

PLAT OF SURVEY SHOWING PART OF THE ROBERT ERWIN SURVEY, A - 262, ANDERSON COUNTY, TEXAS

SCALE: 1" = 200.00 FEET

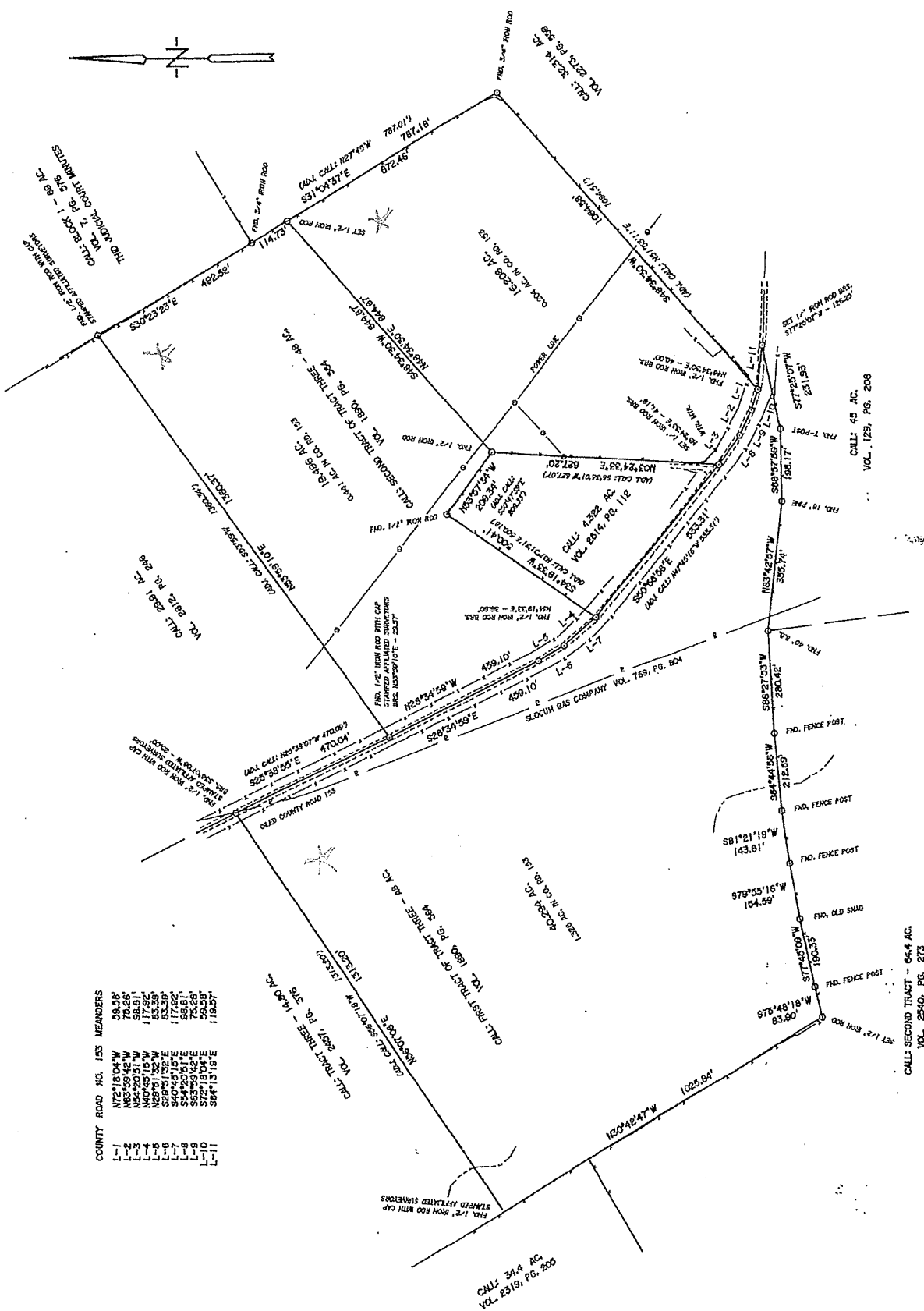
BEARINGS AND DISTANCES ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL
ZONE, TREATY, NAD 83 DATA

A METES AND BOUNDS LEGAL DESCRIPTION OF THIS PROPERTY WAS PREPARED
THIS DATE AND IS A PART OF THIS SURVEY.
ALL SET 1/2" IRON RODS HAVE AN ORANGE PLASTIC CAP STAMPED RULS 4091.
I, RAYMOND E. RUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO
HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL ON
THE GROUND SURVEY MADE BY ME DURING THE MONTH OF APRIL, 2006.
GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF APRIL, 2006.

