



SCALE: 1" = 200'

CALLLED 104 ACRES
JEFFREY WILLIAM JAMES, ET AL
TO
JORDAN RAY FAMILY SERIES, LLC
AUGUST 19, 2025
DOCUMENT NO. 2025-5973

P.O.B.: 60d Nail Fnd.
1/2" IR Fnd. bears:
S 89°37'51" E - 30.10'

CALLLED 9.106 ACRES
ESTATE OF GARLAND
JAMES BANKSTON
VOLUME 1642, PAGE 224

PLAT OF SURVEY J. BRYAN SURVEY, A-14

CALLLED 2.386 ACRES
CHRISTY L. RYAN
TO
PEDRO JIMENEZ AND WIFE,
LESLIE JIMENEZ
APRIL 20, 2017
VOLUME 2562, PAGE 522

@530.75' pass
1/2" IRF

@781.21' pass
1/2" IRF

RESIDUE OF A
CALLLED 7.158 ACRES
DAVID WOOD AND JENNIFER WOOD BOREL
TO
DANA C. WOOD, JR. AND WIFE, CHERYL G. WOOD
JULY 20, 2000
VOLUME 1634, PAGE 748

CALLLED 1 ACRES
D.C. BEASON AND HUSBAND,
ROGER BEASON
TO
EUGENE CARR AND WIFE,
EDDIE LEE CARR
AUGUST 19, 1955
VOLUME 510, PAGE 169

1/2" IRF

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

11.11 AC.

1/2" IR Set
1/2" IR Fnd. bears:
S 02°03'27" E - 421.65'

S 88°39'33" W - 1486.15'

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

(Call Overall: N 01°51'30" W - 1525.49')

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

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

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

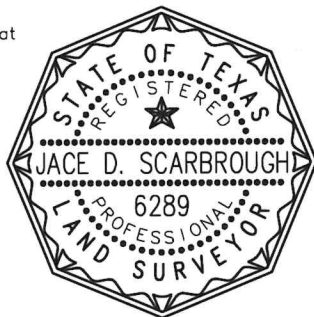
NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

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



LINE	BEARING	DISTANCE
L1	S 02°03'27" E	303.54'
L2	N 01°51'30" W	347.88'

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

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 7.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 60d Nail Found in County Road 383 at an ell corner of said 131.55 acre tract, being at the southwest corner of a called 2.386 acre tract as described in a deed from Christy L Ryan to Pedro Jimenez and wife, Leslie Jimenez, dated April 20, 2017 and recorded in Volume 2562, Page 522, and being at the southeast corner of a called 9.106 acre tract for the Estate of Garland James Bankston and being described in Volume 1642, Page 224, from which a 1/2" Iron Rod Found for reference, bears South 89 deg. 37 min. 51 sec. East, a distance of 30.10 feet;

THENCE South 89 deg. 37 min. 51 sec. East, with the south line of said 2.386 acre tract and with the south line of the residue of a called 7.158 acre tract as described in a deed from David Wood and Jennifer Wood Borel to Dana C. Wood, Jr. and wife, Cheryl G. Wood, dated July 20, 2000 and recorded in Volume 1634, Page 748, passing a 1/2" Iron Rod Found at the southeast corner of said 2.386 acre tract and same being at the southwest corner of said residue tract at 530.75 feet, passing a 1/2" Iron Rod Found at the southeast corner of said residue tract at 781.21 feet, and continuing across said 131.55 acre tract, for a total distance of 1,486.16 feet to a 1/2" Iron Rod Set for corner;

THENCE South 02 deg. 03 min. 27 sec. East, across said 131.55 acre tract, a distance of 303.54 feet to a 1/2" Iron Rod Set for corner, from which a 1/2" Iron Rod Found at an interior ell corner of said 131.55 acre tract, bears South 02 deg. 03 min. 27 sec. East, a distance of 421.65 feet;

THENCE South 88 deg. 39 min. 33 sec. West, across said 131.55 acre tract, a distance of 1,486.15 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 347.88 feet to the POINT OF BEGINNING AND CONTAINING 11.11 ACRES OF LAND. See Map No. 5175-Tract 7 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

