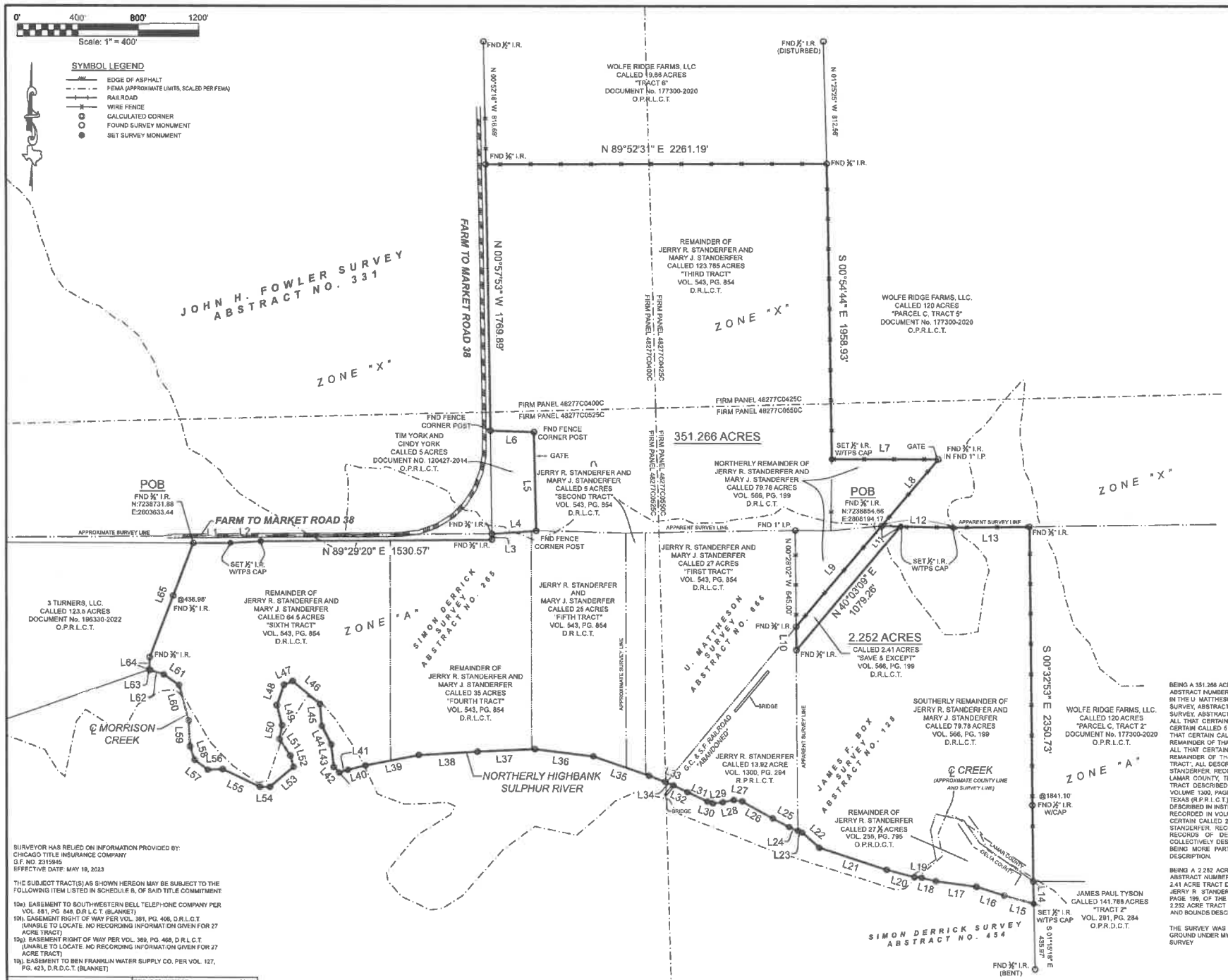

LINE	BEARING	DISTANCE
L1	N 89°29'20" E	246.35'
L2	N 86°37'20" E	200.26'
L3	N 00°59'11" W	39.90'
L4	N 86°04'35" E	293.46'
L5	N 01°15'29" W	658.04'
L6	N 88°05'25" W	266.99'
L7	S 89°10'42" E	708.11'
L8	S 40°09'00" W	585.72'
L9	S 40°04'20" W	881.99'
L10	S 00°34'15" E	153.85'
L11	S 88°48'40" E	128.25'
L12	S 88°48'40" E	477.74'
L13	N 88°16'22" E	505.84'
L14	S 01°16'04" E	149.37'
L15	N 74°13'52" W	202.97'
L16	N 72°17'28" W	195.00'
L17	N 82°31'01" W	269.95'
L18	N 78°57'55" W	97.43'
L19	N 85°02'18" W	48.36'
L20	N 74°58'33" W	191.38'
L21	N 72°02'49" W	470.92'
L22	N 46°41'12" W	152.06'
L23	N 65°35'45" W	30.09'
L24	N 65°35'45" W	63.42'
L25	N 61°03'44" W	124.10'
L26	N 60°53'14" W	231.19'
L27	N 79°43'44" W	55.39'
L28	S 76°24'28" W	76.81'
L29	S 83°36'55" W	64.71'
L30	N 72°04'19" W	37.23'
L31	N 65°03'34" W	145.80'
L32	N 64°34'40" W	104.59'
L33	N 67°49'33" W	58.90'
L34	N 69°19'08" W	114.84'
L35	N 70°39'24" W	391.20'
L36	N 83°13'31" W	390.81'
L37	S 87°25'17" W	380.55'
L38	S 86°37'00" W	388.43'
L39	S 78°34'21" W	361.91'
L40	S 75°20'34" W	120.76'
L41	S 72°44'53" W	59.71'
L42	N 42°45'43" W	51.70'
L43	N 06°39'01" W	150.68'
L44	N 27°17'03" W	134.83'
L45	N 04°49'58" W	143.74'
L46	N 50°12'47" W	234.68'
L47	S 87°25'42" W	62.85'
L48	S 19°22'19" W	141.28'
L49	S 14°41'24" E	136.04'
L50	S 10°49'52" W	93.49'
