



SCALE: 1" = 300'

LINE	BEARING	DISTANCE
L1	N 87°14'05" E	65.00'
L2	S 01°19'05" E	217.24'
L3	N 02°03'27" W	725.19'
L4	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, Harrison Hrobar, 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 4th day of August, 2026.

H. Hrobar

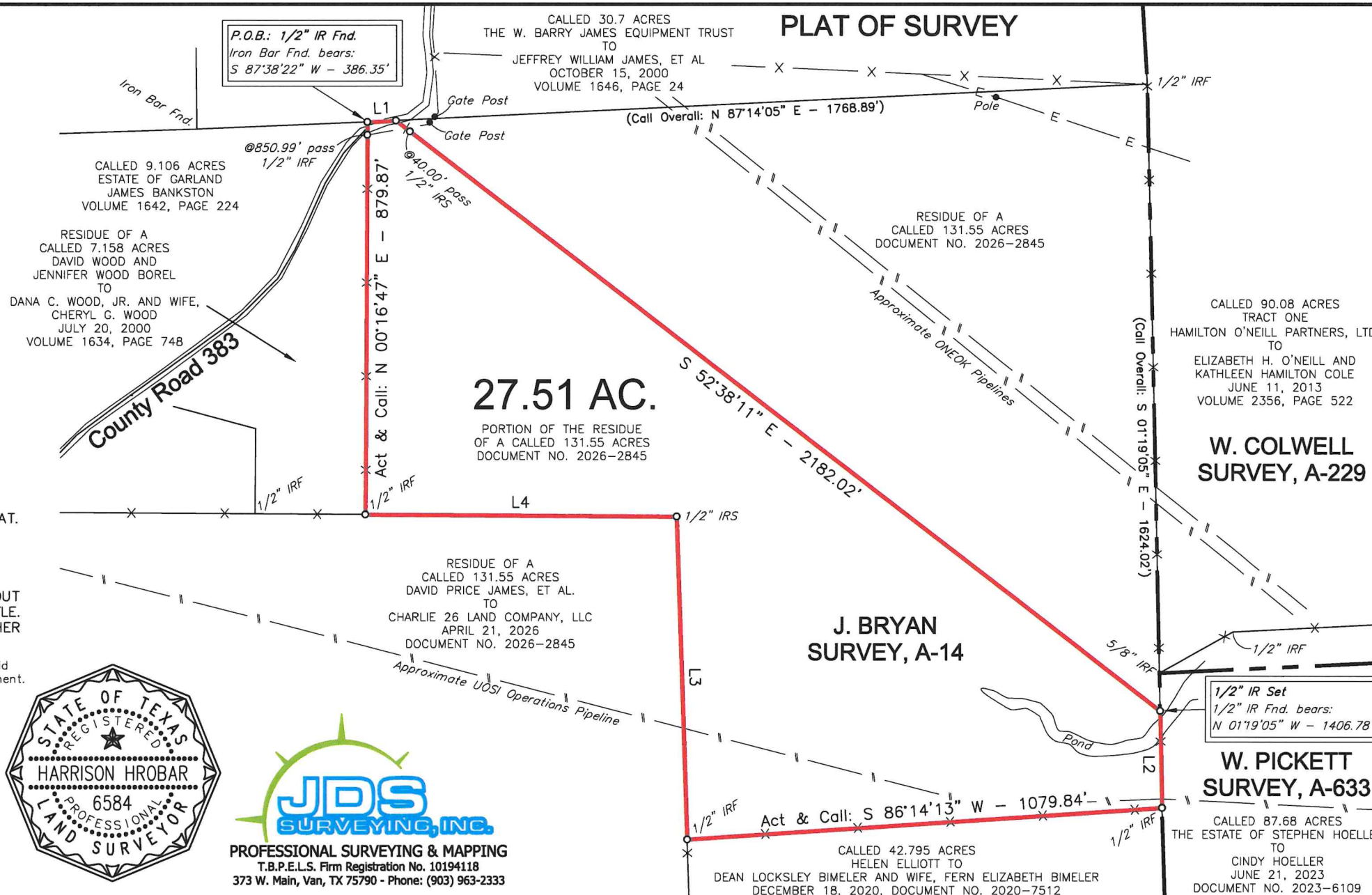
HARRISON HROBAR - R.P.L.S. No. 6584



27.51 AC.

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

PLAT OF SURVEY



LEGEND

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



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

DRAWN BY: SJ	SCALE: 1" = 300'
SURVEYED BY: ZP	REF: 5175 - REED
DATE: 08-03-2026	FILE NO: 5388
	27.51 Ac.DWG

JDS SURVEYING, INC.

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

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

27.51 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 the residue 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 27.51 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 the residue 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 65.00 feet to a 1/2" Iron Rod Set for corner in same;

THENCE South 52 deg. 38 min. 11 sec. East, across the residue of said 131.55 acre tract, passing a 1/2" Iron Rod Set for reference at 40.00 feet and continuing for a total distance of 2,182.02 feet to a 1/2" Iron Rod Set for corner in an east line of said residue tract, being in 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. 2023-6109, and being in the common line of said J. Bryan Survey and the W. Pickett Survey, Abstract No. 633, from which a 1/2" Iron Rod Found at the northeast corner of said residue tract, bears North 01 deg. 19 min. 05 sec. West, a distance of 1,406.78 feet;

THENCE South 01 deg. 19 min. 05 sec. East, with the west line of said 87.68 acre tract and with said survey line, a distance of 217.24 feet to a 1/2" Iron Rod Found in same and being 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 the residue of 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 the residue of 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;

27.51 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 27.51 ACRES OF LAND. See Map No. 5388-27.51 Ac 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, Harrison Hrobar, 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 4th day of August, 2026.



Harrison Hrobar
Registered Professional Land Surveyor
State of Texas No. 6584

