

0' 100' 200' 300'

Scale: 1" = 100'

LINE	BEARING	DISTANCE
L1	S 33°52'38" E	132.24'

SYMBOL LEGEND

- CHAINLINK FENCE
- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- RAIL FENCE
- TOP OF BANK
- VINYL FENCE
- WIRE FENCE
- IRON FENCE
- AIR CONDITIONING UNIT
- CLEANOUT
- FOUND SURVEY MONUMENT
- GATE POST
- GUY WIRE
- METER BOX
- PIPELINE MARKER
- POWER POLE
- SET SURVEY MONUMENT
- WELL

DOYLE DANIEL AND
NETA M. DANIEL
CALLED 188.243 ACRES
"TRACT 3"
VOL. 1049, PG. 413
O.R.F.C.T.

NOW OR FORMERLY
RAYMOND E. PETERS
CALLED 40 ACRES
VOL. 698, PG. 184
O.R.F.C.T.

35.661 ACRES

JULIO A. COSME AND
GUADALUPE COSME
CALLED 35 ACRES
VOL. 1745, PG. 380
O.R.F.C.T.

(FURTHER DESCRIBED IN
VOL. 1513, PG. 368, O.R.F.C.T.)

CHARLES SHAY WIDEMAN AND
DEENA S. WIDEMAN
CALLED 9.68 ACRES
"TRACT ONE"
VOL. 1590, PG. 849
O.R.F.C.T.

DARNELLA FAY GRANT
EXEMPT LIFETIME TRUST, ET AL
CALLED 27.506 ACRES
"SECOND TRACT"
VOL. 1715, PG. 485
O.R.F.C.T.

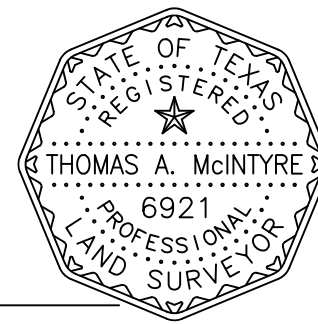
**WILLIAM C. AUTRY
PRE-EMPTION
ABSTRACT NO. 42**

BOUNDARY & IMPROVEMENT SURVEY

BEING A 35.661 ACRE TRACT OF LAND SITUATED IN THE GREEN A. BLUNT PRE-EMPTION SURVEY, ABSTRACT NUMBER 87, FREESTONE COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 35 ACRE TRACT DESCRIBED IN INSTRUMENT TO JULIO A. COSME AND GUADALUPE COSME, RECORDED IN VOLUME 1745, PAGE 380, OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS (O.R.F.C.T.), BEING FURTHER DESCRIBED IN VOLUME 1513, PAGE 368, O.R.F.C.T., SAID 35.661 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

SURVEYOR'S NOTE
SCALED PIPELINES SHOWN HEREON ARE FROM THE TEXAS RAILROAD COMMISSION GIS DUE TO LACK OF SUFFICIENT SIGNAGE MARKING THE LOCATIONS OF THE PIPELINES

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 4808220011A, HAVING AN EFFECTIVE DATE OF 09-01-2007.

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, CENTRAL ZONE, U.S. SURVEY FEET.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
G.F. NO.: FTH-30-FAH25011737M
EFFECTIVE DATE: SEPTEMBER 12, 2025

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- 10h) R.O.W. EASEMENT TO NAVASOTA VALLEY ELECTRIC COOPERATIVE, INC. PER VOL. 1077, PG. 613, O.P.R.F.C.T. (BLANKET)
- 10i) R.O.W. EASEMENT TO GTE SOUTHWESTER INCORPORATED PER VOL. 1078, PG. 221, O.P.R.F.C.T. (BLANKET)
- 10k) R.O.W. EASEMENT TO ANADARKO GATHERING COMPANY PER VOL. 1126, PG. 167, O.P.L.R.F.C.T. (BLANKET)
- 10l) R.O.W. EASEMENT TO NAVASOTA VALLEY ELECTRIC COOPERATIVE, INC. PER VOL. 1139, PG. 469, O.P.R.F.C.T. (BLANKET)
- 10m) R.O.W. EASEMENT TO ANADARKO GATHERING COMPANY PER VOL. 1193, PG. 597, O.P.L.R.F.C.T. (BLANKET)
- 10p) R.O.W. EASEMENT, UTILITY EASEMENT AND LEASE SITE TO TCO LAND, LLC. PER VOL. 1567, PG. 860, O.P.R.F.C.T. (DOES AFFECT / SHOWN HEREON)

TEXAS PROFESSIONAL SURVEYING T.P.S.
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PROJECT	41870
FIELD DATE	02-09-2026
DRAWN BY	CSP
CHECKED BY	MJW
FIELD CREW	JW
REV 1	3/3/2026 TITLE
REV 2	
REV 3	
REV 4	

ADDRESS.....190 PRIVATE ROAD 408, KEECHI, TX, 75831
SURVEY.....GREEN A. BLUNT PRE-EMPTION, A - 87
SUBJECT.....35.661 ACRES
COUNTY.....FREESTONE