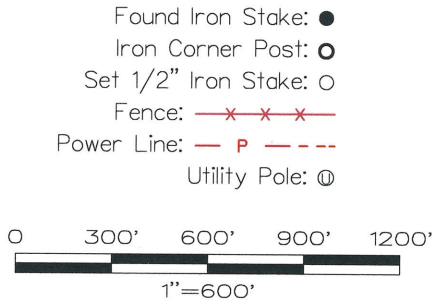


STATE OF TEXAS:
COUNTY OF COLEMAN:

SURVEY MADE FOR:
MAX BAKER
3730 LONG LEAF DRIVE
TYLER, TEXAS 76707

PLAT SHOWING A SURVEY OF:
85.81 ACRES & 85.54 ACRES
& 117.07 ACRES OF LAND IN
WALTER FOSGATE SURVEY 487,
ABSTRACT 198



WALTER FOSGATE SURVEY 487, ABSTRACT 198

F. M. HIGHWAY 568

F. M. HIGHWAY 568

POINT OF BEGINNING FOR
AN 85.81 ACRE TRACT:
Found 1/2" iron stake
on the North side of
an iron corner post;
6409.70' N30°51'42"E of
a 1/2" iron stake found
for the Southwest corner
of the Fosgate Survey 487;
Said Southwest corner of
Survey 487 being located
38.89' S30°00'00"W
[Patent call=38.89' S30°W]
of a 5" diameter Liveoak
bearing tree; SW corner of
Survey 487 also being
16.21' S0°09'38"E of a 4"
iron corner fence post.

Joshua Isbell
77.84 acre tract
Doc #201901876, OPR

85.81 ACRES

Part of Max Baker
Tract 6: 168 Acres
Doc #202600101

Stock Tank

DIRT TRACK ROAD

85.54 ACRES

Part of Max Baker
Tract 6: 168 Acres
Doc #202600101

POINT OF BEGINNING FOR
A 117.07 ACRE TRACT & A
85.54 ACRE TRACT:
Iron Corner Post

Matthew T. McCallister
50 Acre Tract
Document #202201293, OPR

Set 1/2" iron stake
in County Road 113;
34.60' N89°17'59"E of
an iron corner post.

N89°17'59"E
880.29'

S89°55'53"W 375.60'
[Deed=S89°54'W 374.80']

[Deed=N0°04'00"E
689.20']

N0°01'01"E
691.14'

N0°01'01"E
721.31'

N0°01'01"E
721.31'

N0°01'01"E
721.31'

N0°01'01"E
721.31'

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N0°01'01"E
721.31'

Matt & Rebecca McCallister
162.33 Acre Tract
Doc #202401776, OPR
Surveyed by Needham Surveyors
November 20, 2024

117.07 ACRES

INCLUDING 1.51 ACRES IN
COUNTY ROAD
Max Baker
Tract 7: 113.7 Acres
Doc #202600101, OPR

Sonja B. Taylor
Fifth Tract: 80 Acres
Sixth Tract: 20 Acres
Doc #201900959, OPR

1/2" iron stake set in
County Road 113;
35.26' N89°54'27"E of
an iron corner post.

1/2" iron stake set for
the Southeast corner of the
Walter Fosgate Survey 487,
Abstract 198.

1/2" iron stake found
25.20' S0°02'07"W of
a 1/2" iron stake found
on the South side of an
iron corner fence post;
3662.38' N89°54'39"E of
a 1/2" iron stake found
and reported to be the
Southwest corner of the
Walter Fosgate Survey 487,
Abstract 198.

COUNTY ROAD 118

BRADFORD FOWLER SURVEY 488, ABSTRACT 203

OLD COUNTY ROAD

COUNTY ROAD 113

COUNTY ROAD 113

BRADFORD FOWLER SURVEY 492,
ABSTRACT 204

ROBERT H. BRADLEY SURVEY 491,
ABSTRACT 34

Donnie R. Neff
183.80 Acre Tract
Volume 700, Page 867, DR

Donnie Ray Neff
Tract Two: 100 Acres
Doc #201900959, OPR

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. This survey was made without the
benefit of a title commitment.

