

0' 200' 400' 600'

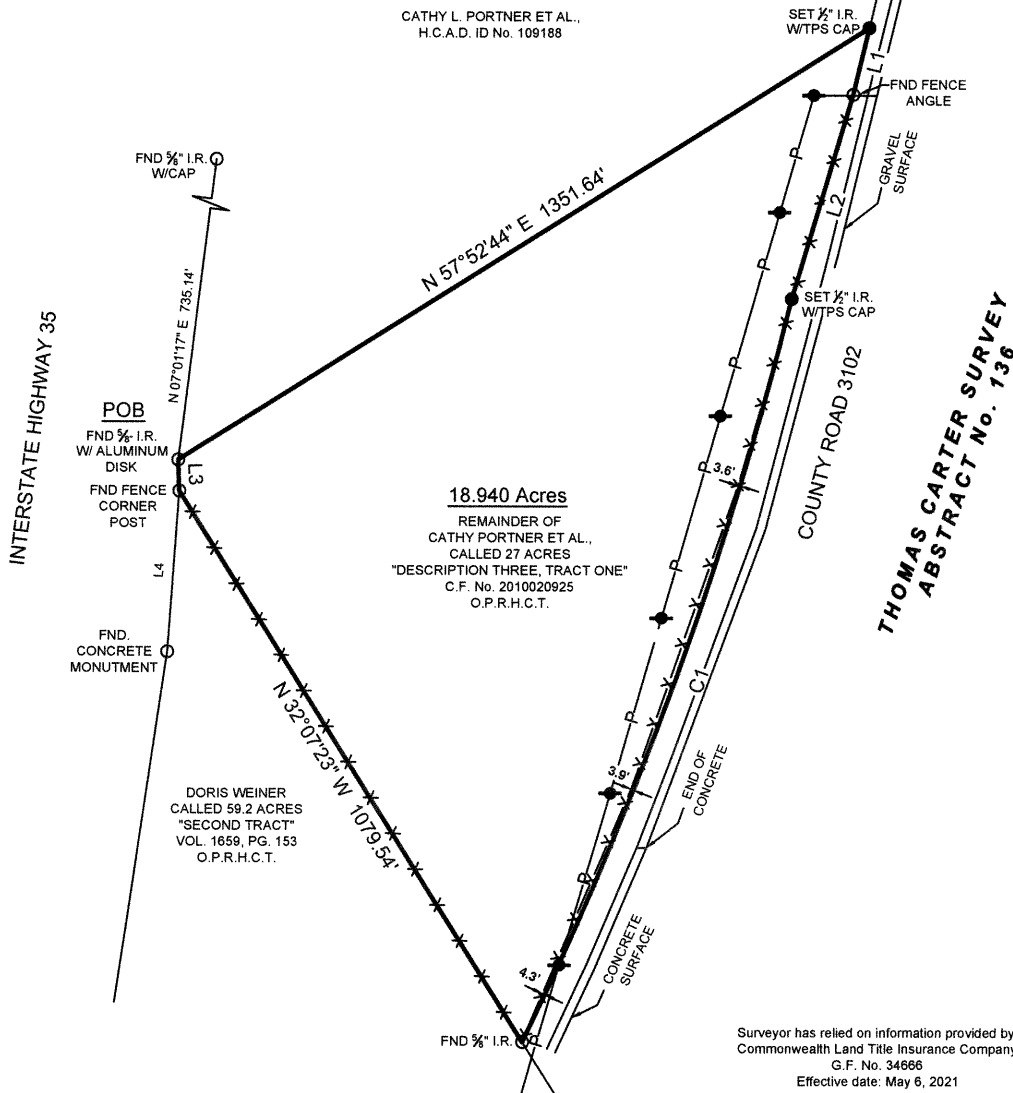


SYMBOL LEGEND

- P - Overhead Power Line
- Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6381.69'	1313.95'	1311.63'	S 19°39'44" W	11°47'49"

LINE	BEARING	DISTANCE
L1	S 13°24'31" W	113.62'
L2	S 16°34'03" W	353.58'
L3	N 02°28'13" W	51.67'
L4	S 04°00'41" W	267.55'



18.940 Acres
 REMAINDER OF
 CATHY PORTNER ET AL.,
 CALLED 27 ACRES
 "DESCRIPTION THREE, TRACT ONE"
 C.F. No. 2010020925
 O.P.R.H.C.T.

DORIS WEINER
 CALLED 59.2 ACRES
 "SECOND TRACT"
 VOL. 1659, PG. 153
 O.P.R.H.C.T.

Surveyor has relied on information provided by:
 Commonwealth Land Title Insurance Company
 G.F. No. 34666
 Effective date: May 6, 2021

BOUNDARY SURVEY

BEING a 18.940 acre tract of land situated in the Thomas Carter Survey, Abstract Number 136, Hill County, Texas, being the remainder of that certain called 27 acre tract described as "Description Three, Tract One" in instrument to Cathy Portner, et al, recorded under Clerk's File Number 2010020925 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.), said 18.940 acre tract being more particularly described by attached metes and bounds description.

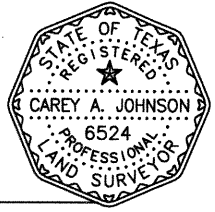
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48217C0575D having an effective date of 12/20/2019.
 Job No.: B503-29
 Scale: 1"=200'
 Date: 6/8/2021
 Drawn By: AF
 Field Crew: SS
 Revised:

Purchaser: BCP Land, LLC.
 Address: I.H. 35, Abbott, Tx. 76621
 Lot: _____, Block: _____, Section: _____
 Survey: Thomas Carter, A 136
 Area: 18.940 Acres
 Subdivision: _____
 Cabinet: _____ Sheet: _____ Records: _____
 Hill County, Texas

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Right-of-Way to the State of Texas, per Vol. 263, Pg. 255, D.R.H.C.T. (Unable to Plot)
- 2) Judgement, per Vol. Q, Pg. 357, D.R.H.C.T. (Unable to Plot)
- 3) Right-of-Way to the State of Texas, per Vol. 396, Pg. 298, D.R.H.C.T. (Unable to Plot)
- 4) Easement to Southwestern Bell Telephone Company, per Vol. 532, Pg. 208, D.R.H.C.T. (Unable to Plot)

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

TEXAS
 PROFESSIONAL SURVEYING, LLC
 3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936) 756-7447 - FAX (936) 756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Basis of Bearings: Central North Zone (4202).