



SCALE: 1" = 300'

P.O.B.: 1/2" IR Fnd.
Iron Bar Fnd. bears:
S 87°38'22" W - 386.35'

CALLLED 30.7 ACRES
THE W. BARRY JAMES EQUIPMENT TRUST
TO
JEFFREY WILLIAM JAMES, ET AL
OCTOBER 15, 2000
VOLUME 1646, PAGE 24

PLAT OF SURVEY

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

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

County Road 383

Act & Call: N 87°14'05" E - 1768.89'

Act & Call: N 00°16'47" E - 879.87'

55.01 AC.

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

CALLLED 90.08 ACRES
TRACT ONE
HAMILTON O'NEILL PARTNERS, LTD.
TO
ELIZABETH H. O'NEILL AND
KATHLEEN HAMILTON COLE
JUNE 11, 2013
VOLUME 2356, PAGE 522

W. COLWELL SURVEY, A-229

J. BRYAN SURVEY, A-14

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

@1322.08' pass
5/8" IRF

W. PICKETT SURVEY, A-633

CALLLED 87.68 ACRES
THE ESTATE OF STEPHEN HOELLER
TO
CINDY HOELLER
JUNE 21, 2023
DOCUMENT NO. 2023-6109

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

LINE	BEARING	DISTANCE
L1	N 02°03'27" W	725.19'
L2	N 89°37'51" W	704.95'

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.

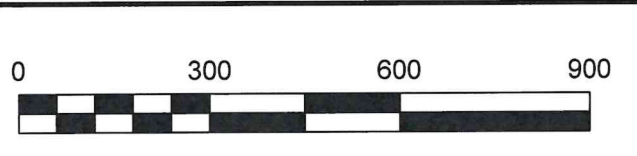
GIVEN UNDER MY HAND & SEAL, this the 27th day of April, 2026.

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



LEGEND

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



PLAT OF SURVEY 55.01 AC. LOCATED IN THE J. BRYAN SURVEY, A-14 ANDERSON COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 300'
SURVEYED BY: ZP	REF: SPENCER REED
DATE: 04-01-2026	FILE NO: 5175
	TRACT 8.DWG

JDS SURVEYING, INC.

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

55.01 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 55.01 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found in the north margin of County Road 383, being at the northwest corner of said 131.55 acre tract, being at the northeast corner of a called 9.106 acre tract for the Estate of Garland James Bankston and being described in Volume 1642, Page 224, being in the south line of a called 30.7 acre tract as described in a deed from the W. Barry Jones Equipment Trust to Jeffrey William James, et al., dated October 15, 2000 and recorded in Volume 1646, Page 24, from which an Iron Bar Found at the southwest corner of said 30.7 acre tract, bears South 87 deg. 38 min. 22 sec. West, a distance of 386.35 feet;

THENCE North 87 deg. 14 min. 05 sec. East, with the south line of said 30.7 acre tract, a distance of 1,768.89 feet to a 1/2" Iron Rod Found at the southeast corner of same, being in the west line of a called 90.08 acre tract, described as Tract One in a deed from Hamilton O'Neill Partners, Ltd. to Elizabeth H. O'Neill and Kathleen Hamilton Cole, dated June 11, 2013 and recorded in Volume 2356, Page 522, and being in the common line of said J. Bryan Survey and the W. Colwell Survey, Abstract No. 229;

THENCE South 01 deg. 19 min. 05 sec. East, with the west line of said 90.08 acre tract, with the west line of a called 87.68 acre tract as described in a deed from The Estate of Stephen Hoeller, deceased and wife, Cindy Hoeller to Cindy Hoeller, dated June 21, 2023 and recorded in Document No. 203-6109, and with the east line of said J. Bryan Survey, with the west line of said W. Colwell Survey and with the west line of the W. Pickett Survey, Abstract No. 633, passing a 5/8" Iron Rod Found at the southwest corner of said 90.08 acre tract, same being at the northwest corner of said 87.68 acre tract at 1,322.08 feet and continuing for a total distance of 1,624.02 feet to a 1/2" Iron Rod Found at the northeast 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;

THENCE South 86 deg. 14 min. 13 sec. West, with the north line of said 42.795 acre tract, a distance of 1,079.84 feet to a 1/2" Iron Rod Found at the northwest corner of same;

THENCE North 02 deg. 03 min. 27 sec. West, across said 131.55 acre tract, a distance of 725.19 feet to a 1/2" Iron Rod Set for corner;

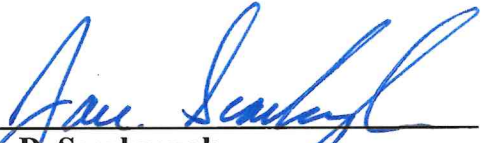
THENCE North 89 deg. 37 min. 51 sec. West, across said 131.55 acre tract, a distance of 704.95 feet to a 1/2" Iron Rod Found at the southwest corner of the residue of a called 7.158 acre tract as described in a deed from David Wood and Jennifer Wood Borel to Dana C. Wood, Jr. and wife, Cheryl G. Wood, dated July 20, 2000 and recorded in Volume 1634, Page 748;

55.01 ACRES

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THENCE North 00 deg. 16 min. 47 sec. East, with the east line of the residue of said 7.158 acre tract, passing a 1/2" Iron Rod Found for reference at 850.99 feet and continuing for a total distance of 879.87 feet to the POINT OF BEGINNING AND CONTAINING 55.01 ACRES OF LAND. See Map No. 5175-Tract 8 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

