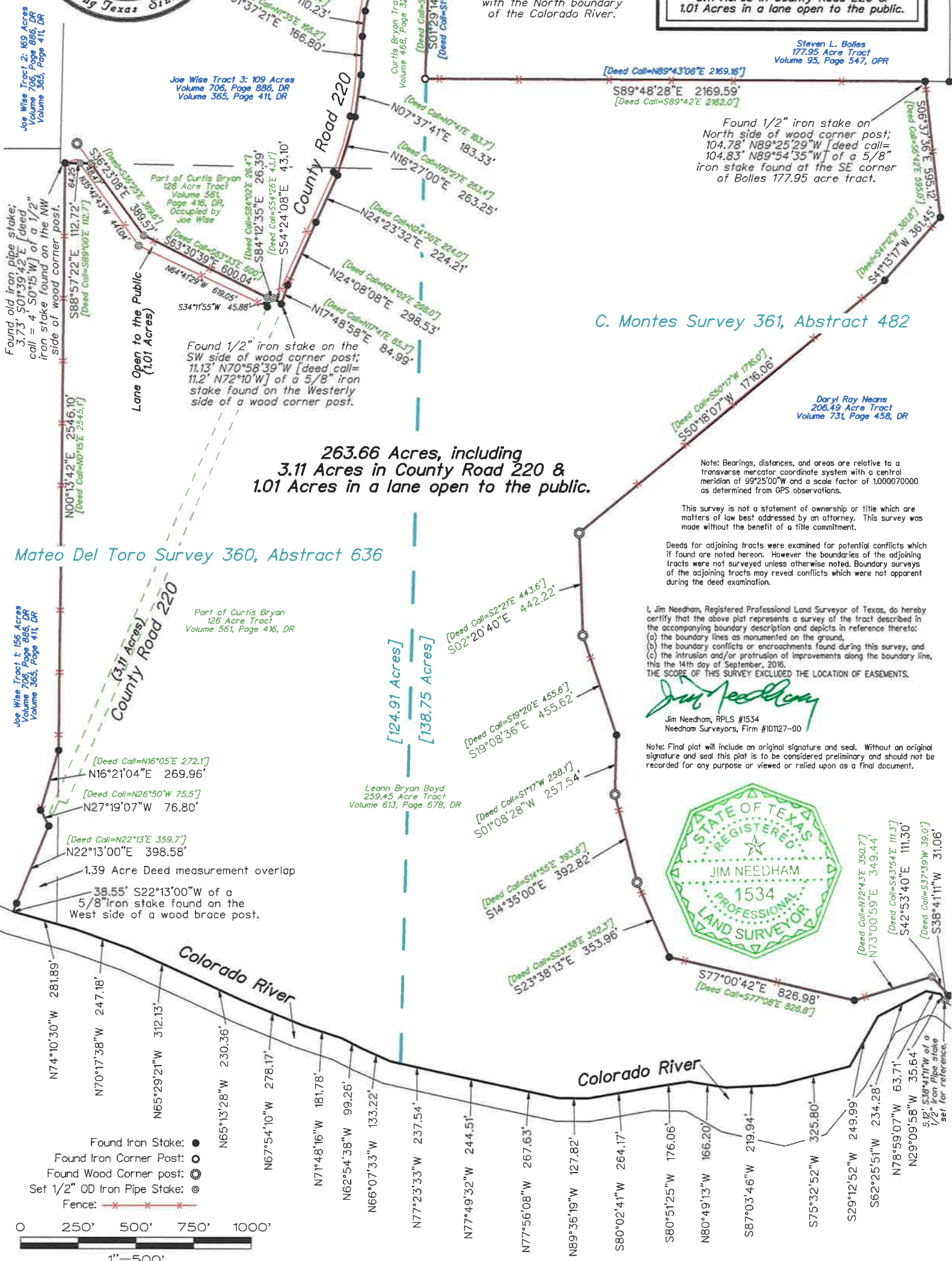




State of Texas:
County of Coleman:

Survey Made For Robert Weatherford
437 Carter Drive, Coppell, Texas 75019
Ph. 972-304-6075

Plat Showing a Survey of 263.66 Acres
of Land, Containing Approximately
138.75 Acres in C. Montes
Survey 361, Abstract 482, and
124.91 Acres in Mateo Del Toro
Survey 360, Abstract 636, including
3.11 Acres in County Road 220 &
1.01 Acres in a lane open to the public.



