0' 300' 600' 900'

Scale: 1" = 300'

## SYMBOL LEGEND

- FEMA LIMITS (PER NFHL DATA)
- TOP OF BANK
- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 57°39'06" W | 519.49' |
| L2 | N 34°16'37" E | 111.08' |
| L3 | N 31°57'23" E | 65.80' |
| L4 | N 16°50'23" E | 139.16' |
| L5 | N 29°21'29" E | 76.65' |
| L6 | N 27°45'04" E | 141.04' |

FND 1-½" I.P.

N 52°39'06" W 328.70'

@18.13' FND ½" I.R. W/TPS CAP

ZONE "A"

JAMES KEITH JANAC AND SHELLY JO JANAC CALLED 73.12 ACRES VOL. 1534, PG. 651 O.R.R.C.T.

SAMUEL C. SMITH 1/4 LEAGUE ABSTRACT NO. 44

L2 L3 L4 L5 L6

@2413.06' SET ½" I.R. W/TPS CAP

S 52°39'06" E 1605.15'

ZONE "X"

ZONE "A"

℄ MUD CREEK

TRACT 10
31.057 ACRES

PORTION OF BCP LAND, LLC CALLED 247.250 ACRES DOCUMENT NO. 20255034 O.P.R.R.C.T.

FND RAILROAD TIE FENCE CORNER POST

REMAINDER OF BCP LAND, LLC CALLED 247.250 ACRES DOCUMENT NO. 20255034 O.P.R.R.C.T.

APPARENT SURVEY LINE

N 51°48'41" W 2433.06'

S 49°00'33" E 1105.20'

REMAINDER OF BCP LAND, LLC CALLED 247.250 ACRES DOCUMENT NO. 20255034 O.P.R.R.C.T.

FND ⅝" I.R.

N 57°39'06" E 3491.17'

@1082.65' SET ½" I.R. W/TPS CAP

POB
SET ½" I.R. W/TPS CAP
N:10,319,905.14
E:3,451,526.10

50' UTILITY EASEMENT

L1

@19.35' SET ½" I.R. W/TPS CAP

SET ½" I.R. W/TPS CAP

MARTHA BRENNAN SURVEY ABSTRACT NO. 67

S 57°39'06" W 1507.75'

FND ½" I.R. W/TPS CAP

PROVIDENCE ROAD (GRAVEL)

UW BRAZOS VALLEY FARM LLC CALLED 4,367.6 ACRES "PARCEL A" VOL 1458, PG. 675 O.P.R.R.C.T.

## BOUNDARY SURVEY

BEING A 31.057 ACRE TRACT OF LAND SITUATED IN THE SAMUEL C. SMITH 1/4 LEAGUE, ABSTRACT NUMBER 44, AND IN THE MARTHA BRENNAN SURVEY, ABSTRACT NUMBER 67, ROBERTSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 247.250 ACRE TRACT DESCRIBED IN INSTRUMENT TO BCP LAND, LLC., RECORDED UNDER DOCUMENT NUMBER 20255034, OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS (O.P.R.R.C.T.), SAID 31.057 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.


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


| PROJECT | 41362_TR 10 |
|---|---|
| FIELD DATE | 10-19-2025 |
| DRAWN BY | ADV |
| CHECKED BY | CPP |
| FIELD CREW | GG |
| REV 1 | __-__-____ |
| REV 2 | __-__-____ |
| REV 3 | __-__-____ |
| REV 4 | __-__-____ |

ADDRESS ..... PROVIDENCE ROAD, HEARNE, TX 77859
SURVEY ..... SAMUEL C. SMITH 1/4 LEAGUE, A - 44
SURVEY ..... MARTHA BRENNAN, A - 67
SUBJECT ..... 31.057 ACRES
COUNTY ..... ROBERTSON

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48395C0400C, HAVING AN EFFECTIVE DATE OF 07-18-2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

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

*Thomas A. McIntyre*
*Registered Professional Land Surveyor No. 6921*