

0' 200' 400' 600'



Scale: 1" = 200'

**SYMBOL LEGEND**

- EDGE OF ASPHALT
- FEMA LIMITS (PER NFHL DATA)
- OVERHEAD ELECTRIC
- PIPE FENCE
- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- POWER POLE (PP)
- WATER METER (WM)



**FARM TO MARKET ROAD 980**

LINE	BEARING	DISTANCE
L1	N 80°07'03" E	80.13'
L2	S 48°29'24" E	365.83'
L3	S 41°11'31" W	139.51'
L4	S 24°44'05" W	76.40'
L5	S 02°06'53" E	91.89'
L6	S 33°43'38" E	79.60'
L7	S 72°23'32" E	125.06'
L8	S 88°12'13" E	213.69'
L9	S 78°25'40" E	161.98'
L10	S 48°24'33" E	121.40'
L11	S 12°45'57" E	195.18'
L12	S 06°49'19" W	294.37'
L13	S 08°28'06" W	95.16'
L14	S 20°33'02" W	67.57'
L15	S 24°46'16" W	49.67'
L16	S 36°24'37" W	31.31'
L17	S 84°32'21" W	35.54'
L18	N 63°43'20" W	73.07'
L19	N 71°08'54" W	96.45'
L20	N 79°47'18" W	67.65'
L21	S 87°26'12" W	62.54'
L22	S 54°39'21" W	43.12'
L23	S 51°31'55" W	68.38'
L24	S 63°17'38" W	48.89'
L25	S 77°34'20" W	54.44'
L26	N 88°18'51" W	52.01'
L27	N 81°28'49" W	65.88'
L28	N 68°41'37" W	150.72'
L29	N 80°01'51" E	216.48'

CAROLINA CREEK ESTATES  
VOL. 3, PG. 158  
P.R.W.C.T.

DR. MICHAEL ALTMAN  
CALLED 578.83 ACRES  
INSTRUMENT NO. 79932  
O.R.W.C.T.

WEST CAROLINA CREEK  
(AS SURVEYED)

TRACT 14  
24.140 ACRES

**BOUNDARY SURVEY**

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
STEWART TITLE GUARANTY COMPANY  
G.F. NO. HT24108-HV  
EFFECTIVE DATE: FEBRUARY 23, 2024

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE  
FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- THOSE AS PER ITEM 1 AND 10(E), SCHEDULE B, OF SAID TITLE COMMITMENT.
- PIPELINE EASEMENT TO TEXAS EASTMAN KODAK PER VOL. 177, PG. 409, D.R.W.C.T. (DOES NOT AFFECT)
- EASEMENT TO SAM HOUSTON ELECTRIC COOPERATIVE PER VOL. 866, PG. 490, O.R.W.C.T. (BLANKET)

PROJECT	36217
FIELD DATE	03-07-2024
DRAWN BY	SI
CHECKED BY	KH
FIELD CREW	TC
REV 1	03-18-2024_TITLE
REV 2	
REV 3	
REV 4	

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48471C0300D, HAVING AN EFFECTIVE DATE OF 08/16/2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

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

PURCHASER.....BCP LAND, LLC  
ADDRESS.....FM ROAD 980, HUNTSVILLE, TX, 77320  
SUBJECT.....JOHN H. CUMMINGS, A - 16  
SUBDIVISION.....TRACT 14  
RECORDING.....CAROLINA CREEK ESTATES  
COUNTY.....WALKER

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

