



SCALE: 1" = 200'

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

County Road 383

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

1/2" IR Set
1/2" IR Fnd. bears:
N 02°03'27" W - 229.09'

P.O.B.: Point for Corner
60d Nail Fnd. bears:
N 01°51'30" W - 998.59'

N 88°39'33" E - 1488.42'

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

11.11 AC.

1/2" IR Set
1/2" IR Fnd. bears:
S 02°03'27" E - 1222.55'

Point for Corner
1/2" IR Set Ref. bears:
N 88°39'33" E - 30.00'

S 88°39'33" W - 1489.55'

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

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

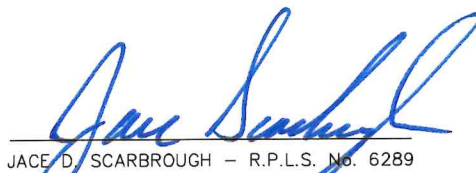
NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

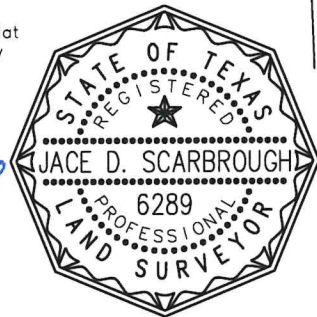
NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

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 - R.P.L.S. No. 6289



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

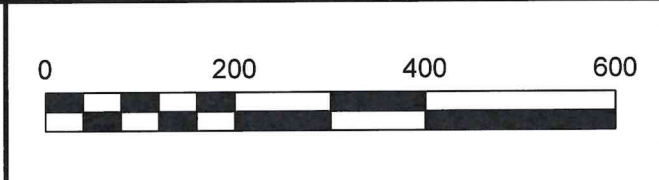
CALLED 131.55 ACRES
DAVID PRICE JAMES, ET AL.
TO
CHARLIE 26 LAND COMPANY, LLC
APRIL 21, 2026
DOCUMENT NO. 2026-2845

LINE	BEARING	DISTANCE
L1	S 02°03'27" E	325.02'
L2	N 01°51'30" W	325.01'



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 —
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 4.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 60d Nail Found in 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 998.59 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 1,488.42 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 229.09 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 1,222.55 feet;

THENCE South 88 deg. 39 min. 33 sec. West, across said 131.55 acre tract, a distance of 1,489.55 feet to a Point for Corner in the west line of same and being in said County Road 383, from which a 1/2" Iron Rod Set for reference, bears North 88 deg. 39 min. 33 sec. East, a distance of 30.00 feet;

THENCE North 01 deg. 51 min. 30 sec. West, with said County Road 383, a distance of 325.01 feet to the POINT OF BEGINNING AND CONTAINING 11.11 ACRES OF LAND. See Map No. 5175-Tract 4 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

