STATE OF TEXAS:
COUNTY OF CALLAHAN:

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

BOUNDARY DESCRIPTION of a survey of:

222.00 ACRES of land in Callahan County, Texas, being out of the Morgan L. Smith Survey 765, Abstract 306, said 222.00 acres being the same 222.00 acre tract described in the deed from Bradley S. Bennett and others, to Reeves Bruce Carter dated April 6, 2006, and recorded in Volume 173, Page 583, Callahan County Official Public Records.

BEGINNING at an iron corner fence post found at the occupied Northwest corner of said Survey 765.

THENCE S89°41'21"E 2834.41' [Carter Deed=N89°53'47"E 2834.41'] [Patent Bearings=East] along the South line of a 0.39± acre fence protrusion most of the way and over and across County Road 461 to a 1/2" iron stake found on the Easterly line of said County Road 461 at the Northeast corner of said Carter 222.00 acre tract, said found 1/2" iron stake being located 1081.12' N89°41'21"W of the calculated Northeast corner of said Survey 765, said found 1/2" iron stake also being located 53.00' S89°41'21"E of a 1/2" iron stake found for reference in the Westerly Line of said County Road 461, said 1/2" iron stake found at the Northeast corner of said Carter 222.00 acre tract also being located 7.50' S1°59'21"E of a 3/4" iron stake found at the Northwest corner of the James and Mary Anne Cooper 61.82 acre tract [Volume 214, Page 288, OPR].

THENCE S1°59'21"E 476.77' [Carter Deed=S2°24'13"E 476.77'] [Cooper Deed Bearing=S2°40'E] along the Easterly line of said County Road 461 to a 1/2" iron stake found at an angle corner of said Cooper 61.82 acre tract.

THENCE S2°54'38"W 624.60' [Carter Deed=S2°29'46"W 624.60'] [Cooper Deed=S2°22'W 624.6'] along the Easterly line of said County Road 461 and along the general course of a fence to a 3/4" iron stake found at an angle corner of said Cooper 61.82 acre tract.

THENCE S0°11'39"W 486.46' [Carter Deed=S0°13'13"E 486.46'] [Cooper Deed=South 486.4'] along the Easterly line of said County Road 461 and along the general course of a fence to a 3/4" iron stake found on the West side of a wood corner fence post at an angle corner of said Cooper 61.82 acre tract.

THENCE S11°28'35"E 262.16' [Carter Deed=S11°53'27"E 262.16'] [Cooper Deed Bearing=S15°47'E] along the Easterly line of said County Road 461 and along the general course of a fence to a 3/4" iron stake found on the West side of a wood corner fence post at an angle corner of said Cooper 61.82 acre tract.

THENCE S38°36'28"E 668.24' [Carter Deed=S39°01'20"E 668.24'] [Cooper Deed=S38°38'E 651.5'] along the Easterly line of County Road 461 and along the general course of a fence to a 3/4" iron stake found on the West side of a wood corner fence post at an angle corner of said Cooper 61.82 acre tract.

THENCE S30°49'52"E 932.99' [Carter Deed=S31°14'44"E 932.99'] [Cooper Deed Bearing=S31°25'E] along the Easterly line of County Road 461 and along the general course of a fence to a 1/2" iron stake found at the Southeast corner of said Carter 222.00 acre tract, said found stake being located 41.27' S89°35'08"E of a 1/2" iron stake found for reference on the West line of said County Road 461.

THENCE N89°35'08"W 3792.19' [Carter Deed=West 3792.19'] [Ruff Deed=West 3792.19'] over and across said County Road 461 and along the general course of a fence most of the way to a 1/2" iron stake found at the Southwest corner of said Carter 222.00 acre tract, said found 1/2" iron stake being located 1423.62' N0°29'41"E of the calculated Southwest corner of said Survey 765, said found 1/2" iron stake also being located 4.2' Easterly of an iron corner fence post.

THENCE N0°29'41"E 3155.04 [Carter Deed=N0°04'48"E 3155.05'] [Patent Bearing=North] along the East line of a 0.35± acre fence protrusion to the place of beginning, this tract containing 222.00 acres, more or less, including 3.35 acres, more or less, in County Road 461, as shown on the accompanying plat. Basis of bearings are relative to the Texas Coordinate System, Central Zone (4203), NAD 83 (2011) using the Trimble RTK Network. All coordinates, distances and areas are surface values with a scale factor of 1.000120. Units: US Survey Feet. 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.**

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I, Roy Chase Watson, 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 7th day of October 2026.

Roy Chase Watson

Roy Chase Watson – RPLS 7196
NEEDHAM SURVEYORS, LLC - FIRM #10194030 - COLEMAN, TEXAS