L51	S 52°37'19" E	128.57'
L52	S 16°06'29" E	79.23'
L53	S 49°37'41" W	204.84'
L54	N 89°52'12" W	65.89'
L55	N 64°55'30" W	272.95'
L56	S 87°18'03" W	98.13'
L57	N 52°12'43" W	110.17'
L58	N 19°03'15" W	92.90'
L59	N 02°33'50" W	170.45'
L60	N 15°28'26" W	240.13'
L61	N 56°01'49" W	122.35'
L62	N 72°14'53" W	94.90'
L63	N 70°14'19" W	6.88'
L64	N 02°36'12" E	83.31'
L65	N 20°48'16" E	814.46'

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
CHICAGO TITLE INSURANCE COMPANY
G.F. NO. 2315945
EFFECTIVE DATE: MAY 19, 2023

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

10e). EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY PER VOL. 881, PG. 848, D.R.L.C.T. (BLANKET)
10f). EASEMENT RIGHT OF WAY PER VOL. 381, PG. 406, D.R.L.C.T. (UNABLE TO LOCATE. NO RECORDING INFORMATION GIVEN FOR 27 ACRE TRACT)
10g). EASEMENT RIGHT OF WAY PER VOL. 369, PG. 468, D.R.L.C.T. (UNABLE TO LOCATE. NO RECORDING INFORMATION GIVEN FOR 27 ACRE TRACT)
10j). EASEMENT TO BEN FRANKLIN WATER SUPPLY CO. PER VOL. 127, PG. 423, D.R.D.C.T. (BLANKET)

TEXAS PROFESSIONAL SURVEYING
2021 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.texasprofessionalsurveying.com
Firm No. 10063400

PROJECT NUMBER	32673
DATE	5-31-2023
DRAWN BY	ADV
CHECKED BY	MJW
FIELD CREW	JW
REVISION 1	8-15-2023_TITLE
REVISION 2	07-13-2023
REVISION 3	-/-/-
REVISION 4	-/-/-

