

0' 300' 600' 900'



Scale: 1" = 300'

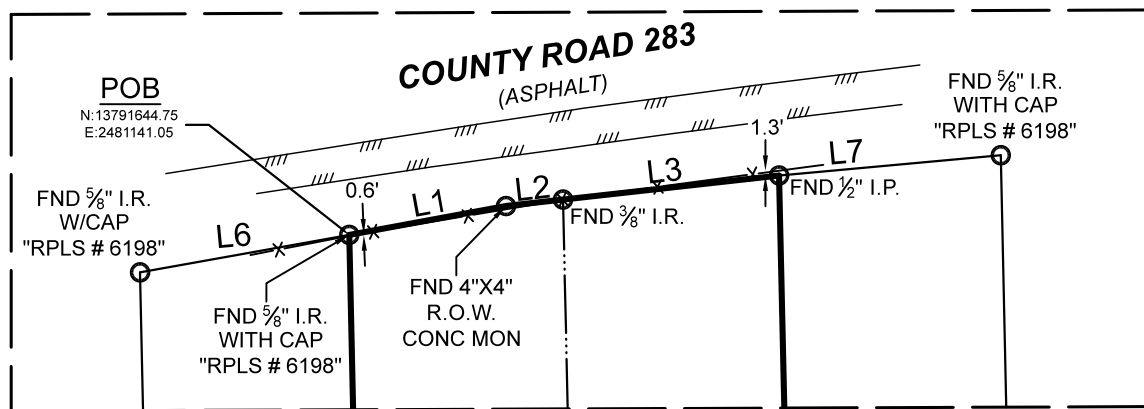
SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- X— WIRE FENCE
- //// EDGE OF ASPHALT

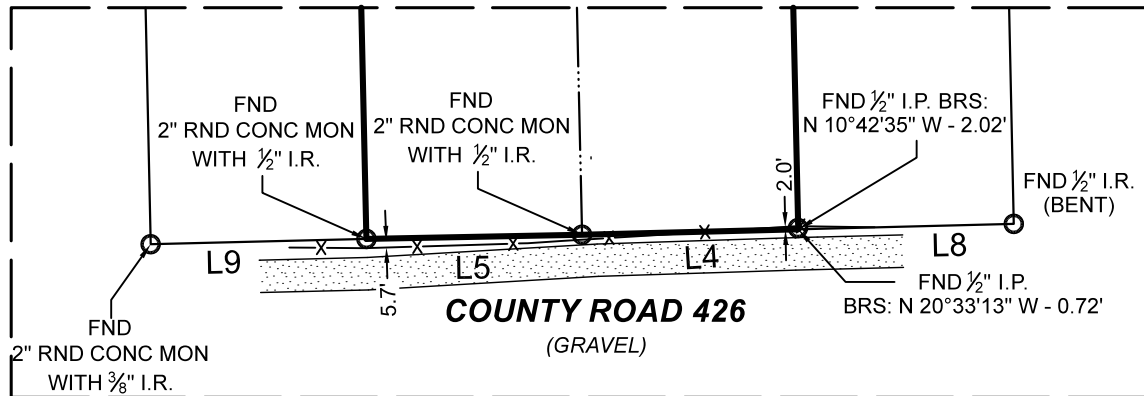


LINE	BEARING	DISTANCE
L1	N 79°34'31" E	98.04'
L2	N 83°33'10" E	35.25'
L3	N 83°37'58" E	133.75'
L4	S 88°34'23" W	133.46'
L5	S 88°52'08" W	133.09'
L6	S 79°50'10" W	130.73'
L7	N 84°47'05" E	136.93'
L8	N 88°32'41" E	133.07'
L9	S 88°35'42" W	133.24'

DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



BOUNDARY SURVEY

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.