RAYMOND E. RUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091
1000 WEST 10TH STREET, SUITE 100
GEO ARRESTE, AUSTIN, TEXAS 78701
603 AVENUE A, PALESTINE, TX 75901 (903) 753-3116 FIRM 10019700

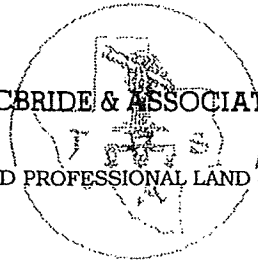
COUNTY ROAD NO. 133 MEANDERS

L-1	N72°18'04"W	59.98'
L-2	N63°59'42"W	70.26'
L-3	N84°20'51"W	98.61'
L-4	N40°45'15"W	177.92'
L-5	N31°13'32"E	83.39'
L-6	S29°11'32"E	117.92'
L-7	S40°45'15"E	98.61'
L-8	S54°20'51"E	98.61'
L-9	S72°18'04"E	59.98'
L-10	S54°13'19"E	119.27'
L-11		



RAYMOND E. (GENE) RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
ANDERSON COUNTY SURVEYOR

F.D. MCBRIDE & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS



BOUNDARY SURVEYS
SUBDIVISIONS
WELL LOCATIONS
LEASE SURVEYS
PIPE LINES

605 AVENUE A
PALESTINE, TEXAS 75801
PHONE: (903) 723-3116
FAX: (903) 723-2859
generus1@embarrqmail.com
State of Texas Firm No. 10019700

Description of a 40.294 acre tract
ROBERT ERWIN SURVEY, ABSTRACT NO. 262
Anderson County, Texas

ALL that certain tract or parcel of land, being a part of the ROBERT ERWIN SURVEY, ABSTRACT NO. 262, Anderson County, Texas, also being a part of that certain called 48 acre First Tract of Tract Three conveyed to Beatrice Chambers, Trustee for the Joe B. Chambers Family Trust, dated November 16, 2004, by Beatrice Chambers, Trustee For The J. B. & N. B. Chambers Living Trust, dated October 4, 2000, on January 6, 2005, recorded in Volume 1890, page 564 of the Official Public Records of Anderson County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron Rod with a cap stamped Affiliated Surveyors found for corner at the Northwest corner of the residue of the above mentioned 48 acre First Tract and the Southwest corner of a called 14.80 acre Tract Three recorded in Volume 2457, page 376 of the Official Public Records of Anderson County, Texas, in the East line of a called 34.4 acre tract recorded in Volume 2319, page 205 of the Official Public Records of Anderson County, Texas.

THENCE N 56° 07' 06" E with the North line of the residue of said 48 acre First Tract and the South line of said 14.80 acre tract a distance of 1313.20 feet to the Northeast corner of the residue of said 48 acre First Tract and the Southeast corner of said 14.80 acre tract, in the West line of a called 29.91 acre tract recorded in Volume 2612, page 246 of the Official Public Records of Anderson County, Texas, and in the centerline of oiled County Road No. 153, from which a found 1/2" Iron Rod with a cap stamped Affiliated Surveyors Brs. S 56° 07' 06" W - 25.00 feet.

THENCE S 25° 38' 55" E with the East line of said 48 acre First Tract, the West line of said 29.91 acre tract and along oiled County Road No. 153 a distance of 470.04 feet to the Southwest corner of said 29.91 acre tract and the Northwest corner of the residue of a called 48 acre Second Tract of Tract Three recorded in Volume 1890, page 564 of the Official Public Records of Anderson County, Texas, from which a found 1/2" Iron Rod with a cap stamped Affiliated Surveyors Brs. N 53° 59' 10" E - 29.57 feet.

