

0' 400' 800' 1200'

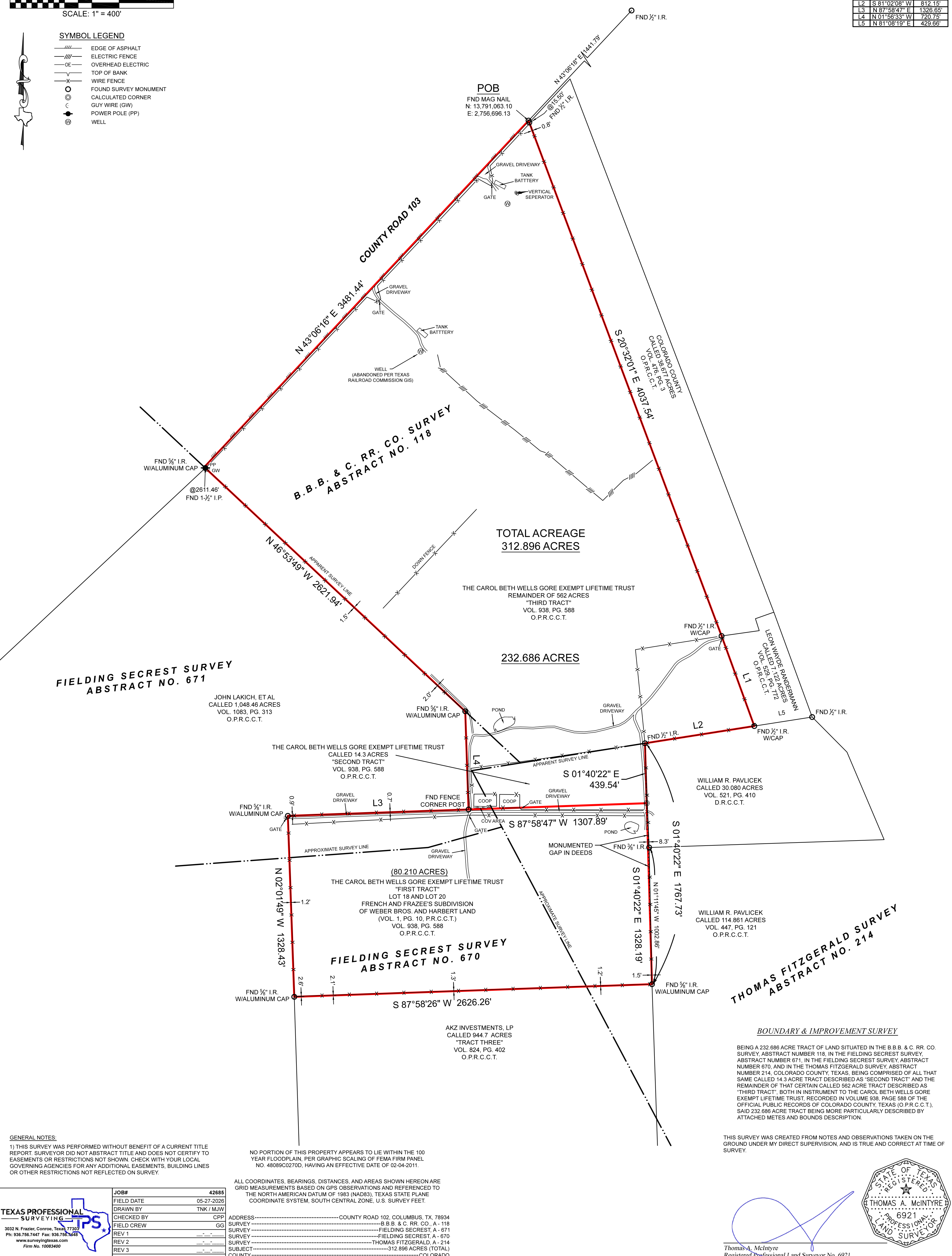
SCALE: 1" = 400'



