

**SYMBOL LEGEND**

- P - Overhead Power Line
- - - - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- \* - Fire Hydrant
- ● - Power Pole
- □ - Telephone Pedestal
- ⊕ - Water Valve
- ⊗ - Water Meter
- ● - Set Iron Rod w/TPS Cap
- ○ - Fnd Iron Rod

Surveyor has relied on information provided by:  
 Agents National Title  
 G.F. No. 413871  
 Effective date: August 6, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) R.O.W. to Line Star Producing Co. per Vol. 205, Pg. 446, D.R.P.C.T. (Blanket)

**BOUNDARY SURVEY**

BEING a 16.896 acre tract of land situated in the William Lagrone Survey, Abstract Number 390, Panola County, Texas, being all that same called 16.892 acre tract described in Instrument to Ronald Zorn, recorded in Volume 1761, Page 434 of the Official Records of Panola County, Texas (O.R.P.C.T.), said 16.896 acre tract being more particularly described by attached metes and bounds description.

REMAINDER OF JOHN C. BURGESS CALLED 141 ACRES "FIRST TRACT" VOL. 1159, PG. 424 O.R.P.C.T.

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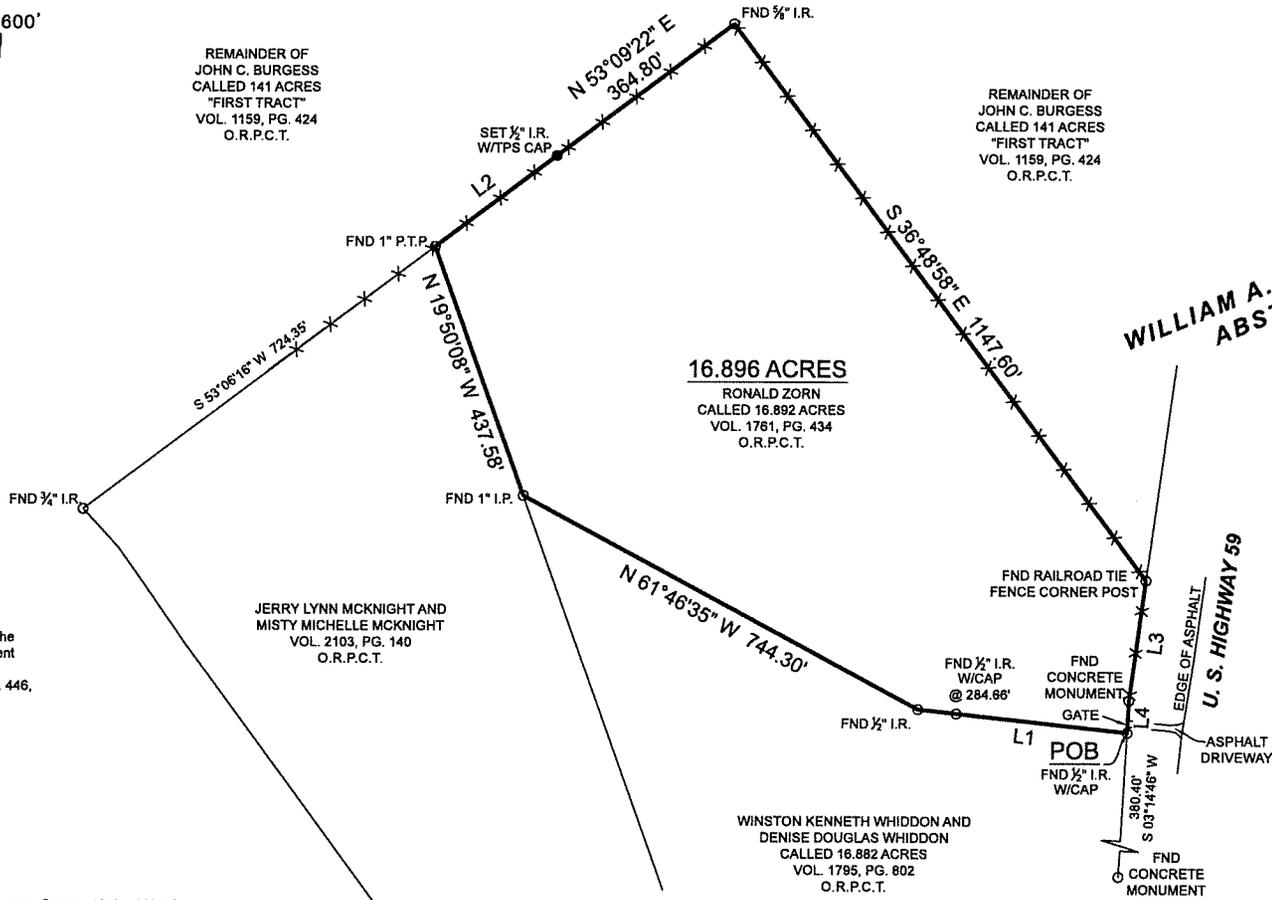
**16.896 ACRES**  
 RONALD ZORN  
 CALLED 16.892 ACRES  
 VOL. 1761, PG. 434  
 O.R.P.C.T.

JERRY LYNN MCKNIGHT AND MISTY MICHELLE MCKNIGHT  
 VOL. 2103, PG. 140  
 O.R.P.C.T.

WINSTON KENNETH WHIDDON AND DENISE DOUGLAS WHIDDON  
 CALLED 16.882 ACRES  
 VOL. 1795, PG. 802  
 O.R.P.C.T.

LINE	BEARING	DISTANCE
L1	N 83°45'41" W	348.84'
L2	N 53°07'22" E	251.19'
L3	S 07°45'15" W	200.95'
L4	S 02°47'29" W	53.20'

**WILLIAM A. LAGRONE SURVEY  
 ABSTRACT No. 390**



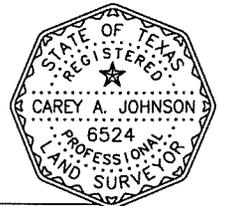
I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Job No.: B503-31  
 Scale: 1" = 200'  
 Date: 09/13/2021  
 Drawn By: DVB  
 Checked By: MJW/MGG  
 Field Crew: JW  
 Revised:

Purchaser: BCP Land, LLC  
 Address: U.S. Highway 59, Beckville, TX 75631  
 Lot: Block Section  
 Survey: William A. Lagrone, A 390  
 Area: 16.896 Acres  
 Subdivision:  
 Cabinet: Sheet Records  
 Panola County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, North Central Zone (4202).

**TEXAS**  
 PROFESSIONAL SURVEYING, LLC  
 3032 N. FRAZIER STREET - CONROE, TX 77303  
 PH (936) 756-7447 - FAX (936) 756-7448  
 www.surveyingtexas.com  
 FIRM REGISTRATION No. 100834-00



*Carey A. Johnson*  
 Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524