2) REFER TO THE ATTACHED FIELD NOTE DESCRIPTION PREPARED OF EVEN DATE HERewith AND MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS SURVEY

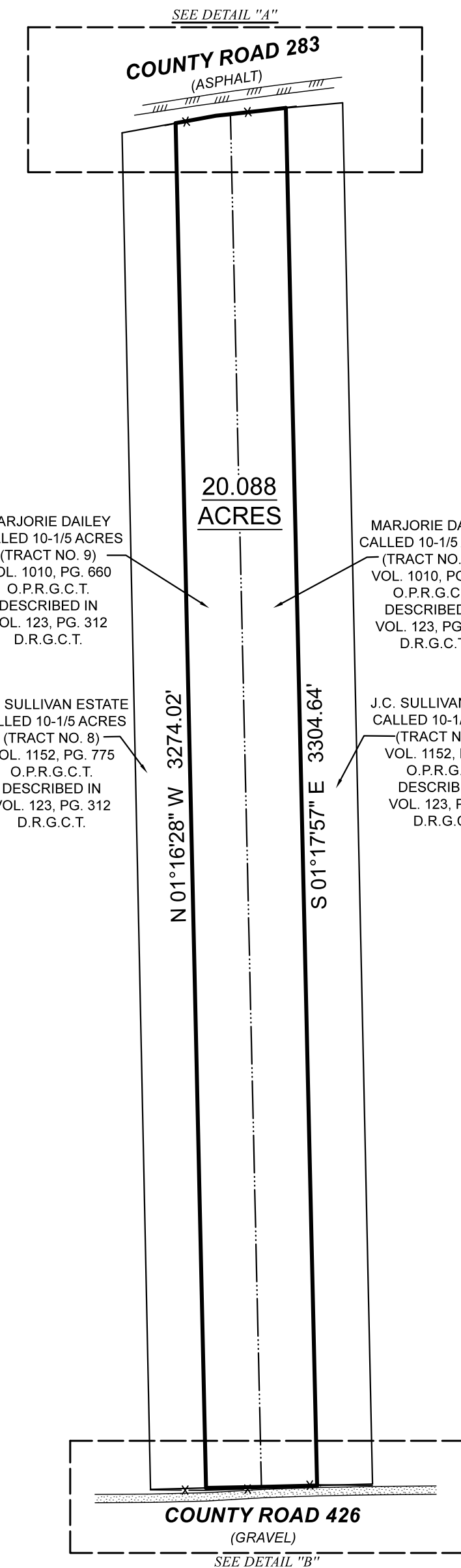
PROJECT NUMBER	26566
DATE	08/10/2022
DRAWN BY	UV
CHECKED BY	DH
FIELD CREW	GG
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48177C0125C HAVING AN EFFECTIVE DATE OF 12-03-2010.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TXSC-4204), GRID MEASUREMENTS.

PURCHASER.....BCP LAND, LLC
 ADDRESS.....COUNTY ROAD 283, WAELDER, TX 78959
 SURVEY.....S.Y.REAMS LEAGUE AND LABOR.
 SUBJECT.....20.088 ACRES, TRACT 9 & 10
 COUNTY.....GONZALES

TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
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 Firm No. 10083400



BEING A 20.088 ACRE TRACT OF LAND SITUATED IN THE S.Y. REAMS SURVEY, ABSTRACT NUMBER 397, GONZALES COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT SAME CALLED 10-1/5 ACRE TRACT DESCRIBED AS "TRACT NO. 9", AND ALL OF THAT SAME CALLED 10-1/5 ACRE TRACT DESCRIBED AS "TRACT NO. 10", BOTH IN INSTRUMENT TO MARGORIE DAILEY, RECORDED IN VOLUME 1010, PAGE 660, OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS (O.P.R.G.C.T.) AND BEING FURTHER DESCRIBED IN VOLUME 123, PAGE 312, OF THE DEED RECORDS OF GONZALES COUNTY, TEXAS (D.R.G.C.T.); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE, U.S. SURVEY FEET; SAID 20.088 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.



Michael D. McGuinness
 Registered Professional Land Surveyor No. 1965