**SYMBOL LEGEND**

- EDGE OF ASPHALT
- ELECTRIC FENCE
- OVERHEAD ELECTRIC
- TOP OF BANK
- WIRE FENCE
- FOUND SURVEY MONUMENT
- CALCULATED CORNER
- GUY WIRE (GW)
- POWER POLE (PP)
- WELL

LINE	BEARING	DISTANCE
L1	S 19°58'08" E	703.01'
L2	S 81°02'08" W	812.15'
L3	N 87°58'47" E	1328.65'
L4	N 01°56'33" W	720.75'
L5	N 81°08'19" E	429.66'



**TOTAL ACREAGE**  
312.896 ACRES

232.686 ACRES

**FIELDING SECREST SURVEY**  
ABSTRACT NO. 671

JOHN LAKICH, ET AL  
CALLED 1,048.46 ACRES  
VOL. 1083, PG. 313  
O.P.R.C.C.T.

THE CAROL BETH WELLS GORE EXEMPT LIFETIME TRUST  
CALLED 14.3 ACRES  
"SECOND TRACT"  
VOL. 938, PG. 588  
O.P.R.C.C.T.

**FIELDING SECREST SURVEY**  
ABSTRACT NO. 670

(80.210 ACRES)  
THE CAROL BETH WELLS GORE EXEMPT LIFETIME TRUST  
"FIRST TRACT"  
LOT 18 AND LOT 20  
FRENCH AND FRAZEE'S SUBDIVISION  
OF WEBER BROS. AND HERBERT LAND  
(VOL. 1, PG. 10, P.R.C.C.T.)  
VOL. 938, PG. 588  
O.P.R.C.C.T.

AKZ INVESTMENTS, LP  
CALLED 944.7 ACRES  
"TRACT THREE"  
VOL. 824, PG. 402  
O.P.R.C.C.T.

**THOMAS FITZGERALD SURVEY**  
ABSTRACT NO. 214

WILLIAM R. PAVLICEK  
CALLED 30.080 ACRES  
VOL. 521, PG. 410  
D.R.C.C.T.

WILLIAM R. PAVLICEK  
CALLED 114.861 ACRES  
VOL. 447, PG. 121  
O.P.R.C.C.T.

**BOUNDARY & IMPROVEMENT SURVEY**

BEING A 232.686 ACRE TRACT OF LAND SITUATED IN THE B.B.B. & C. RR. CO. SURVEY, ABSTRACT NUMBER 118, IN THE FIELDING SECREST SURVEY, ABSTRACT NUMBER 671, IN THE FIELDING SECREST SURVEY, ABSTRACT NUMBER 670, AND IN THE THOMAS FITZGERALD SURVEY, ABSTRACT NUMBER 214, COLORADO COUNTY, TEXAS, BEING COMPRISED OF ALL THAT SAME CALLED 14.3 ACRE TRACT DESCRIBED AS "SECOND TRACT" AND THE REMAINDER OF THAT CERTAIN CALLED 562 ACRE TRACT DESCRIBED AS "THIRD TRACT", BOTH IN INSTRUMENT TO THE CAROL BETH WELLS GORE EXEMPT LIFETIME TRUST, RECORDED IN VOLUME 938, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF COLORADO COUNTY, TEXAS (O.P.R.C.C.T.), SAID 232.686 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

**GENERAL NOTES:**  
1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48089C0270D, HAVING AN EFFECTIVE DATE OF 02-04-2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS.....COUNTY ROAD 102, COLUMBUS, TX, 78934  
SURVEY.....B.B.B. & C. RR. CO., A - 118  
SURVEY.....FIELDING SECREST, A - 671  
SURVEY.....FIELDING SECREST, A - 670  
SURVEY.....THOMAS FITZGERALD, A - 214  
SUBJECT.....312.896 ACRES (TOTAL)  
COUNTY.....COLORADO

**TEXAS PROFESSIONAL SURVEYING**  
TPS  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.1448  
www.surveyingtexas.com  
Firm No. 10083400

JOB#	42685
FIELD DATE	05-27-2026
DRAWN BY	TNK / MJW
CHECKED BY	CPP
FIELD CREW	GG
REV 1	
REV 2	
REV 3	
REV 4	

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

