

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

POC  
FND 3/8" I.R.

POB  
FND 24"  
CEDAR TREE  
N:7250411.60  
E:2916244.31

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.

NO 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

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 01°47'39" E | 323.38'  |
| L2   | S 01°13'13" E | 318.34'  |
| L3   | N 01°47'39" W | 318.34'  |

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

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

N 88°33'16" E 2018.42'

TRACT 2  
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.

SET 1/2" I.R.  
W/TPS CAP

ZONE "X"

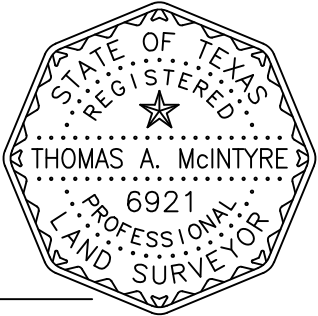
SET 1/2" I.R.  
W/TPS CAP

ZONE "A"

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.



|                |           |
|----------------|-----------|
| PROJECT NUMBER | 27678_TR2 |
| DATE           | 11/8/2022 |
| DRAWN BY       | ADV       |
| CHECKED BY     | DVB / MJW |
| FIELD CREW     | GG        |
| REVISION 1     |           |
| REVISION 2     |           |
| REVISION 3     |           |
| REVISION 4     |           |



Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921