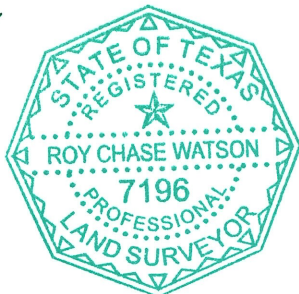
Deeds for adjoining tracts were examined for potential conflicts which
if found are noted hereon. However the boundaries of the adjoining
tracts were not surveyed unless otherwise noted. Boundary surveys of
the adjoining tracts may reveal conflicts which were not apparent
during the deed examination.

I, 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.
THE SCOPE OF THIS SURVEY EXCLUDED THE LOCATION OF EASEMENTS.

Roy Chase Watson

Roy Chase Watson, RPLS #7196
July 23, 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

STATE OF TEXAS:
COUNTY OF COLEMAN:

SURVEY MADE FOR:
MAX BAKER
3730 LONG LEAF DRIVE
TYLER, TEXAS 76701

BOUNDARY DESCRIPTION of a survey of:

85.81 ACRES of land in Coleman County, Texas being out of the Walter Fosgate Survey 487, Abstract 198, said 85.81 acres being part of that 168 acre Tract 6 described in the partition deed to Max Warren Baker dated January 7, 2026, and recorded in Document #202600101, Coleman County Official Public Records.

BEGINNING at a 1/2" iron stake found on the North side of an iron corner post, in the South line of F. M. Highway 568 at the Northeast corner of the Joshua Isbell 77.84 acre tract [Document #201901876, OPR], said beginning point being located 6409.70' N30°51'42"E of a 1/2" iron stake found for the Southwest corner of said Fosgate Survey 487, said Southwest corner of Survey 487 being located 38.89' S30°00'00"W [Patent call=38.89' S30°W] of a 5' diameter Liveoak bearing tree, said Southwest corner of Survey 487 also being located 16.21' S0°09'38"E of a 4" iron corner fence post, said beginning point also being located 2862.59' N0°18'53"E of and 880.29' S89°17'59"W of and 2588.11' N0°14'14"E of and 580.17' N89°02'42"W of and 2261.52' N88°56'32"W of a 1/2" iron stake set for the Southeast corner of said Survey 487.

THENCE S88°56'32"E 2261.52' [Deed bearing=East] along the South line of F. M. Highway 568 and along the general course of a fence to an iron corner fence post for the Northernmost Northwest corner of an 85.54 acre tract surveyed simultaneously and the Northeast corner of this 85.81 acre tract.

THENCE S2°41'16"E 1279.76' along the general course of a fence to an iron corner fence post for an angle corner of said 85.54 acre tract and the Easternmost Southeast corner of this 85.81 acre tract.

THENCE S82°57'34"W 1881.44' along the general course of a fence to an iron corner fence post for an angle corner of said 85.54 acre tract and an angle corner of this 85.81 acre tract.

THENCE S52°13'30"W 41.47' along the general course of a fence to an iron corner fence post for an angle corner of said 85.54 acre tract and an angle corner of this 85.81 acre tract.

THENCE S2°19'37"W 1084.73' along the general corner of a fence to the Southernmost Southeast corner of this 85.81 acre tract and an angle corner of said 85.54 acre tract and the Easternmost Northeast corner of the Joshua Isbell 77.84 acre tract [Document #201901876, OPR], said point being located 0.87' N0°01'01"E of an iron corner fence post.

THENCE S89°55'53"W 375.60' [Isbell Deed=S89°54'W 374.80'] along the general course of a fence to a 1/2" iron stake found at an interior corner of said Isbell 77.84 acre tract.

THENCE N0°01'55"W 2660.40' [Deed=North 2583.33'] [Isbell Deed=N0°05'W 2662.70'] along the general course of a fence to the place of beginning, this tract containing 85.81 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 surface values with 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, Roy Chase Watson, 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 23rd day of July, 2026.

Roy Chase Watson
Roy Chase Watson – RPLS 7196

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