Joe Wise Tract 3: 109 Acres
Volume 706, Page 886, DR
Volume 365, Page 411, DR

Steven L. Bolles
177.95 Acre Tract
Volume 93, Page 547, OPR

Found 1/2" iron stake on
North side of wood corner post;
104.78' N89°25'29"W [deed call=
104.83' N89°54'35"W] of a 5/8"
iron stake found at the SE corner
of Bolles 177.95 acre tract.

C. Montes Survey 361, Abstract 482

Daryl Ray Neans
208.49 Acre Tract
Volume 731, Page 458, DR

263.66 Acres, including
3.11 Acres in County Road 220 &
1.01 Acres in a lane open to the public.

Note: Bearings, distances, and areas are relative to a
transverse mercator coordinate system with a central
meridian of 99°25'00"W and a scale factor of 1.000070000
as determined from GPS observations.

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,
this the 14th day of September, 2016.
THE SCOPE OF THIS SURVEY EXCLUDED THE LOCATION OF EASEMENTS.

Jim Needham
Jim Needham, RPLS #1534
Needham Surveyors, Firm #101127-00

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.



Mateo Del Toro Survey 360, Abstract 636

Joe Wise Tract 1: 156 Acres
Volume 706, Page 886, DR
Volume 365, Page 411, DR

Part of Curtis Bryan
126 Acre Tract
Volume 561, Page 416, DR

Leann Bryan Boyd
259.45 Acre Tract
Volume 613, Page 678, DR

1.39 Acre Deed measurement overlap
38.55' S22°13'00"W of a
5/8" iron stake found on the
West side of a wood brace post.

- Found Iron Stake: ●
- Found Iron Corner Post: ○
- Found Wood Corner post: ⊙
- Set 1/2" OD Iron Pipe Stake: ⊗
- Fence: ××××



STATE OF TEXAS:
COUNTY OF COLEMAN:

SURVEY MADE FOR:
ROBERT WEATHERFORD
437 CARTER DRIVE
COPPELL, TEXAS 75019
PH. 972-304-6075

BOUNDARY DESCRIPTION of a survey of:

263.66 ACRES of land in Coleman County, Texas, containing approximately 138.75 acres in C. Montes Survey 361, Abstract 482, and approximately 124.91 acres in Mateo Del Toro Survey 360, Abstract 636, said 263.66 acres being all of that land described in deed from Allen Curtis Bryan and wife to Leann Bryan Boyd dated February 1, 1989, and recorded in Volume 613, Page 678, Coleman County Deed Records.

BEGINNING at an iron corner post found at a westerly corner of the Steven L. Bolles 177.95 acre tract [Volume 95, Page 547, Official Public Records], said point being the most northerly corner of said Leann Bryan Boyd tract and being 5012.88' N01°07'22"E of the intersection of the West line of said Survey 361 with the northerly line of the Colorado River.

THENCE S01°29'14"W 749.10' [deed calls = S1°03'W 745.3' and S1°00'40"W 749.10'] along the general course of a fence to an iron corner post found at the Southwest corner of said Bolles 177.95 acre tract.

THENCE S89°48'28"E 2169.59' [deed calls = S89°42'E 2162.0' and N89°43'06"E 2169.16'] along the general course of a fence to a ½" iron stake found on the northerly side of a wood corner post, said point being a southerly corner of said Bolles 177.95 acre tract and the most easterly Northeast corner of said Leann Bryan Boyd tract, said point being located 104.78' N89°25'29"W [deed call = 104.83' N89°54'35"W] of a 5/8" iron stake found at the Southeast corner of said Bolles 177.95 acre tract.

