

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

- R.O.W. EASEMENT TO TEXACON INC., PER VOL. 612, PG. 300, D.R.A.C.T. (BLANKET)
- R.O.W. EASEMENT TO SINCLAIR PIPELINE COMPANY PER VOL. 443, PG. 64, D.R.A.C.T. (BLANKET)
- 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)

PROJECT NUMBER	27320_11.205AC
DATE	10/17/2022
DRAWN BY	DVB
CHECKED BY	MJW
FIELD CREW	TC
REVISION 1	10/25/2022
REVISION 2	
REVISION 3	
REVISION 4	
TEXAS PROFESSIONAL	

TEXAS PROFESSIONAL
SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

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.

## BOUNDARY SURVEY

BEING a 11.205 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 11.205 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.

