

HAMPTON TOULLIS SURVEY
A-770

Larry D. Selman and
Terri Lyn Selman
Called 81.82 Acres
Vol. 2031, Pg. 669
O.P.R.A.C.T.

Revisions

Project: LAND TITLE SURVEY
TBD COUNTY ROAD 435
43.103 ACRE TRACT
GEORGE B. GRAY SURVEY, A-306
JACKSON B. NASH SURVEY, A-588
ANDERSON COUNTY, TEXAS

Date: 12/2/2025

Page 1 of 1

Checked By C.G.B.

21072 FM 2493
Bullard, Texas 75757
(903) 581-7759
www.elsurveying.com

100' 50' 0 100'
1" = 100'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°23'15"E	36.92'
CALL		36.92'
L2	S02°16'36"E	59.39'
CALL		59.39'
L3	S36°29'28"E	54.78'
CALL		54.78'
L4	S36°27'59"E	60.51'
CALL		60.51'
L5	S28°30'57"E	56.79'
CALL		56.79'

NOTES:

FIELDNOTES ACCOMPANY THIS PLAT.

RODS SHOWN HEREON AS SET ARE 1/2-INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "ELS SURVEYING".

BASIS OF BEARINGS:
REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203) NAD83 (2011) AS DERIVED FROM GPS OBSERVATIONS.

THIS PROPERTY LIES WITHIN THE BOUNDS OF UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48001C0275D DATED FEBRUARY 3, 2010.

BURIED PIPELINES SHOWN HEREON ARE SHOWN APPROXIMATELY FROM PIPELINE MARKERS AND THE TEXAS RRC GIS. PIPELINES WERE NOT LOCATED BY RADIO DETECTION NOR ANY OTHER PHYSICAL MEANS.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE RESOURCES GUARANTY COMPANY TITLE COMMITMENT G.F. NO. 252797, EFFECTIVE NOVEMBER 7, 2025, ISSUED NOVEMBER 7, 2025.

RIGHT OF WAY/EASEMENT TO BRUSHY CREEK WATER SUPPLY CORP. RECORDED IN VOL. 849, PG. 27 DRACT. BLANKET - NOT PLOTTABLE

RIGHT OF WAY/EASEMENT TO VALERO EASTEX PIPELINE CO. RECORDED IN VOL. 1263, PG. 183 OPRAC.T. DOES NOT AFFECT SUBJECT TRACT.

RIGHT OF WAY/EASEMENT TO ENBRIDGE PIPELINE LP RECORDED IN VOL. 1851, PG. 569 OPRAC.T. DOES NOT AFFECT SUBJECT TRACT.

RIGHT OF WAY/EASEMENT TO ENBRIDGE PIPELINES EAST TEXAS LP RECORDED IN VOL. 1852, PG. 726 OPRAC.T. DOES NOT AFFECT SUBJECT TRACT.

RIGHT OF WAY/EASEMENT TO ENBRIDGE PIPELINES EAST TEXAS LP RECORDED IN VOL. 1852, PG. 730 OPRAC.T. DOES NOT AFFECT SUBJECT TRACT.

Larry D. Selman and
Terri Lyn Selman
Called 110.42 Acres
Vol. 1262, Pg. 197
O.P.R.A.C.T.

GEORGE B. GRAY SURVEY
A-306

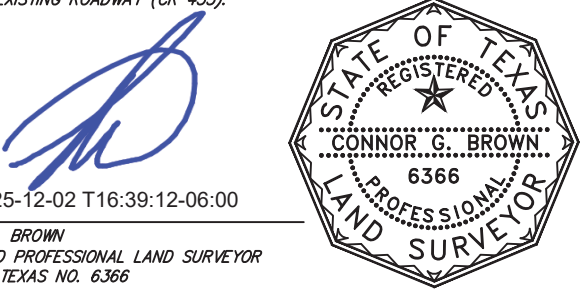
43.103 Acres
(±1.500 Acres Within County Road 435)

Byers Family Partnership, LTD
Residue of Called 148.291 Acres
Doc. No. 2024-6230
O.P.R.A.C.T.

Joseph F. Henry, III
Called 34.92 Acres
Doc. No. 2023-6971
O.P.R.A.C.T.
(Vol. 1998, Pg. 551)
(O.P.R.A.C.T.)

EXCLUSIVELY TO:
BYERS FAMILY PARTNERSHIP, LTD, CHRISTOPHER FIELD AND MEAGAN FIELD,
TITLE RESOURCES GUARANTY COMPANY, AND LANDMARK TITLE, INC.

I, CONNOR G. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT IT IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON SEPTEMBER 30, OCTOBER 1-3, 2024, AUGUST 28, 2025, AND NOVEMBER 18, 2025, AND THAT THERE ARE NO VISIBLE OR APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE SUBJECT TRACT HAS ACCESS TO AND FROM AN EXISTING HIGHWAY (OR 435).



- LEGEND
- IRF = Iron Rod Found
 - BSF = Bridge Spike Found
 - MNF = Map Nail Found
 - IRS = Iron Rod Set
 - Subject Property Boundary
 - - - Existing Wire Fence
 - - - Existing Buried Pipeline
 - PL — Existing Powerline
 - PP — Existing Power Pole
 - GA — Existing Guy Anchor
 - FBOX = Existing Fiber Optic Box
 - WM = Existing Water Meter
 - PL = Existing Pipeline Marker

JACKSON B. NASH SURVEY
A-588

Linker Ventures, L.L.C.
Called 105.188 Acres
Doc. No. 2025-6418
O.P.R.A.C.T.