

PLAT OF SURVEY

J. BRYAN SURVEY, A-14



SCALE: 1" = 200'

CALLED 131.55 ACRES  
DAVID PRICE JAMES, ET AL.  
TO  
CHARLIE 26 LAND COMPANY, LLC  
APRIL 21, 2026  
DOCUMENT NO. 2026-2845

1/2" IR Set  
1/2" IR Fnd. bears:  
N 02°03'27" W - 917.06'

CALLED 42.795 ACRES  
HELEN ELLIOTT  
TO  
DEAN LOCKSLEY BIMELER AND WIFE,  
FERN ELIZABETH BIMELER  
DECEMBER 18, 2020  
DOCUMENT NO. 2020-7512

10.50 AC.

PORTION OF A  
CALLED 131.55 ACRES  
DOCUMENT NO. 2026-2845

Act: S 02°03'27" E - 859.60'  
(Call Overall: S 02°03'27" E - 1776.66')

N 02°04'46" W - 859.60'

N 88°39'33" E - 532.29'

(Call Overall: S 88°39'33" W - 958.91')  
Act: S 88°39'33" W - 531.96'

P.O.B.: 1/2" IR Fnd.  
1/2" IR Fnd. bears:  
N 02°03'27" W - 4.93'

1/2" IR Set  
1/2" IR Fnd. bears:  
S 88°39'33" W - 426.94'

Farm to Market 1137

E. BOWEN SURVEY, A-8

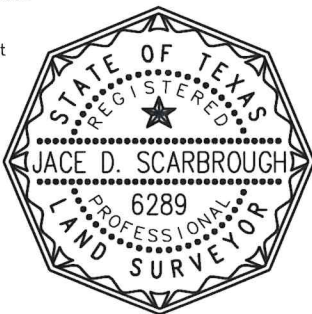


The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83)

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of April, 2026.

GIVEN UNDER MY HAND & SEAL, this the 27th day of April, 2026.

*Jace Scarbrough*  
JACE D. SCARBROUGH - R.P.L.S. No. 6289



NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



PROFESSIONAL SURVEYING & MAPPING  
T.B.P.E.L.S. Firm Registration No. 10194118  
373 W. Main, Van, TX 75790 - Phone: (903) 963-2333

LEGEND

Barbed Wire Fence	— x —
Powerline	— E —
IRS	IRON ROD SET
IRF	IRON ROD FOUND

PLAT OF SURVEY  
10.50 AC. LOCATED IN THE  
J. BRYAN SURVEY, A-14  
ANDERSON COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 200'
SURVEYED BY: ZP	REF: SPENCER REED
DATE: 04-01-2026	FILE NO: 5175
	TRACT 1.DWG

# JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118  
373 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

## 10.50 ACRES

All that certain lot, tract or parcel of land located within the J. Bryan Survey, Abstract No. 14 of Anderson County, Texas, being a portion of a called 131.55 acre tract as described in a deed from David Price James, et al. to Charlie 26 Land Company, LLC, dated April 21, 2026 and recorded in Document No. 2026-2845 of the Deed Records of Anderson County, Texas, and this 10.50 acre tract being more fully described as follows:

**BEGINNING** at a 1/2" Iron Rod Found in the north right-of-way of Farm to Market Road 1137, being at the southeast corner of said 131.55 acre tract, and being at the southwest corner of a called 42.795 acre tract as described in a deed from Helen Elliott to Dean Locksley Bimeler and wife, Fern Elizabeth Bimeler, dated December 18, 2020 and recorded in Document No. 2020-7512 from which a 1/2" Iron Rod Found, bears North 02 deg. 03 min. 27 sec. West, a distance of 4.93 feet;

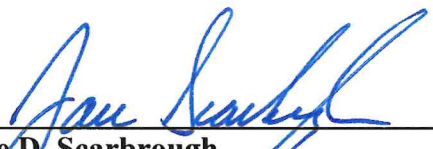
**THENCE** South 88 deg. 39 min. 33 sec. West, with said right-of-way, a distance of 531.96 feet to a 1/2" Iron Rod Set for corner in same, from which a 1/2" Iron Rod Found at the southwest corner of said 131.55 acre tract, bears South 88 deg. 39 min. 33 sec. West, a distance of 426.94 feet;

**THENCE** North 02 deg. 04 min. 46 sec. West, across said 131.55 acre tract, a distance of 859.60 feet to a 1/2" Iron Rod Set for corner;

**THENCE** North 88 deg. 39 min. 33 sec. East, across said 131.55 acre tract, a distance of 532.29 feet to a 1/2" Iron Rod Set for corner in the west line of said 42.795 acre tract, from which a 1/2" Iron Rod Found at the northwest corner of said 42.795 acre tract, bears North 02 deg. 03 min. 27 sec. West, a distance of 917.06 feet;

**THENCE** South 02 deg. 03 min. 27 sec. East, with the west line of said 42.795 acre tract, a distance of 859.60 feet to the **POINT OF BEGINNING AND CONTAINING 10.50 ACRES OF LAND**. See Map No. 5175-Tract 1 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of April, 2026.

**GIVEN UNDER MY HAND & SEAL, this the 27th day of April, 2026.**

  
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Jace D. Scarbrough  
Registered Professional Land Surveyor  
State of Texas No. 6289

