

STATE OF TEXAS: COUNTY OF COLEMAN:
SURVEY MADE FOR: DENIECE NORRIS 1570 F.M. HIGHWAY 2805 TALPA, TEXAS 76882
PLAT SHOWING A SURVEY OF: 101.75 ACRES OF LAND BEING OUT OF BLOCK 5 OF THE SUBDIVISION OF THE G.W. MORGAN SURVEY 309, ABSTRACT 531

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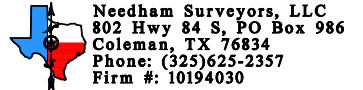
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Needham Surveyors, LLC
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Phone: (325)625-2357
Firm #: 10194030

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1. 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.

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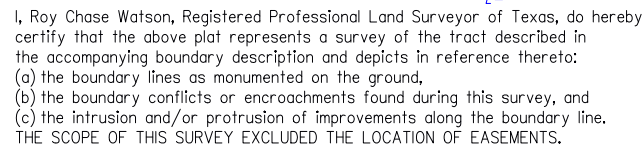
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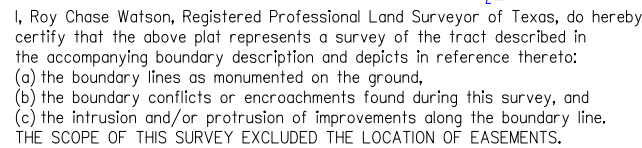
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COUNTY OF COLEMAN:

SURVEY MADE FOR:
DENIECE NORRIS
1570 F.M. HIGHWAY 2805
TALPA, TEXAS 76882

BOUNDARY DESCRIPTION of a survey of:

101.75 ACRES of land in Coleman County, Texas, being out of Block 5 of the subdivision of the G.W. Morgan Survey 309, Abstract 531, said 101.75 acres being part of that 117.15 acre tract described in the deed from Alfred E. Norris to Gaylen Deniece Norris, dated October 10, 1997, and recorded in Volume 677, Page 710, Coleman County Deed Records.

BEGINNING at a concrete monument found on the North side of a wood corner fence post at the Northwest corner of the Eric Elkin 48.558 acre tract [Document #202100603, OPR], said found concrete monument being located 695.71' N0°38'42"W of a concrete monument found and reported to be the Northwest corner of Block 4 of said subdivision of Survey 309.

THENCE N0°31'47"W 1151.90' [Norris Deed Data=North] [Love Deed Bearing=North] along the general course of a fence to a 1/2" iron stake found on the West side of an iron corner fence post at the Southwest corner of the Brittany Sharie Elkin 7.34 acre tract [Volume 113, Page 786, OPR], said found 1/2" iron stake being located 484.04' S0°25'58"E of a 1/2" iron stake found on the West line Elkin 7.34 acre tract, said Southwest corner of Elkin 7.34 acre tract being located 501.24' S0°25'58"E of the Northwest corner of said Elkin 7.34 acre tract.

THENCE N88°00'33"E 1209.47' [Elkin Deed Bearing=N88°26'59"E] [Elkin Deed Bearing=N88°00'13"E] along the general course of a fence most of the way at 715.62' pass a 1/2" iron stake found at the Southeast corner of said Elkin 7.34 acre tract, continuing along the South line of Brittany Sharie Elkin 6.10 acre tract [Volume 121, Page 292, OPR] to a 1/2" iron stake found at the Southeast corner of said Elkin 6.10 acre tract.

THENCE N0°01'35"E 450.40' [Elkin Deed=North 450.30'] along the East line of said Elkin 6.10 acre tract to a 1/2" iron stake found at the Northeast corner of said Elkin 6.10 acre tract.

THENCE S89°31'42"E 1797.25' [Norris Deed Bearing=East] along the occupied South line of County Road 416 and along the general course of a fence to an iron corner fence post for an angle corner of this 101.75 acre tract.

THENCE S41°58'12"E 105.63' [Highway Data=S45°E 106.0'] along the occupied Westerly line of F.M. Highway 2805 and along the occupied Southerly line of said County Road 416 to a 1/2" iron stake set for an angle corner of said highway and an angle corner of this 101.75 acre tract, said 1/2" iron stake set being located 2.04' N41°58'12"W of an iron corner fence post.

THENCE S0°34'06"W 1536.66' [Highway Data=S0°54'W] along the West line of said F.M. Highway 2805 to a 1/2" iron stake set on the West side of a large wood corner fence post for the Southeast corner of this 101.75 acre tract.

THENCE S89°43'50"W 3050.91' [Norris Deed Bearing=West] [Elkin Deed=S89°43'50"W 3050.91'] along the general course of a fence to the place of beginning, this tract containing 101.75 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 1.00010. 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 1st day of October, 2026.

Roy Chase Watson

Roy Chase Watson – RPLS 7196

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

