



**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)

LINE	BEARING	DISTANCE
L1	N 80° 07' 03" E	80.13
L2	S 48° 28' 24" E	365.83
L3	S 21° 11' 31" W	139.31
L4	S 24° 44' 03" W	78.40
L5	S 02° 08' 53" E	91.89
L6	S 33° 41' 14" E	79.60
L7	S 72° 23' 32" E	125.06
L8	S 88° 12' 13" E	213.69
L9	S 78° 28' 40" E	161.99
L10	S 48° 24' 33" E	121.40
L11	S 12° 45' 57" E	195.16
L12	S 06° 49' 19" W	284.37
L13	S 08° 28' 08" W	95.16
L14	S 20° 33' 02" W	67.57
L15	S 24° 46' 16" W	49.67
L16	S 35° 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	62.34
L22	S 54° 35' 21" W	43.12
L23	S 51° 31' 56" W	68.38
L24	S 63° 17' 38" W	48.89
L25	S 77° 44' 26" W	24.44
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	218.48

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)

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

**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:

1. THOSE AS PER ITEM 1 AND 10(E), SCHEDULE B, OF SAID TITLE COMMITMENT.
2. PIPELINE EASEMENT TO TEXAS EASTMAN KODAK PER VOL. 177, PG. 409, D.R.W.C.T. (DOES NOT AFFECT)
3. EASEMENT TO SAM HOUSTON ELECTRIC COOPERATIVE PER VOL. 868, PG. 480, O.R.W.C.T. (BLANKET)

PROJECT	38217
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 08/18/2011.

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**  
  
 1010 H. Frazier, Conroe, Texas 77203  
 Ph: 936.796.3447 Fax: 936.796.3448  
 www.surveyingtexas.com  
 Firm No. 10053400

PURCHASER.....BCP LAND, LLC  
 ADDRESS.....FM ROAD 980, HUNTSVILLE, TX, 77320  
 SURVEY.....JOHN H. CUMMINGS, A - 16  
 SUBJECT.....TRACT 14  
 SUBDIVISION.....CAROLINA CREEK ESTATES  
 RECORDING.....VOLUME 3, PAGE 168, PLAT RECORDS  
 COUNTY.....WALKER

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921

