

- Found Iron Stake: ●
Iron Corner Post: ○
Set 1/2" Iron Stake: ○
Water Meter: [Symbol]
Fence: —X—X—X—
Powerline: —P—

STATE OF TEXAS:
COUNTY OF COLEMAN:
CITY OF COLEMAN:

SURVEY MADE FOR:
DENNIS JOBE
1212 LLANO STREET
COLEMAN, TEXAS 76834

PLAT SHOWING A SURVEY OF:
TWO TRACTS OF LAND IN
LOT 3, BLOCK 12 OF THE
STOBAUGH ADDITION

LOT 2

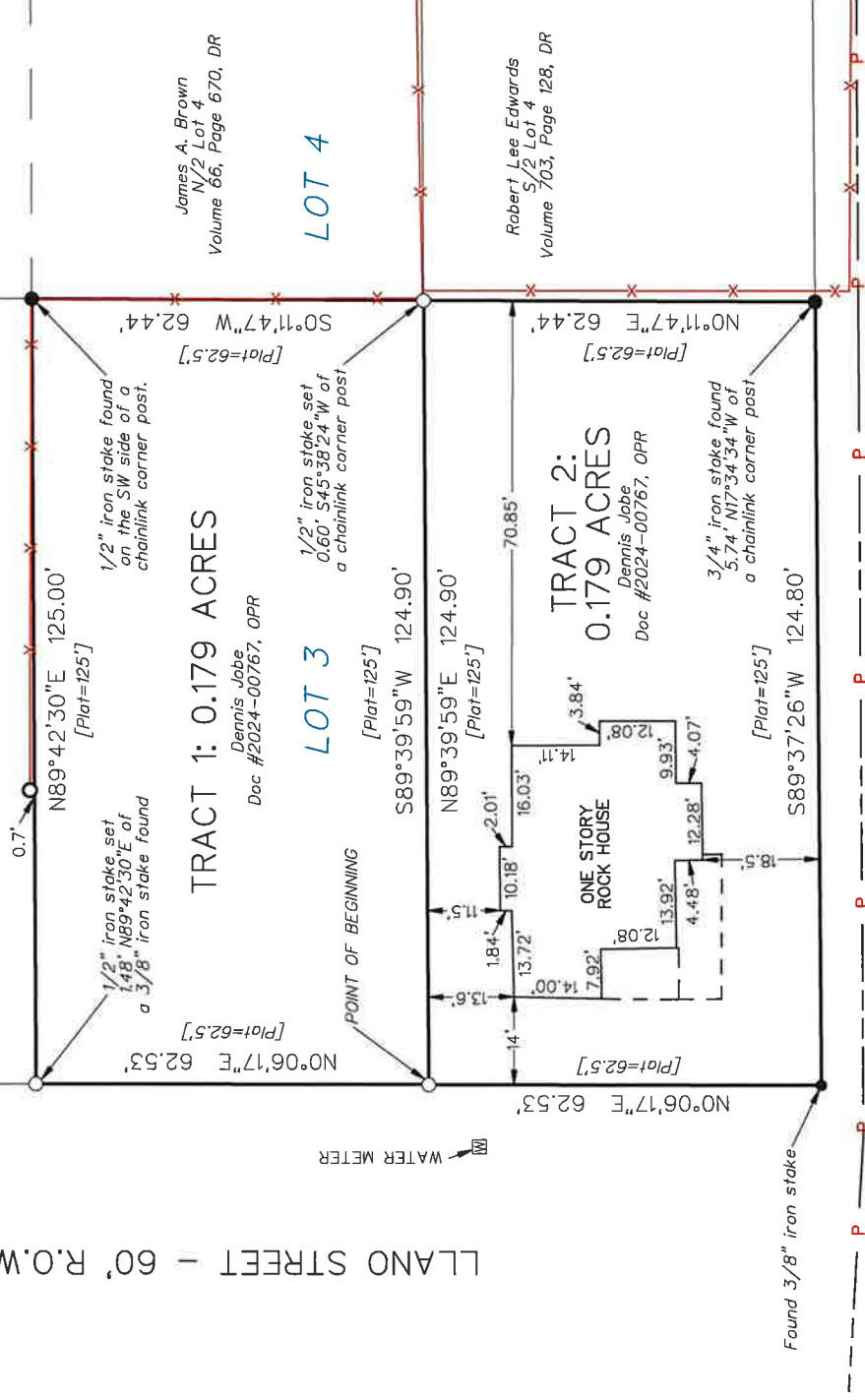
Herma Jean Johnson
S/2 Lot 2
Volume 409, Page 157, DR

LOT 1

BLOCK 12, STOBAUGH ADDITION
VOLUME LB, PLAT 111, PLAT RECORDS

James A. Brown
S/2 Lot 1
Volume 738, Page 658, DR

LLANO STREET - 60' R.O.W.



SIXTH STREET - 60' R.O.W.

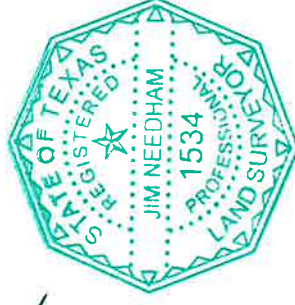
Notes: Bearings, distances, and areas are relative to State Plane Coordinates, Texas Central 4203, NAD 83, 2011 Adjustment, EPOCH 2010.00 and a scale factor of 1.0000081 as determined from GPS observations.

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

Jim Needham
Jim Needham, RPLS #1534
June 13, 2024



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:
CITY OF COLEMAN:

SURVEY MADE FOR:
DENNIS JOBE
1212 LLANO STREET
COLEMAN, TEXAS 76834

BOUNDARY DESCRIPTION of a survey of **TRACT 2**:

0.179 ACRES of land in the City of Coleman, Coleman County, Texas, being the **South One Half** of Lot 3, Block 12 of the Stobaugh Addition as shown on the plat thereof in Volume LB, Plat 111, Coleman County Plat Records, said 0.179 Acre Tract 2 being a part of that land described in the deed from Michael Hicks to Dennis Jobe dated June 4, 2024, and recorded in Document #2024-00767, OPR.

BEGINNING at a 1/2" iron stake set for the Northwest corner of the South one half of said Lot 3 and the Southwest corner of a 0.179 acre Tract 1 surveyed simultaneously.

THENCE N89°39'59"E 124.90' [Plat=125'] over and across said Lot 3 to a 1/2" iron stake set for the Northeast corner of the South one half of said Lot 3 and the Southeast corner of said 0.179 acre Tract 1, said point being located 0.60' S45°38'24"W of a chain link corner fence post.

THENCE S0°11'47"W 62.44' [Plat=62.50'] along a line near a fence to a 3/4" iron stake found representing the Southeast corner of said Lot 3 and the Southwest corner of Lot 4, said point being located 5.74' N17°34'34"W of a chain link corner fence post.

THENCE S89°37'26"W 124.80' [Plat=125'] along the North line of Sixth Street (60' R.O.W.) to a 3/8" iron stake found at the intersection of the East line of Llano Street (60' R.O.W) with the North line of said Sixth Street and representing the Southwest corner of said Lot 3, Block 12.

THENCE N0°06'17"E 62.53' [Plat=62.5'] along the East line of said Llano Street to the place of beginning, this tract containing 0.179 acres, more or less, as shown on the accompanying plat. Bearings given herein are relative to State Plane Coordinates, Texas Central 4203, NAD 83, and a scale factor of 1.000081 as determined from GPS observations. Distances and areas herein reflect horizontal surface measurements. 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 13th day of June, 2024.

Jim Needham

Jim Needham – RPLS 1534

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

