley to a point in a wood shed at the Northwest corner of said Lot 5, said corner being located 16.35' N89°09'48"W of a 1/2" iron stake set for a reference monument.

THENCE S89°09'48"E 70.00' [plat data=70'] along the North line of said Lot 5 to a 1/2" iron stake set for the Northeast corner of the west one half of said Lot 5.

THENCE S0°50'12"W 120.00' [plat data=120'] over and across said Lots 5, 6, 7, and 8 to a 1/2" iron stake set for the Southeast corner of the West one half of said Lot 8.

THENCE N89°09'48"W 70.00' [plat data=70'] along the North line of Avenue B to the place of beginning, this tract containing 0.193 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. Bearings are also perpendicular to and parallel with the railroad. 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 29th day of August, 2025.


Jim Needham – RPLS 1534

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

