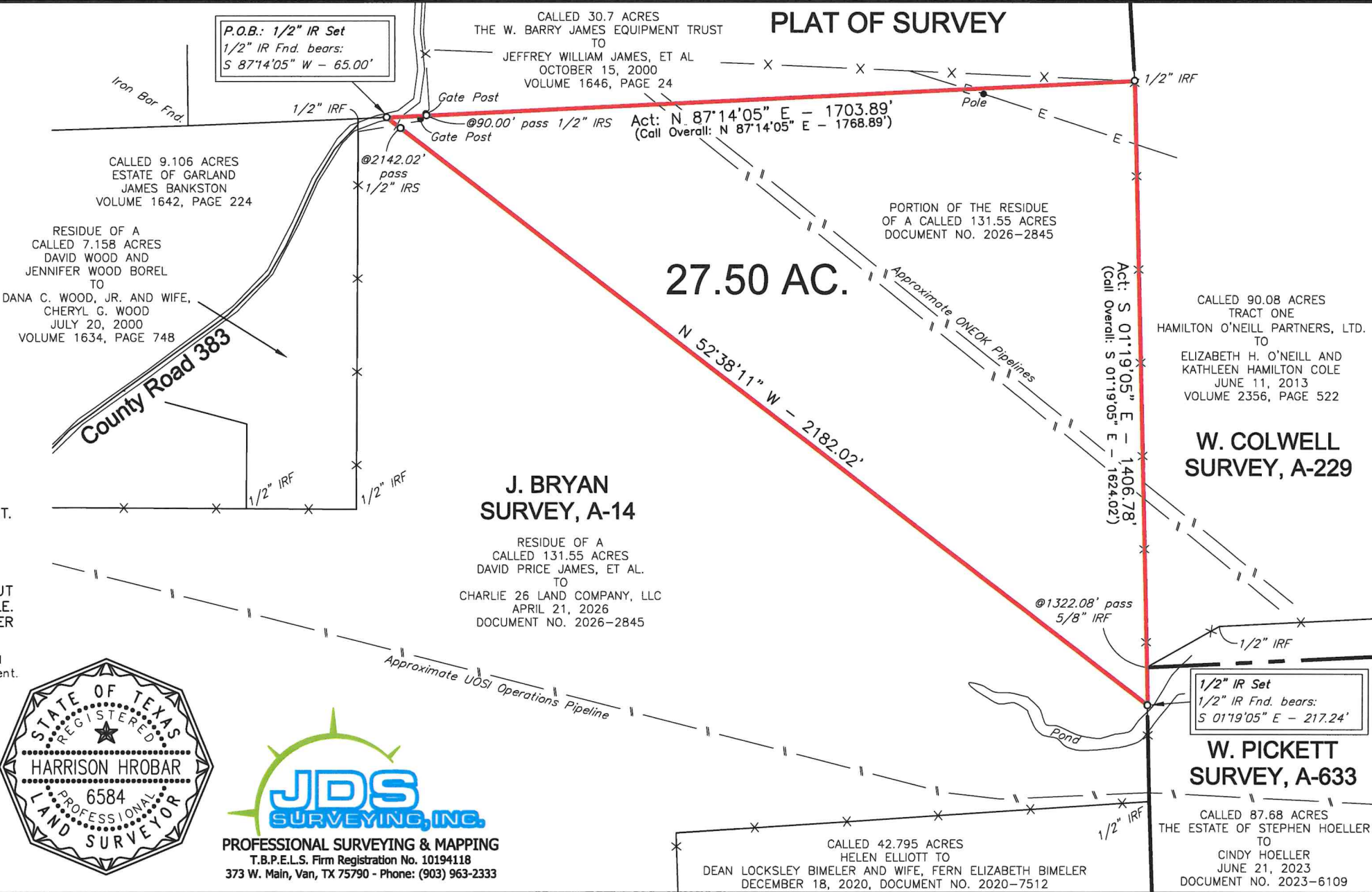




SCALE: 1" = 300'



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.

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



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



PLAT OF SURVEY
27.50 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
	27.50 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

27.50 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 27.50 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Set in County Road 383, being in the north line of the residue of said 131.55 acre tract, 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 1/2" Iron Rod Found at the northwest corner of said residue tract, bears South 87 deg. 14 min. 05 sec. West, a distance of 65.00 feet;

THENCE North 87 deg. 14 min. 05 sec. East, with the south line of said 30.7 acre tract, passing a 1/2" Iron Rod Set for reference at 90.00 feet and continuing for a total distance of 1,703.89 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 survey line, 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 a distance of 1,406.78 feet to a 1/2" Iron Rod Set for corner, from which a 1/2" Iron Rod Found at an ell corner of the residue of said 131.55 acre tract, bears South 01 deg. 19 min. 05 sec. East, a distance of 217.24 feet;

THENCE North 52 deg. 38 min. 11 sec. West, across the residue of said 131.55 acre tract, passing a 1/2" Iron Rod Set for reference at 2,142.02 feet and continuing for a total distance of 2,182.02 feet to the POINT OF BEGINNING AND CONTAINING 27.50 ACRES OF LAND. See Map No. 5388-27.50 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

