

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEMS:

- 1. R.O.W. EASEMENT TO TEXACON INC., PER VOL. 612, PG. 300, D.R.A.C.T. (BLANKET)
- 2. R.O.W. EASEMENT TO SINCLAIR PIPELINE COMPANY PER VOL. 443, PG. 64, D.R.A.C.T. (BLANKET)
- 3. R.O.W. EASEMENT TO STATE HIGHWAY COMMISSION PER VOL. 541, PG. 206, D.R.A.C.T. (DEED IS FOR U.S. HWY 287, PROVIDES ACCESS TO PROPERTY)

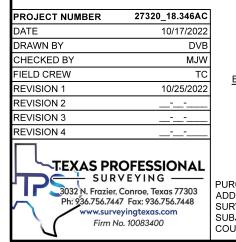
## BOUNDARY & IMPROVEMENT SURVEY

BEING a 18.346 acre tract of land situated in the Manuel Rionda Survey, Abstract Number 58, Anderson County, Texas, being a portion of that certain called 127.395 acre tract described in instrument to BCP Land, LLC, recorded under Document Number 2022-6631 of the Official Records Anderson County, Texas (O.R.A.C.T.), said 18.346 acre tract being more particularly described by attached metes and bounds description.

Thomas A. McIntyre

Registered Professional Land Surveyor No. 6921

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.



NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48001C0375D HAVING AN EFFECTIVE DATE OF 02/03/2010.

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, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

| RCHASER    | BCP LAND LLC                                   |
|------------|--|
| DRESS      | 10400 N US HWY 287, TENNESSEE COLONY, TX 75861 |
| RVEY       | MANUEL RIONDA, A - 58                          |
| BJECT      | 18.346 ACRES                                   |
| UNTY ····· | ANDERSON                                       |

