

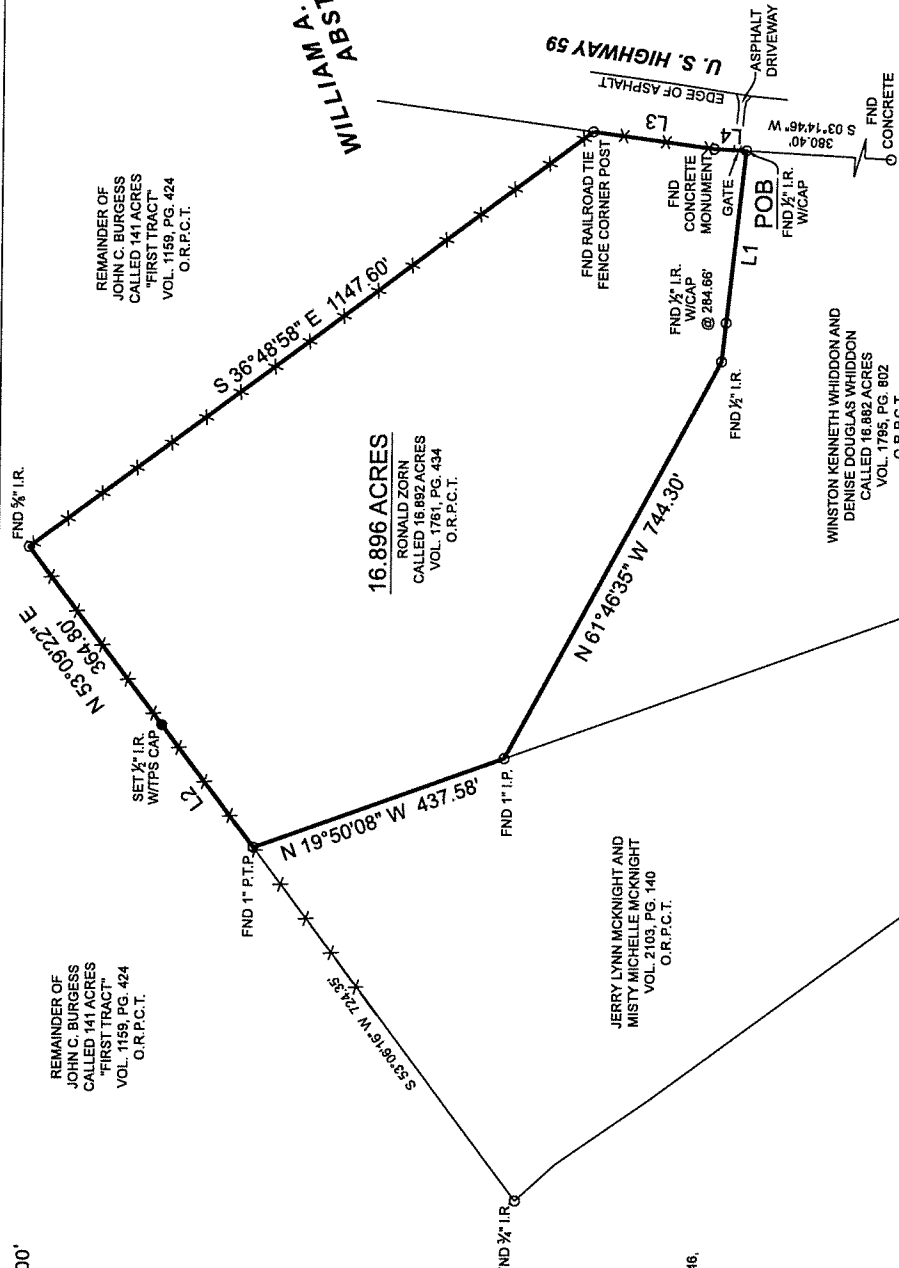


**SYMBOL LEGEND**

- Overhead Power Line
- Guy Wire
- Wood Fence
- Wrought Iron Fence
- Chainlink Fence
- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Find Iron Rod

LINE	BEARING	DISTANCE
L1	N 63°45'41" W	348.64'
L2	S 07°07'22" E	251.19'
L3	S 02°47'28" W	430.95'
L4	S 02°47'28" W	352.20'

WILLIAM A. LAGRONE SURVEY  
ART. NO. 390



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

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. 1785, PG. 802 O.R.P.C.T.

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

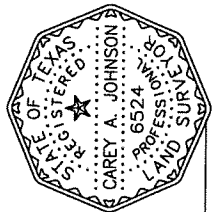
The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 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.

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.



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

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

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

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

**TEXAS**  
PROFESSIONAL  
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