THENCE in a Southerly direction with the Northeast line of said 48 acre First Tract, the Southwest line of said 48 acre Second Tract and

Description of a 40.294 acre tract, ROBERT ERWIN SURVEY, ABSTRACT NO. 262, Anderson County, Texas

along oiled County Road No. 153 as follows: S 26° 34' 59" E - 459.10 feet, S 29° 51' 32" E - 83.39 feet and S 40° 45' 15" E - 117.92 feet to the West corner of a called 4.322 acre tract recorded in Volume 2614, page 112 of the Official Public Records of Anderson County, Texas, from which a found 1/2" Iron Rod Brs. N 34° 19' 33" E - 36.60 feet.

THENCE S 50° 56' 56" E with the Northeast line of said 48 acre First Tract, the Southwest line of said 4.322 acre tract and along oiled County Road No. 153 a distance of 533.31 feet to the South corner of said 4.322 acre tract, from which a set 1/2" Iron Rod Brs. N 3° 24' 33" E - 41.19 feet.

THENCE in a Southeasterly direction with the Northeast line of said 48 acre First Tract, the Southwest line of said 48 acre Second Tract, the South line of a called 32.314 acre tract recorded in Volume 2273, page 559 of the Official Public Records of Anderson County, Texas, and along oiled County Road No. 153 as follows: S 54° 20' 51" E - 98.61 feet, S 63° 59' 42" E - 75.26 feet, S 72° 18' 04" E - 59.58 feet and S 84° 13' 19" E - 119.57 feet to the Southeast corner of said 48 acre First Tract, in the North line of a called 45 acre tract recorded in Volume 129, page 208 of the Deed Records of Anderson County, Texas, from which a set 1/2" Iron Rod Brs. S 77° 25' 07" W - 126.25 feet.

THENCE in a Westerly direction with the occupied South line of said 48 acre First Tract, the occupied North line of said 45 acre tract and partly along an existing fence as follows: S 77° 25' 07" W - 231.93 feet to a T-Post found for corner, S 88° 57' 59" W - 198.17 feet to an 18" Pine found for corner and N 83° 42' 57" W - 355.74 feet to a 40" S.G. found for corner at the occupied Northwest corner of said 45 acre tract and the occupied lower Northeast corner of a called 64.4 acre Second Tract recorded in Volume 2540, page 273 of the Official Public Records of Anderson County, Texas.

THENCE in a Westerly direction with the occupied South line of said 48 acre First Tract, the occupied lower North line of said 64.4 acre tract and along an existing fence as follows: S 86° 27' 53" W - 280.42 feet to a Fence Post found for corner, S 84° 44' 58" W - 212.69 feet to a Fence Post found for corner, S 81° 21' 19" W - 143.61 feet to a Fence Post found for corner, S 79° 55' 16" W - 154.59 feet to an old Snag found for corner, S 77° 45' 09" W - 190.33 feet to a Fence Post found for corner and S 75° 48' 18" W - 83.90 feet to a 1/2" Iron Rod set for corner at the Southwest corner of said 48 acre First Tract and an interior corner of said 64.4 acre tract.

Description of a 40.294 acre tract, ROBERT ERWIN SURVEY, ABSTRACT NO. 262, Anderson County, Texas

THENCE N 30° 42' 47" W with the West line of said 48 acre First Tract, the upper East line of said 64.4 acre tract and the East line of said 34.4 acre tract a distance of 1025.84 feet to the place of beginning, containing 40.294 acres of land, of which 1.326 acres are in oiled County Road No. 153.

I, Raymond E. Russell, Registered Professional Land Surveyor No. 4091, do hereby declare that the above field notes were prepared from an actual survey made by me on the ground during the month of April, 2026. Bearings are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD 83 data. All set 1/2" Iron Rods have an orange plastic cap stamped RPLS 4091. A plat of this property was prepared this date and is a part of this survey.

GIVEN UNDER MY HAND AND SEAL this the 24th day of April, 2026.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091