

# PLAT OF SURVEY

## J. BRYAN SURVEY, A-14

CALLED 36.656 ACRES  
TRACT ONE  
PAUL MARTINEZ AND WIFE,  
ANTONIA MARTINEZ  
TO  
JOSE SANCHEZ AND WIFE,  
LUCILA SANCHEZ  
MAY 31, 1996  
VOLUME 1461, PAGE 529

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'

DEAN LOCKSLEY BIMELEER AND WIFE,  
HELEN ELLIOTT  
TO  
FERN ELIZABETH BIMELEER  
DECEMBER 18, 2020  
DOCUMENT NO. 2020-7512

County Road 383

**Point for Corner**  
60d Nail Fnd. bears:  
N 01°51'30" W - 1323.60'

**P.O.B.: Point for Corner**  
7" Wood Post F.C. bears:  
N 84°46'57" E - 15.62'

1/2" IR Set  
1/2" IR Fnd. bears:  
N 02°03'27" W - 554.11'

1/2" IR Set  
1/2" IR Fnd. bears:  
S 01°30'00" E - 450.58'

1/2" IR Set  
1/2" IR Fnd. bears:  
S 02°03'27" E - 859.60'

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

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

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

### 11.11 AC.

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

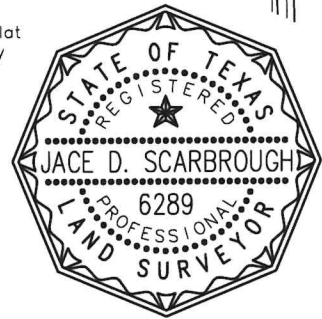
NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

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

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.

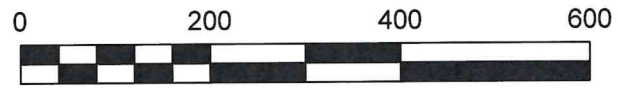


*Jace D. Scarbrough*  
JACE D. SCARBROUGH - R.P.L.S. No. 6289

LINE	BEARING	DISTANCE
L1	N 01°51'30" W	201.89'
L2	S 02°03'27" E	362.95'
L3	N 01°30'00" W	183.48'
L4	S 84°46'57" W	331.80'

**LEGEND**

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



**PLAT OF SURVEY**  
**11.11 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 3.DWG

# **JDS SURVEYING, INC.**

**T.B.P.E.L.S. Firm Registration No. 10194118**

**373 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333**

## **11.11 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 11.11 acre tract being more fully described as follows:

**BEGINNING** at a Point for Corner in the west line of said 131.55 acre tract and being in County Road 383, , from which a 7” Wood Post fence corner found at the northwest corner of said 7.95 acre tract, bears North 84 deg. 46 min. 57 sec. East, a distance of 15.62 feet;

**THENCE** North 01 deg. 51 min. 30 sec. West, with said County Road 383, a distance of 325.01 feet to a Point for Corner, from which a 60d Nail Found in said County Road 383 at an ell corner of said 131.55 acre tract, bears North 01 deg. 51 min. 30 sec. West, a distance of 1,323.60 feet and a 1/2” Iron Rod Set for reference, bears North 89 deg. 39 min. 33 sec. East, a distance of 30.00 feet;

**THENCE** North 89 deg. 39 min. 33 sec. East, across said 131.55 acre tract, a distance of 1,489.55 feet to a 1/2” Iron Rod Set for corner in the west line 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 at the northwest corner of said 42.795 acre tract, bears North 02 deg. 03 min. 27 sec. West, a distance of 554.11 feet;

**THENCE** South 02 deg. 03 min. 27 sec. East, with the west line of said 42.795 acre tract, distance of 325.02 feet to a 1/2” Iron Rod Set for corner in same, from which a 1/2” Iron Rod Found at the southeast corner of said 131.55 acre tract, same being at the southwest corner of said 42.795 acre tract, bears South 02 deg. 03 min. 27 sec. East, a distance of 859.60 feet;

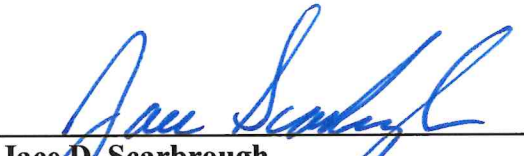
**THENCE** South 88 deg. 39 min. 33 sec. West, across said 131.55 acre tract, a distance of 1,160.72 feet to a 1/2” Iron Rod Set for corner and being in the east line of a called 7.95 acre tract as described in a deed from Daniel M. Corson and wife, Karen Corson to Cheryl A. Nix, dated August 4, 1994 and recorded in Volume 1396, Page 813, from which a 1/2” Iron Rod Found at an ell corner of said 131.55 acre tract, bears South 01 deg. 30 min. 00 sec. East, a distance of 450.58 feet;

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

11.11 ACRES  
Page 2 of 2

THENCE South 84 deg. 46 min. 57 sec. West, with the north line of said 7.95 acre tract, a distance of 331.80 feet to the POINT OF BEGINNING AND CONTAINING 11.11 ACRES OF LAND. See Map No. 5175-Tract 3 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

