

COLORADO COUNTY, TEXAS

HENRY TERRELL SURVEY

ABSTRACT NO. 555

Project No. 042326-030
Date: May 5, 2026

Private Gravel Road known as Cook Ranch Road which is being used for access to the herein described tract from F.M. Hwy No. 806.

Colorado County Triple W Ranch L.P.
52.37 Acres
Volume 990, Page 792
Official Records

A. Alley Survey
Abstract No. 49

Colorado County Triple W Ranch L.P.
617.137 Acres
Volume 430, Page 214
Official Records

Colorado County Triple W Ranch L.P.
617.137 Acres
Volume 430, Page 214
Official Records



- LEGEND**
- Found 1/2" Iron Rod
 - Found 1" Galvanized Pipe
 - ⊙ Set 1/2" Iron Rod
 - X— Wire Fence

This survey was performed without the benefit of a title commitment.

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable.

This property is subject to the rights of the public to any area located within a public roadway, street, or alley.

All fences are shown in their approximate location.

This survey was performed without the benefit of an abstract of title.

This is a boundary survey only with the exception of those access easements as indicated hereon.

All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents and depictions produced. No part of this document may be reproduced or altered.

This survey is valid for this transaction only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.

This survey is considered an unofficial document unless having an original signature and seal of surveyor.

Legal description to accompany this plat.

By the acceptance and use of this document you hereby acknowledge you have read, understand and agree with the above notes.

F.L. Toneray Survey
Abstract No. 563

Troy Buenger
10,590 Acres
Volume 781, Page 736
Volume 148, Page 194
Official Records

Shaded area 20' Easement described in Partition Deed Vol. 432, Pg 153 D.R.

Julio De La Fuente
49.08 Acres
Volume 977, Page 503
Official Records

Tina Halppanir
3,522 Acres
Volume 925, Page 682
Official Records

Rafael Gonzalez
17.61 Acres
Volume 914, Page 645
Official Records

Henry Terrell Survey
Abstract No. 555

Steven N. Beettner Sr. & Patsy G. Beettner
10.57 Acres
Volume 842, Page 104
Official Records

Colorado County Triple W
10,544 Acres
Volume 798, Page 662
Official Records

Geronimo N4142PAPA LP
10.610 Acres
Volume 792, Page 671
Official Records

N 89°25'00" E 807.50'
(Basis of Bearing - Called S89°25'00"W 807.53')

7.309 ACRES

John J. & Lynn Buxkamper
7.31 Acres
Volume 449, Page 707
Official Records
Originally described in Vol. 448, Pg. 105
Deed Records

S 00°35'00" E 585.33'
(Called S00°35'00"E 585.33')

Steven N. Beettner Sr. & Patsy G. Beettner
3.66 Acres
Volume 993, Page 222
Official Records

Steven N. Beettner Sr. & Patsy G. Beettner
3.66 Acres
Volume 875, Page 725
Official Records

Geronimo N4142PAPA, LP
21.923 Acres
Volume 768, Page 850
Official Records

Last Oak Cook Ranch LLC
725.09 Acres
Volume 934, Page 107
Official Records

Shaded area 20' Easement described in Partition Deed Vol. 432, Pg 162 D.R.

(Called N42°34'17"W 787.50)
N 42°35'33" W 787.76'
(Called S89°25'00"W 280.71')
S 89°25'00" W 280.30'

1 1/4" Iron Pipe Found at 28.81' from the Southwest corner

Shaded area 20' Easement described in Partition Deed Vol. 432, Pg 180 D.R.

Waco Manufacturing Co. Survey No. 785
Abstract No. 613

Geronimo N4142PAPA, LP
Volume 827, Page 349
Official Records

Mary Ann Hounshell
30.10 Acres
Volume 620, Page 242
Deed Records

W R Beane & GB&A Interests, LP
197.304 Acres

TEXAS LAND SYSTEMS
Surveying & Mapping

3554 FM 109 Columbus, Texas 78934
Phone: (979) 732 - 2086
Firm Registration No. 10193708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of a survey performed on the ground under my supervision.

Jacob W. Barten, RPLS 6337



Survey plat of a 7.309 acre tract of land located in the Henry Terrell Survey, Abstract No. 555, Colorado County, Texas; and being that same land described as 7.31 acres in Deed dated December 11, 2003 from Lee Allen Schoellmann to Ronney D. Frank as recorded in Volume 449, Page 707 of the Colorado County OfficialRecords.

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 042326-030

COUNTY OF COLORADO

DATE: MAY 5, 2026

Being a 7.309 acre tract of land located in the Henry Terrell Survey, Abstract No. 555 in Colorado County, Texas; and being that same land described as 7.31 acres in Deed dated December 11, 2003 from Lee Allen Schoellmann to Ronney D. Frank as recorded in Volume 449, Page 707 of the Colorado County Official Records, to which reference is made for all purposes; said 7.309 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1" galvanized pipe found in the East line of a 49.08 acre tract of land conveyed to Julio De La Fuente in Volume 977, Page 503 of the Colorado County Official Records and the West line of a 20' easement described in Volume 432, Page 153 of the Colorado County Deed Records. Said iron pipe also being in the South line of that 3.522 acre tract of land conveyed to Tina Haffpaur in Volume 925, Page 682 of the Colorado County Official Records, same being the Northwest corner of the herein described tract.

THENCE N89°25'00"E a distance of **807.50 feet** (Basis of Bearing - Called S89°25'00"W 807.53') to a ½" iron rod found for the Northwest corner of a 3.66 acre tract of land conveyed to Steven N. Beettner Sr., in Volume 993, Page 222 of the Colorado County Official Records, same being the Northeast corner of the herein described tract.


THENCE with the common line of said Beettner tract, **S00°35'00"E** a distance of **585.33 feet** (Called S00°35'00"E 585.33') to a ½" iron rod set in the North line of a 30.10 acre tract of land conveyed to Mary Ann Hounshell in Volume 620, Page 242 of the Colorado County Deed Records for the Southwest corner of the Beettner tract, same being the Southeast corner of the herein described tract.

THENCE S89°25'00"W a distance of **280.30 feet** (Called S89°25'00"W 280.71') to a 1" pipe found in the East line of a 725.09 acre tract of land conveyed to Last Oak Cook Ranch LLC in Volume 934, Page 107 of the Colorado County Official Records for the Northwest corner of said 30.10 acre tract, same being the Southwest corner of the herein described tract.

THENCE N42°35'33"W a distance of **787.76 feet** (Called N42°34'17"W 787.50') to the **PLACE OF BEGINNING** containing 7.309 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered.

Survey Plat accompanies this metes and bounds description.



Jacob W. Barten

R.P.L.S. 6337

Firm Registration No. 10193708

