STATE OF TEXAS:
COUNTY OF CALLAHAN:

SURVEY MADE FOR:
DOW LAND, LLC
6115 OWENS STREET, SUITE 11
DALLAS, TEXAS 75235

PLAT SHOWING A SURVEY OF:
222.00 ACRES OF LAND IN
THE MORGAN L. SMITH
SURVEY 765, ABSTRACT 306

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

Water Well: Ⓦ
Found Iron Stake: ●
Iron Corner Post: O
Set 1/2" Iron Stake: o
Fence: —x—x—x—



S. P. R.R. CO. SURVEY 15, ABSTRACT 324

Agnes Beckham & Others
Twentieth Tract: 640 Acre Tract
Volume 342, Page 45, DR

S. P. R.R. CO. SURVEY 16, ABSTRACT 601 [GRANTEE: T. LEE]

Agnes Beckham & Others
Twenty-Second Tract: 197.55 Acre Tract
Volume 342, Page 45, DR

S. P. R.R. CO. SURVEY 16, ABSTRACT 942 [GRANTEE: A. ARVIN]

RICHARD CORDWENT SURVEY, ABSTRACT 1841

Agnes Beckham & Others
Tenth Tract: 6.5 Acre Tract
Volume 342, Page 45, DR

COUNTY ROAD 461

0.39± Acre Fence Protrusion

S89°41'21"E 2834.41'
[Carter Deed=N89°53'47"E 2834.41']
[Patent Bearings=East]

POINT OF BEGINNING: Iron corner fence post found at the occupied Northwest corner of Survey 765.

1/2" iron stake found; 1081.12' N89°41'21"W of the calculated Northeast corner of Survey 765; 53.00' S89°41'21"E of a 1/2" iron stake found; 7.50' S1°59'21"E of a 3/4" iron stake found.

S3°28'45"E 448.96'
S1°59'21"E 476.77'
[Deed=S2°24'13"E 476.77']

Shed & Covered Carport
1 Story Hardy Board Sided Hunting Cabin

S2°46'18"W 1033.85'
S2°54'38"W 624.60'
[Deed=S2°29'46"W 624.60']

James & Mary Anne Cooper
61.82 Acre Tract
Volume 214, Page 288, OPR

[Deed=S0°13'13"E 486.46']
S0°11'39"W 486.46'

Gate

[Deed=S11°53'27"E 262.16']
S11°28'35"E 262.16'

S11°02'42"E 401.28'

S31°53'18"E 119.94'

S38°36'28"E 668.24'
S41°17'41"E 569.95'
[Deed=S39°01'20"E 668.24']

S30°49'52"E 932.99'
S30°28'02"E 884.46'
[Deed=S31°14'44"E 932.99']

COUNTY ROAD 461

41.27'

V. R. C. AVERY SURVEY 766, ABSTRACT 7

Agnes Beckham & Others
Thirty-First Tract: 80 Acre Tract
Volume 342, Page 45, DR

MORGAN L. SMITH SURVEY 765, ABSTRACT 306

222.00 ACRES
Including 3.35 Acres in County Road 461

Reeves Bruce Carter
222.00 Acre Tract
Volume 173, Page 583, OPR

N0°29'41"E 3155.04'
[Carter Deed=N0°04'48"E 3155.05']

0.35± Acre Fence Protrusion

1/2" iron stake found; 1423.62' N0°29'41"E of the calculated Southwest corner of Survey 765; 4.2' Easterly of an iron corner post.

[Ruff Deed=West 3792.19']
[Carter Deed=West 3792.19']
N89°35'08"W 3792.19'

J. HARRIS SURVEY, ABSTRACT 1334

T. J. SMITH SURVEY, ABSTRACT 931

Agnes Beckham & Others
Thirty-Seond Tract:
153.26 Acre Tract
Volume 342, Page 45, DR

Notes: Basis of bearings are relative to the Texas Coordinate System, North Central Zone (4202), NAD 83 (2011) using the Trimble RTK Network. All coordinates, distances and areas are surface values with a combined scale factor of 1.000120. Units: US Survey Feet.

This survey is not a statement of ownership or title which are matters of law best addressed by an attorney.

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, 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.
(d) the visible and apparent evidence of easements, and
(e) the record easements of which I have been advised or found during the due course of this survey.

Roy Chase Watson

Roy Chase Watson, RPLS #7196
October 7, 2026

STATE OF TEXAS
REGISTERED
ROY CHASE WATSON
7196
PROFESSIONAL
LAND SURVEYOR

Needham Surveyors, LLC
802 Hwy 84 S, PO Box 986
Coleman, TX 76834
Phone: (325)625-2357
Firm #: 10194030

Billy Ruff
111.00 Acre Tract
Volume 126, Page 637, OPR

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.

E. SWEARENGEN SURVEY 763, ABSTRACT 310

H. KLASSING SURVEY, ABSTRACT 259

S. P. R.R. CO. SURVEY 24, ABSTRACT 1297 [GRANTEE: S. J. GIBBS]

Re: GF No: 2600448900C

Item M: This tract is subject to improvements, fence protrusions,& roads, as shown on this plat. Both tracts may be subject to easements, restrictions, covenants, encroachments, encumbrances, set back lines, & utilities.

Item N: This tract may be subject to rights or claims, if any, of adjoining property owners located between the fence & the West and North property lines.