

0' 200' 400' 600'

Scale: 1" = 200'

SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- 1/2" IRON ROD W/CAP STAMPED "TPS 100834-00"
- ▬ EDGE OF ASPHALT
- X— WIRE FENCE
- OE— OVERHEAD ELECTRIC
- |— EDGE OF WATER
- |— PIPELINE
- POWER POLE (PP)
- PIPELINE MARKER



LINE	BEARING	DISTANCE
L1	S 68°58'14" W	29.12'
L2	S 49°13'47" W	15.76'
L3	N 65°23'39" E	144.26'
L4	N 08°14'44" W	40.92'
L5	N 32°23'54" W	13.54'
L6	N 06°30'43" W	21.36'
L7	N 13°20'02" W	15.95'
L8	N 09°19'19" E	18.94'
L9	N 09°50'52" W	16.94'
L10	N 17°18'17" E	31.90'
L11	N 09°27'44" E	25.68'
L12	N 27°19'21" W	19.62'
L13	N 16°50'30" E	45.09'
L14	N 06°39'23" W	24.88'
L15	N 06°03'49" W	19.32'
L16	N 34°01'57" E	14.11'
L17	N 16°13'50" W	10.05'
L18	N 32°35'07" E	41.05'
L19	N 17°46'27" E	31.67'
L20	N 03°52'05" E	41.21'
L21	N 06°42'52" W	51.29'
L22	N 21°59'03" E	10.12'
L23	N 09°27'37" W	22.07'
L24	N 17°35'33" E	44.95'
L25	N 25°13'18" E	24.32'
L26	N 06°42'32" W	32.92'
L27	N 13°19'20" E	20.38'
L28	N 37°24'30" E	22.99'
L29	N 59°28'48" E	8.15'
L30	N 00°05'40" W	22.47'
L31	N 18°17'37" W	38.33'
L32	N 22°28'29" E	34.78'
L33	N 30°10'55" E	36.93'
L34	N 07°42'46" E	48.64'
L35	N 24°10'19" E	67.74'
L36	N 02°20'31" E	22.86'
L37	N 20°38'31" E	21.61'
L38	N 08°36'51" E	49.51'
L39	N 02°48'47" W	56.18'
L40	N 10°34'24" E	21.24'
L41	N 37°47'33" W	17.72'
L42	N 37°47'33" W	11.72'
L43	N 38°00'42" W	314.54'
L44	N 42°19'11" W	20.37'
L45	S 57°26'15" E	216.41'

MANUEL RIONDA SURVEY  
ABSTRACT NO. 58

REMAINDER OF  
C.P. WOOLVERTON  
CALLED 133 ACRES  
VOL. 382, PG. 562  
D.R.A.C.T.

KAREN NELL KLEIN  
CALLED 136.4 ACRES  
"TRACT ONE"  
VOL. 1966, PG. 643  
O.R.A.C.T.

KENT ADAM WILLMOTT AND  
SHAYLA R. WILLMOTT  
CALLED 32.53 ACRES  
"TRACT ONE"  
DOCUMENT No. 2020-3002  
O.R.A.C.T.

84.514 ACRES  
PORTION OF  
BCP LAND, LLC  
CALLED 127.395 ACRES  
DOCUMENT No. 2022-6631  
O.R.A.C.T.

CAROLYN MCMAHON LIVING TRUST  
MULTIPLE TRACTS  
VOL. 1655, PG. 678  
O.R.A.C.T.

REMAINDER OF  
BCP LAND, LLC  
CALLED 127.395 ACRES  
DOCUMENT No. 2022-6631  
O.R.A.C.T.

JOSEPH Y. WALKER AND  
MARY ANN WALKER  
CALLED 84.971 ACRES  
VOL. 1478, PG. 187  
O.R.A.C.T.

LESTER DENHAM AND  
SANDRA DENHAM  
CALLED 15.00 ACRES  
"TRACT ONE"  
VOL. 2390, PG. 797  
O.R.A.C.T.

REMAINDER OF  
BCP LAND, LLC  
CALLED 127.395 ACRES  
DOCUMENT No. 2022-6631  
O.R.A.C.T.

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)

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.

PURCHASER.....BCP LAND LLC  
 ADDRESS.....N US HWY 287, TENNESSEE COLONY, TX 75861  
 SURVEY.....MANUEL RIONDA, A - 58  
 SUBJECT.....84.514 ACRES  
 COUNTY.....ANDERSON

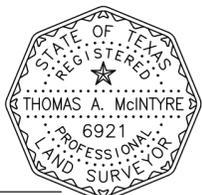
PROJECT NUMBER	27320_84.514AC
DATE	10/17/2022
DRAWN BY	DVB
CHECKED BY	MJW
FIELD CREW	TC
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---



BOUNDARY SURVEY

BEING a 84.514 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 84.514 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.



Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921