

SYMBOL LEGEND

- EDGE OF WATER
- FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- APPARENT SURVEY LINE
- OVERHEAD ELECTRIC
- WIRE FENCE
- FOUND SURVEY MONUMENT
- 1/2" IRON ROD W/CAP STAMPED "TPS 100834-00"
- POWER POLE

**ELIAS P. FORT SURVEY
ABSTRACT No. 327**

CHANCE BANKHEAD AND
MORGAN BANKHEAD
CALLED 32.876 ACRES
DOCUMENT No. 160067-2019
O.P.R.L.C.T.

BOUNDARY SURVEY

BEING a 14.739 acre tract situated in the Jeremiah Stell Survey, Abstract Number 867 and in the Elias P. Fort Survey, Abstract Number 327, Lamar County, Texas, being a portion of that certain called 58.957 acre tract described in instrument to BCP Land, LLC, recorded under Document Number 199295-2022 of the Official Public Records of Lamar County, Texas (O.P.R.L.C.T.) said 14.739 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.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48277C0475C HAVING AN EFFECTIVE DATE OF 08/16/2011.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE (TXNC-4202), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....
ADDRESS.....CR 15380, PATTONVILLE, TX 75468
SURVEY.....ELIAS P. FORT, A - 327
SURVEY.....JEREMIAH STELL, A - 867
SUBJECT.....14.739 ACRES
COUNTY.....LAMAR

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

PROJECT NUMBER	27678_TR1
DATE	11/8/2022
DRAWN BY	ADV
CHECKED BY	DVB / MJW
FIELD CREW	GG
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

LINE	BEARING	DISTANCE
L1	N 89°34'00" E	322.84'
L2	S 01°13'13" E	316.98'
L3	N 01°47'39" W	323.38'
L4	N 01°13'13" W	1023.04'

POB
MARK WELCH AND
LAURA WELCH
CALLED 10.00 ACRES
DOCUMENT No. 094711-2012
O.P.R.L.C.T.

GERON JACKSON AND
GLENN R. JACKSON
CALLED 63.00 ACRES
VOL. 1073, PG. 209
R.P.R.L.C.T.

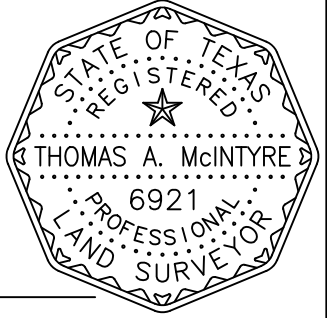
**TRACT 1
14.739 ACRES**

PORTION OF
BCP LAND, LLC
CALLED 58.957 ACRES
DOCUMENT No. 199295-2022
O.P.R.L.C.T.

REMAINDER OF
BCP LAND, LLC
CALLED 58.957 ACRES
DOCUMENT No. 199295-2022
O.P.R.L.C.T.

REMAINDER OF
JUSTIN GLEN ARMSTRONG AND
JAMES MICHAEL WINTERS
CALLED 100.10 ACRES
DOCUMENT No. 148990-2017
O.P.R.L.C.T.

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.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921