

Bearings and distances in parentheses are called.
(Adj. = Adjoiner Call)

Bearings are based on Grid North referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83 per GPS Observations.

I hereby certify that this map is an accurate representation of a survey made on the ground under my supervision. To the best of my knowledge the dimensions and locations of all improvements are as shown hereon. To the best of my knowledge there are no encroachments or visible easements except as shown hereon and according to the FEMA Anderson County Community Panel Number 480001 0425D, dated February 3, 2010, this property is located in Zone X (White). A Field Note Description contains additional details and is a part of this survey. This survey was performed for a specific transaction and use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.

Carroll L. Smith
CARROLL L. SMITH
Registered Professional Land Surveyor
State Of Texas Number 4181



NOTE: This survey was performed without the benefit of a title report, therefore it is possible that this property is affected by easements or other matters not shown hereon.

SURVEY MAP

SHOWING 28.070 ACRES IN THE
ELI A. BOWEN SURVEY A-8
ANDERSON COUNTY, TEXAS

SCALE: 1" = 200' JULY 1, 2025

FIRM No. 10046800
IVES TECHNICAL SERVICE, LLC
P.O. BOX 1561 (903) 729-7206
PALESTINE, TEXAS 75802

FIELD NOTE DESCRIPTION

TRACT THREE - 28.070 ACRES

ALL that certain tract of land in Anderson County, Texas, in the ELI A. BOWEN SURVEY, Abstract 8, being a portion of the residue of 243.58 acres in deed from Robert A. Brock, et ux to Scott T. Satterfield, et ux dated July 17, 2002, recorded in Volume 1733, Page 389 of the Anderson County Official Public Records (O.P.R.) And being more particularly described as follows:
w/cap = plastic cap marked CL SMITH RPLS 4181

BEGINNING at a 1/2" iron rod w/cap found marking a Southwest corner of the residue of said 243.58 acre tract in the East margin of oiled County Road 379 at the Northwest corner of 19.30 acres in Instrument No. 2025-3210 O.P.R.

THENCE; N 03° 33' 49" W, with the East margin of the county road 851.06 feet to a 1/2" iron rod found marking a Northwest corner of the residue of the 243.58 acre tract and the Southwest corner of a 5.00 acre tract in Volume 1291, Page 648 O.P.R.

THENCE; N 86° 25' 57" E, with the South line of said 5.00 acre tract and the South line of a 14.431 acre tract in Volume 2313, Page 392 O.P.R. 1058.50 feet to a 1/2" iron rod found marking an interior corner of the residue of said 243.58 acre tract and the Southeast corner of the 14.431 acre tract.

THENCE; N 02° 06' 56" W, with the East line of said 14.431 acre tract 792.37 feet to a 1/2" found marking the Northeast corner of the 14.431 acre tract and the Southeast corner of 26 acres in Volume 2406, Page 181 O.P.R.

THENCE; N 83° 27' 57" E, 195.27 feet to a 1/2" iron rod found marking an interior corner of the residue of said 243.58 acre tract and the Northwest corner of Tract 3 called 30.361 acres in Volume 1574, Page 189 O.P.R.

THENCE; In a Southerly direction with the West line of said Tract 3 as follows:

S 02° 23' 34" E, 797.84 feet to a snag fence corner and gate post.

S 03° 33' 42" E, 258.05 feet to a 1/2" iron rod found marking the Southwest corner of said Tract 3 and the Northwest corner of a 31.488 acre tract in Volume 1574, Page 205 O.P.R.

THENCE; In a Southerly direction with the West line of said 31.488 acre tract as follows:

S 02° 40' 29" E, 99.83 feet to a 1/2" iron rod found.

S 03° 18' 55" E, 493.43 feet to a 1/2" iron rod w/cap found marking the Northeast corner of said 19.30 acre tract and a Southeast corner of the residue of the 243.58 acre tract.

FIELD NOTE DESCRIPTION
ELI A. BOWEN SURVEY, A-8
TRACT THREE - 28.070 ACRES

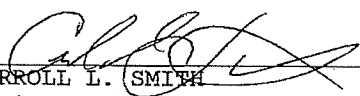
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THENCE; S 86° 14' 07" W, with the North line of the 19.30
acre tract 1253.54 feet to the PLACE OF BEGINNING
containing 28.070 acres.

Bearings are based on the Texas State Plane Coordinate System,
Central Zone, NAD 83, as determined by GPS observations.

I hereby certify that these field notes are an accurate
representation of a survey made on the ground under my supervision
on July 1, 2025. A map (C-2-1827) shows additional details and is
a part of this survey.




CARROLL L. SMITH
Registered Professional Land Surveyor
State of Texas No. 4181
Firm No. 10046800