

PLAT OF SURVEY

J. BRYAN SURVEY, A-14

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



SCALE: 1" = 200'

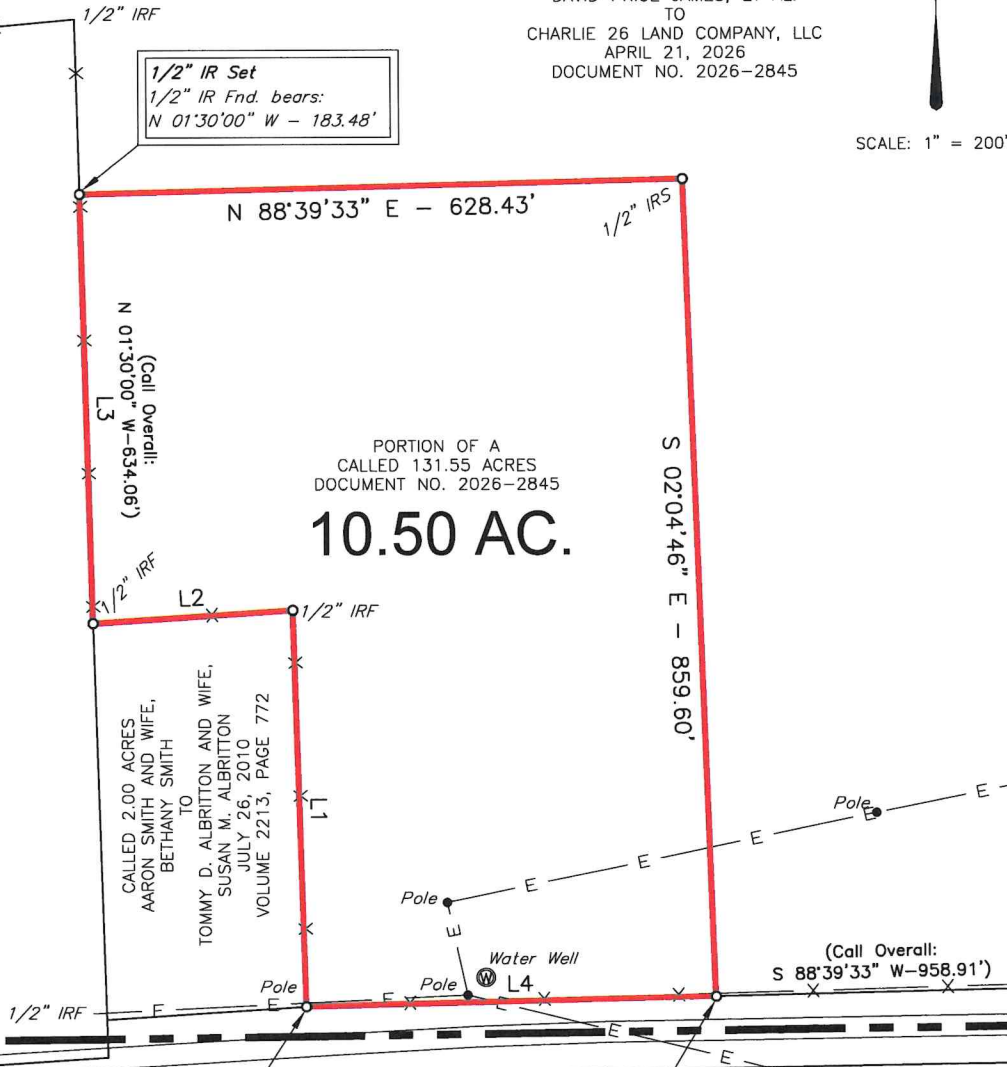
County Road 383

CALLED 7.95 ACRES
DANIEL M. CORSON AND WIFE, KAREN CORSON
TO
CHERYL A. NIX
AUGUST 4, 1994 - VOLUME 1396, PAGE 813

CALLLED 2.00 ACRES
AARON SMITH AND WIFE,
BETHANY SMITH
TO
TOMMY D. ALBRITTON AND WIFE,
SUSAN M. ALBRITTON
JULY 26, 2010
VOLUME 2213, PAGE 772

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

10.50 AC.



Farm to Market 1137
E. BOWEN SURVEY, A-8

P.O.B.: 1/2" IR Fnd.
1/2" IR Fnd. bears:
S 86°20'31" W - 208.48'

1/2" IR Set
1/2" IR Fnd. bears:
N 88°39'33" E - 531.96'

LINE	BEARING	DISTANCE
L1	N 01°43'05" W	417.33'
L2	S 86°21'38" W	208.73'
L3	N 01°30'00" W	450.58'
L4	S 88°39'33" W	426.94'

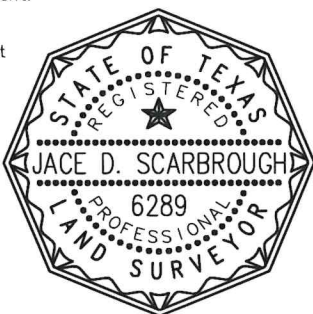


The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83)

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 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 2.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 a called 2.00 acre tract as described in a deed from Aaron Smith and wife, Bethany Smith to Tommy D. Albritton and wife, Susan M. Albritton, dated July 26, 2010 and recorded in Volume 2213, Page 772, from which a 1/2" Iron Rod Found at the southwest corner of said 2.00 acre tract, bears South 86 deg. 20 min. 31 sec. West, a distance of 208.48 feet;

THENCE North 01 deg. 43 min. 05 sec. West, with the east line of said 2.00 acre tract, a distance of 417.33 feet to a 1/2" Iron Rod Found at the northeast corner of same;

THENCE South 86 deg. 21 min. 38 sec. West, with the north line of said 2.00 acre tract, a distance of 208.73 feet to a 1/2" Iron Rod Found at the northwest corner of same and being in the east line of a called 7.95 acre tract as described in a deed from Daniel M. Corson and wife, Karen Corson to Cheryl A. Nix, dated August 4, 1994 and recorded in Volume 1396, Page 813;

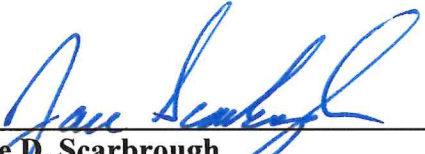
THENCE North 01 deg. 30 min. 00 sec. West, with the east line of said 7.95 acre tract, a distance of 450.58 feet to a 1/2" Iron Rod Set for corner, from which a 1/2" Iron Rod Found at the northeast corner of same, bears North 01 deg. 30 min. 00 sec. West, a distance of 183.48 feet;

THENCE North 88 deg. 39 min. 33 sec. East, across said 131.55 acre tract, a distance of 628.43 feet to a 1/2" Iron Rod Set for corner;

THENCE South 02 deg. 04 min. 46 sec. East, across said 131.55 acre tract, a distance of 859.60 feet to a 1/2" Iron Rod Set for corner in the north right-of-way of said Farm to Market Road 1137, from which a 1/2" Iron Rod Found at the southeast corner of said 131.55 acre tract, bears North 88 deg. 39 min. 33 sec. East, a distance of 531.96 feet;

THENCE South 88 deg. 39 min. 33 sec. West, with said right-of-way, a distance of 426.94 feet to the POINT OF BEGINNING AND CONTAINING 10.50 ACRES OF LAND. See Map No. 5175-Tract 2 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.



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

