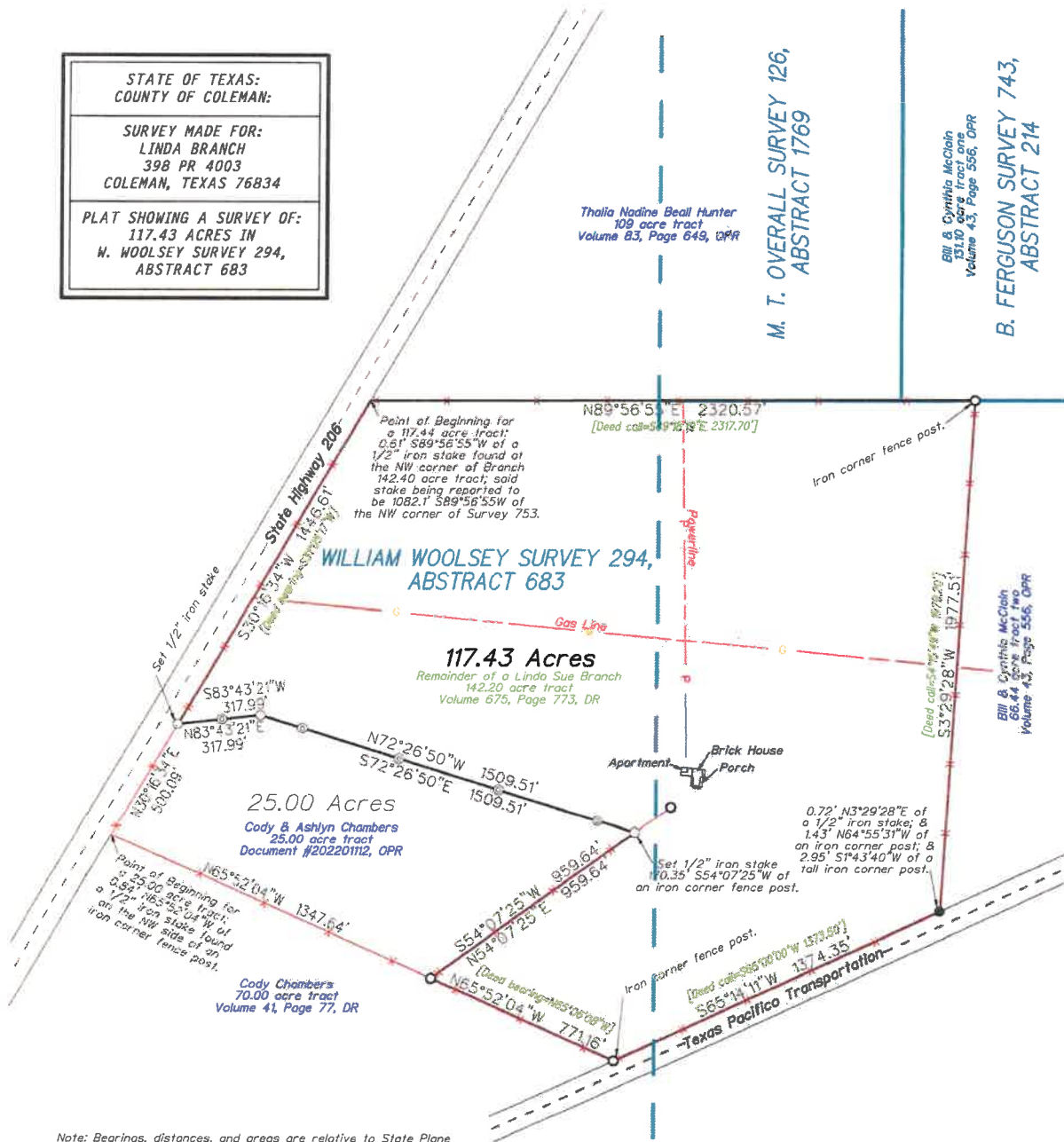


STATE OF TEXAS: COUNTY OF COLEMAN:
SURVEY MADE FOR: LINDA BRANCH 398 PR 4003 COLEMAN, TEXAS 76834
PLAT SHOWING A SURVEY OF: 117.43 ACRES IN W. WOOLSEY SURVEY 294, ABSTRACT 683



Note: Bearings, distances, and areas are relative to State Plane Coordinates, Texas Central 4203, NAD 83 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
September 27, 2022

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



0 250' 500' 750' 1000'
1"=500'

Found Iron Stake: ●
Iron Corner Post: ○
Set 1/2" Iron Stake: ○
Fence: —*—*—*—

STATE OF TEXAS:
COUNTY OF COLEMAN:

SURVEY MADE FOR:
LINDA BRANCH
398 PR 4003
COLEMAN, TEXAS 76834

BOUNDARY DESCRIPTION of a survey of:

117.43 ACRES of land in Coleman County, Texas, being approximately:
57.43 acres in the W. Woolsey Survey Survey 294, Abstract 683, and approximately
60.00 acres in the W. Brockner Survey 753, Abstract 26, said 117.43 acres being the remaining acreage of a 142.20
acre tract of land described in deed from Ted N. Taylor and wife, Sonjia B. Taylor, to Sammy Ned Branch and wife,
Linda Sue Branch, dated August 18, 1997, and recorded in Volume 675, Page 773, Coleman County Deed Records.