THENCE along the easterly line of said Leann Bryan Boyd tract and along the general course of a fence as follows:
S06°37'36"E 595.12' [deed call = S6°42'E 595.0'] to a 1" iron stake found at a corner of said Leann Bryan Boyd tract;
S41°13'17"W 361.45' [deed call = S41°12'W 361.8'] to a 3/8" iron stake found at a corner of said Boyd tract;
S50°18'07"W 1716.06' [deed call = S50°17'W 1716.0'] to a wood corner post found at a corner of said Boyd tract;
S02°20'40"E 442.22' [deed call = S2°21'E 443.6'] to a wood corner post found at a corner of said Boyd tract;
S19°08'36"E 455.62' [deed call = S19°20'E 455.6'] to a 1" iron stake found at a corner of said Leann Bryan Boyd tract;
S01°08'28"W 257.54' [deed call = S1°17'W 258.1'] to a wood corner post found at a corner of said Boyd tract;
S14°35'00"E 392.82' [deed call = S14°55'E 393.6'] to a wood corner post found at a corner of said Boyd tract;
S23°38'13"E 353.96' [deed call = S23°38'E 352.3'] to a 1" iron stake found at a corner of said Leann Bryan Boyd tract;
S77°00'42"E 826.98' [deed call = S77°08'E 826.8'] to a 1" iron stake found at a corner of said Leann Bryan Boyd tract;
N73°00'59"E 349.44' [deed call = N72°43'E 350.7'] to a ½" iron pipe stake set for a corner of said Boyd tract;
S42°53'40"E 111.30' [deed call = S43°54'E 111.3'] to a 1" iron stake found at a corner of said Leann Bryan Boyd tract, said point being located 4.13' S33°25'02"E of a wood corner post; and
S38°41'11"W 31.06' [deed call = S37°39'W 39.0'] to a point on the northerly line of the Colorado river, said point being a Southeast corner of said Leann Bryan Boyd tract and being located 5.12' S38°41'11"W of a ½" OD iron pipe stake set for reference.

THENCE along the northerly line of the Colorado River (gradient boundary) approximately as follows:
N29°09'58"W 35.64'; N78°59'07"W 63.71'; S62°25'51"W 234.28'; S29°12'52"W 249.99';
S75°32'52"W 325.80'; S87°03'46"W 219.94'; N80°49'13"W 166.20'; S80°51'25"W 176.06';
S80°02'41"W 264.17'; N89°36'19"W 127.82'; N77°56'08"W 267.63'; N77°49'32"W 244.51';
N77°23'33"W 237.54'; N66°07'33"W 133.22'; N62°54'38"W 99.26'; N71°48'16"W 181.78';
N67°54'10"W 278.17'; N65°13'28"W 230.36'; N65°29'21"W 312.13'; N70°17'38"W 247.18';
and **N74°10'30"W 281.89'** to the most westerly Southwest corner of said Leann Bryan Boyd tract, said point being located 38.55' S22°13'00"W of a 5/8" iron stake found referencing the westerly boundary of said Leann Bryan Boyd tract.

THENCE N22°13'00"E 398.58' [deed call = N22°13'E 359.7'] along the general course of a fence found on the occupied easterly line of County Road 220 to a ½" iron stake found at a corner of said Leann Bryan Boyd tract.

THENCE N27°19'07"W 76.80' [deed call = N26°50'W 75.5'] along the general course of a fence crossing under the Waldrip bridge to a ½" iron stake found at a corner of said Leann Bryan Boyd tract.

THENCE N16°21'04"E 269.96' [deed call = N16°05'E 272.1'] along the general course of a fence found on the occupied westerly line of County Road 220 to a ½" square iron stake found at a corner of said Leann Bryan Boyd tract.

