

SYMBOL LEGEND

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

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 01°13'13" E | 318.84' |
| L2 | N 01°47'39" W | 318.85' |

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.

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

**JEREMIAH STELL SURVEY
ABSTRACT No. 867**

**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.

**TRACT 3
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.

POC
FND 3/8" I.R.

POB
SET 1/2" I.R.
W/TPS CAP
N:7250093.42
E:2916254.28

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

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

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

FND 3/8" I.R.

FND 3/8" I.R.

S 01°47'39" E 641.72'

L2

S 01°47'39" E
319.37'

N 88°33'16" E 2015.23'

S 88°33'16" W 2012.04'

COUNTY ROAD 15380
(GRAVEL)

ZONE "A"

ZONE "X"

S 01°13'13" E
319.37'

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 and, LLC, recorded under Document Number 199259-2022 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.

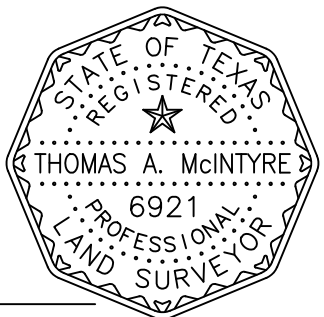
A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48277C0475C HAVING AN EFFECTIVE DATE OF 08/16/2011.

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.

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.

| | |
|-----------------------|------------------|
| PROJECT NUMBER | 27678_TR3 |
| DATE | 11/8/2022 |
| DRAWN BY | ADV |
| CHECKED BY | DVB / MJW |
| FIELD CREW | GG |
| REVISION 1 | --- |
| REVISION 2 | --- |
| REVISION 3 | --- |
| REVISION 4 | --- |

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



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921