

STATE OF TEXAS:
COUNTY OF COLEMAN:

SURVEY MADE FOR:
HAYDEN & DELESA WISE
P.O. BOX 32
COLEMAN, TEXAS 76834

BOUNDARY DESCRIPTION of a survey of:

154.40 ACRES of land in Coleman County, Texas, being approximately 98.38 acres in the **H. T. & B. R.R. Co. Survey 78, Abstract 1143**; and approximately 51.68 acres in the **J. H. Gibson Survey 58, Abstract 767**; and approximately 4.34 acres in the **James Priestly Survey 675, Abstract 560**, said 154.40 acres being the Northerly portion of a 237.52 acre tract surveyed by Needham Surveyors for Hayden Wise on May 26, 2022, said 154.40 acres also being the Northerly portion of a 216.42 acre Tract Two described in deed from Carla Michelle Finley to Hayden J. Wise and spouse Delesa Wise, dated March 10, 2022, and recorded in Document #202200617, Coleman County Official Public Records.

BEGINNING at an iron corner fence post found in the Southeasterly line of County Road 422 for an angle corner of this 154.40 acre tract and an angle corner of said 237.52 acre tract and an occupied angle corner of said Wise 216.42 acre Tract Two, said post being located 56.27' S33°06'47"E of and 710.64' S56°53'13"W of a ½" iron stake found at the most Southerly Southeast corner of a 45.00 acre tract deeded to Pamela Ann John [Volume 17, Page 318].

THENCE N56°53'13"E 2839.64' [Deed call=N57°E 2921.11'] along the Southerly line of said County road and along the general course of a fence to an iron corner fence post found at the intersection of the Southerly line of said County Road 422 with the West line of said County Road 405 at the occupied Northeast corner of said Wise 216.42 acre Tract Two.

THENCE along the West line of said County Road 405 and along the general course of a fence as follows:

S0°24'51"E 247.20' to an iron corner fence post;

S14°44'46"E 624.21' to an iron corner fence post; and

S0°19'34"W 2513.6' [Deed bearing=South] to a ½" iron stake set at the Northeast corner of a 206.75 acre tract surveyed simultaneously and the Southeast corner of this 154.40 acre tract, said stake being located 1748.82' N0°19'34"E of an iron corner fence post found at the Northeast corner of a Hayden Wise 123.60 acre Tract One.

THENCE N90°00'00"W 2430.49' along a staked line to a ½" iron stake set at the Northwest corner of said 206.75 acre tract surveyed simultaneously and the Southwest corner of this 154.40 acre tract, said stake being located 1228.92' N0°26'39"E of an iron corner fence post found at the Northwest corner of said Wise 123.60 acre Tract One, said stake also being located 798.06' N0°34'37"E of and 1228.92' N0°26'39"E of a ½" iron stake found at a Westerly corner of said Wise 123.60 acre tract, and the most Easterly Northeast corner of a Timothy Manley 118.876 acre tract [Document #202000156, OPR].

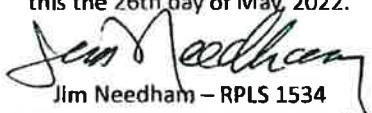
THENCE N0°26'39"E 1189.38' [Deed bearing=North] along the general course of a fence to an iron corner fence post found at an occupied ell corner of said Wise 216.42 acre Tract Two and an ell corner of said 237.52 acre tract and the Northeast corner said Warren 60.1 acre tract and being an ell corner of this 154.40 acre tract.

THENCE N89°43'31"W 908.59' [Deed call=West 911.11'] [Warren Deed call=West 908.33'] along the general course of a fence to a ½" iron stake set in the Southerly line of County Road 422 at the most Westerly corner of said Wise 216.42 acre tract and the most Westerly corner of said 237.52 acre tract and being the most westerly corner of this 154.40 acre tract, said stake being located 0.83' S52°25'24"W of an iron corner fence post, said stake also being located 2.17' N89°43'31"W of an iron corner fence post.

THENCE N52°25'24"E 1015.74' [Deed call=N52°E 1019.44'] along the Southerly line of said County Road and along the general course of a fence to the point of beginning, this tract containing 154.40 acres, more or less, as shown on the accompanying plat. Bearings given herein are relative to STATE PLANE COORDINATES, TEXAS CENTRAL 4203, NAD 83 as determined from GPS observations. Set ½" iron stakes are rebar rods 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 26th day of May, 2022.


Jim Needham – RPLS 1534
NEEDHAM SURVEYORS - COLEMAN, TEXAS
FIRM #10194030
PHONE: (325) 625-2357