BEGINNING at a point in the Southeasterly line of State Highway 206, said point being located 0.61' S89°56'55"W of a
½" iron stake found representing the Northwest corner of said Branch 142.20 acre tract and the Southwest corner of a
Thalia Hunter 109 acre tract [Volume 83, Page 649, OPR], said found stake being reported to be 1082.1' S89°56'55W
of the Northwest corner of said W. Brockner Survey 753, Abstract 26.

THENCE N89°56'55"E 2320.57' [Deed call=S89°18'19"E 2317.70'] along the general course of a fence to a tall iron
corner fence post found at the occupied Northeast corner of said Branch 142.20 acre tract, and the occupied South
line of a Bill McClain 131.10 acre Tract One [Volume 43, Page 556, OPR], and the occupied Northwest corner of a Bill
McClain 66.44 acre Tract Two [Volume 43, Page 556].

THENCE S3°29'28"W 1977.51' [Deed call=S4°15'49"W 1979.20'] [McClain deed call=N4°15'49"E 1979.20'] along the
general course of a fence to a point in the Northwesterly line of Texas Pacifico Transportation Railroad for the most
Easterly Southeast corner of this 117.43 acre tract, said point being located 0.72' N3°29'28"E of a ½" iron stake found
representing the most Easterly Southeast corner of said Branch 142.20 acre tract and the Southwest corner of said
McClain 66.44 acre tract, said point also being located 1.43' N64°55'31"W of an iron corner fence post, said point also
being located 2.95' S1°43'40"W of a tall iron corner fence post.

THENCE S65°14'11"W 1374.37' [Deed call=S66°00'00"W 1373.50'] along the Northwesterly line of said Railroad and
along the general course of a fence to an iron corner fence post found at the occupied South corner of said Branch
142.20 acre tract and the occupied East corner of a Cody Chambers 70.00 acre tract [Volume 41, Page 77, OPR].

THENCE N65°52'04"W 771.16' [Deed bearing=N65°06'08"W] along the general course of a fence to an iron corner
fence post found previously at the most Southerly corner of a Cody Chambers 25.00 acre tract [Document
#202201112, OPR] and being an angle corner of this 117.43 acre tract, said post being located 1347.64' S65°52'04"E
of the most Westerly corner of said Chambers 25.00 acre tract.

THENCE N54°07'25"E 959.64' along the general course of a fence to a ½" iron stake set previously at the most
Easterly corner of said Chambers 25.00 acre tract and an angle corner of this 117.43 acre tract, said stake being
located 170.35' S54°07'25"W of an iron corner fence post.

THENCE N72°26'50"W 1509.51' along a staked line to a ½" iron stake set previously at the most Northerly corner of
said Chambers 25.00 acre tract and an angle corner of this 117.43 acre tract.

THENCE S83°43'21"W 317.99' along a staked line to a ½" iron stake set previously in the Southeasterly line of said
State Highway 206 at an angle corner of said Chambers 25.00 acre tract and the most Westerly Southwest corner of
this 117.43 acre tract, said ½" iron stake being located 500.09' N30°16'34"E of the most Westerly corner of said
Chambers 25.00 acre tract.

THENCE N30°16'34"E 1446.61' [Deed bearing=N31°05'17"E] along the Southeasterly line of said State Highway 206
and along the general course of a fence to the point of beginning, this tract containing 117.43 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 27th day of September, 2022.


Jim Needham - RPLS 1534

NEEDHAM SURVEYORS - COLEMAN, TEXAS
FIRM #10194030
PHONE: (325) 625-2357



T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: September 8, 2022

GF No. _____

Name of Affiant(s): LINDA BRANCH,

Address of Affiant: 398 & 117 PRIVATE ROAD 4003, COLEMAN, TX 76834

Description of Property: A0026 WM BROCKNER SUR 753, ACRES 61.16 AND A0683 WM WOOLSEY SUR 294, ACRES 81.24
County COLEMAN, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): **I AM THE OWNER OF THE PROPERTY.**

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

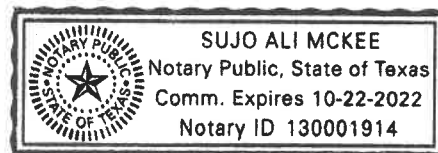
4. To the best of our actual knowledge and belief, since 2012 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): None

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Linda Branch
LINDA BRANCH



SWORN AND SUBSCRIBED this 27th day of September, 2022
SuJo Ali McKee
Notary Public

(TXR-1907) 02-01-2010

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