PURCHASER: BCP LAND, LLC
ADDRESS: FARM TO MARKET ROAD 38 SOUTH, ROXTON, TX, 75477
SURVEY: JOHN H. FOWLER, A - 331
SURVEY: SIMON DERRICK, A - 265
SURVEY: U. MATTHESON, A - 666
SURVEY: JAMES F. BOX, A - 128
SUBJECT: 351.266 AND 2.252 ACRES
COUNTY: LAMAR
COUNTY: DELTA

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NUMBERS 48277C0400C, 48277C0425C, 48277C0550C, AND 48277C0550C, ALL HAVING EFFECTIVE DATES OF 08/19/2011.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE (TXNC-4202), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

BOUNDARY SURVEY

BEING A 351.266 ACRE TRACT OF LAND SITUATED IN THE JOHN H. FOWLER SURVEY, ABSTRACT NUMBER 331, IN THE SIMON DERRICK SURVEY, ABSTRACT NUMBER 265, IN THE U. MATTHESON SURVEY, ABSTRACT NUMBER 666, AND IN THE JAMES F. BOX SURVEY, ABSTRACT NUMBER 128, LAMAR COUNTY, TEXAS, IN THE SIMON DERRICK SURVEY, ABSTRACT NUMBER 454, DELTA COUNTY, TEXAS, BEING COMPRISED OF ALL THAT CERTAIN CALLED 27 ACRES DESCRIBED AS "FIRST TRACT", ALL THAT CERTAIN CALLED 5 ACRES DESCRIBED AS "SECOND TRACT", THE REMAINDER OF THAT CERTAIN CALLED 123.755 ACRE TRACT DESCRIBED AS "THIRD TRACT", THE REMAINDER OF THAT CERTAIN CALLED 35 ACRES DESCRIBED AS "FOURTH TRACT", ALL THAT CERTAIN CALLED 25 ACRES DESCRIBED AS "FIFTH TRACT", AND THE REMAINDER OF THAT CERTAIN CALLED 64.5 ACRE TRACT DESCRIBED AS "SIXTH TRACT", ALL DESCRIBED IN INSTRUMENT TO JERRY R. STANDERFER AND MARY J. STANDERFER, RECORDED IN VOLUME 543, PAGE 854, OF THE DEED RECORDS OF LAMAR COUNTY, TEXAS (D.R.L.C.T.), ALL OF THAT CERTAIN CALLED 13.92 ACRE TRACT DESCRIBED IN INSTRUMENT TO JERRY R. STANDERFER, RECORDED IN VOLUME 1300, PAGE 294, OF THE REAL PROPERTY RECORDS OF LAMAR COUNTY, TEXAS (R.P.R.L.C.T.), AND A PORTION OF THAT CERTAIN CALLED 79.78 ACRE TRACT DESCRIBED IN INSTRUMENT TO JERRY R. STANDERFER AND MARY J. STANDERFER, RECORDED IN VOLUME 566, PAGE 199, D.R.L.C.T., AND THE REMAINDER OF THAT CERTAIN CALLED 27-1/2 ACRE TRACT DESCRIBED IN INSTRUMENT TO JERRY R. STANDERFER, RECORDED IN VOLUME 255, PAGE 795 OF THE OFFICIAL PUBLIC RECORDS OF DELTA COUNTY, TEXAS (O.P.R.D.C.T.). SAID TRACTS BEING COLLECTIVELY DESCRIBED AS (STANDERFER TRACTS), SAID 351.266 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

BEING A 2.252 ACRE TRACT OF LAND SITUATED IN THE JAMES F. BOX SURVEY, ABSTRACT NUMBER 128, LAMAR COUNTY, TEXAS, BEING ALL THAT SAME CALLED 2.41 ACRE TRACT DESCRIBED AS "SAVE AND EXCEPT TRACT", IN INSTRUMENT TO JERRY R. STANDERFER AND MARY J. STANDERFER, RECORDED IN VOLUME 566, PAGE 199, OF THE DEED RECORDS OF LAMAR COUNTY, TEXAS (D.R.L.C.T.), SAID 2.252 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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

STATE OF TEXAS
REGISTERED
THOMAS A. McINTYRE
6921
PROFESSIONAL LAND SURVEYOR

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921