THENCE N00°13'42"E 2546.10' [deed call = N0°15'E 2545.1'] along the general course of a fence to an old iron pipe stake found at a corner of said Leann Bryan Boyd tract, said point being located 3.73' S01°39'42"E [deed call = 4' S0°15'W] of a ½" iron stake found on the northwest side of a wood corner post.

THENCE S88°57'22"E 112.72' [deed call = S89°00'E 112.7'] along a northerly line of said Leann Bryan Boyd tract to a 1/2" OD iron pipe stake set for a corner of said Leann Bryan Boyd tract, said point being located on the northeast line of a lane open to the public, said point being located 48.47' S88°57'22"E of a ½" OD iron pipe stake set on the southwest line of said lane open to the public.

THENCE along the general course of a fence located on the northeasterly line of said lane as follows:
S36°23'08"E 389.57' [deed call = S36°25'E 389.6'] to a ½" OD iron pipe stake set for a corner of said Boyd tract;
S63°30'39"E 600.04' [deed call = S63°33'E 600'] to a ½" OD iron pipe stake set for a corner of said Boyd tract; and
S84°12'35"E 26.39' [deed call = S84°02'E 26.4'] to a ½" OD iron pipe stake set for a corner of said Boyd tract, said point being located 45.88' N34°11'55"E of a 1/2" iron stake found at the most southerly corner of said lane.

THENCE S54°24'08"E 43.10' [deed call = S54°26'E 43.1'] crossing County Road 220 to a ½" iron stake found at a corner of said Boyd tract, said point being located 11.13' N70°58'39"W [deed call = 11.2' N72°10'W] of a ½" iron stake found at a wood corner post.

THENCE along the easterly line of said County Road 220 and along the general course of a fence as follows:
N17°48'58"E 84.99' [deed call = N17°41'E 85.3'] to a ½" iron stake found at a corner of said Boyd tract;
N24°08'08"E 298.53' [deed call = N24°02'E 298.0'] to a 1" iron stake found at a corner of said Boyd tract;
N24°23'32"E 224.21' [deed call = N24°30'E 224.0'] to a 3/8" iron stake found at a corner of said Boyd tract;
N16°27'00"E 263.25' [deed call = N16°27'E 263.4'] to a 3/8" iron stake found at a corner of said Boyd tract;
N07°37'41"E 183.33' [deed call = N7°41'E 183.7'] to a ½" iron stake found at a corner of said Boyd tract;
N01°37'21"E 166.80' [deed call = N1°35'E 166.2'] to a 3/8" iron stake found at a corner of said Boyd tract;
N06°12'26"E 110.23' [deed call = N6°10'E 110.4'] to a ½" iron stake found at a corner of said Boyd tract;
N12°58'00"E 124.97' [deed call = N12°58'E 124.8'] to a ½" iron pipe stake set for a corner of said Boyd tract;
N42°20'48"E 74.50' [deed call = N42°30'E 75.4'] to a 3/8" iron stake found at a corner of said Boyd tract;
N24°35'35"E 152.47' [deed call = N24°36'E 152.5'] to a ½" iron pipe stake set for a corner of said Boyd tract;
N36°46'28"E 194.62' [deed call = N36°37'W 194.2'] to a 3/8" iron stake found at a corner of said Boyd tract; and
S55°43'27"E 27.75' [deed call = S54°23'E 26.1'] to the place of beginning, this tract containing 263.66 acres, more or less, including 3.11 acres in County Road 220, and 1.01 acres in a lane open to the public as shown on the accompanying plat. Bearings given herein are relative to True North at the 99°25'00"W longitudinal meridian as determined from GPS observations. Distances and areas given herein reflect horizontal surface measurements. Set ½" iron pipe stakes are ½" OD galvanized iron pipe stakes capped with a red plastic identifier cap having the text NEEDHAM SURVEYORS 1-877-625-2357 SURVEYING 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 14th day of September, 2016.


Jim Needham – RPLS 1534
NEEDHAM SURVEYORS - COLEMAN, TEXAS
FIRM #101127-00
PHONE: (325) 625-2357

