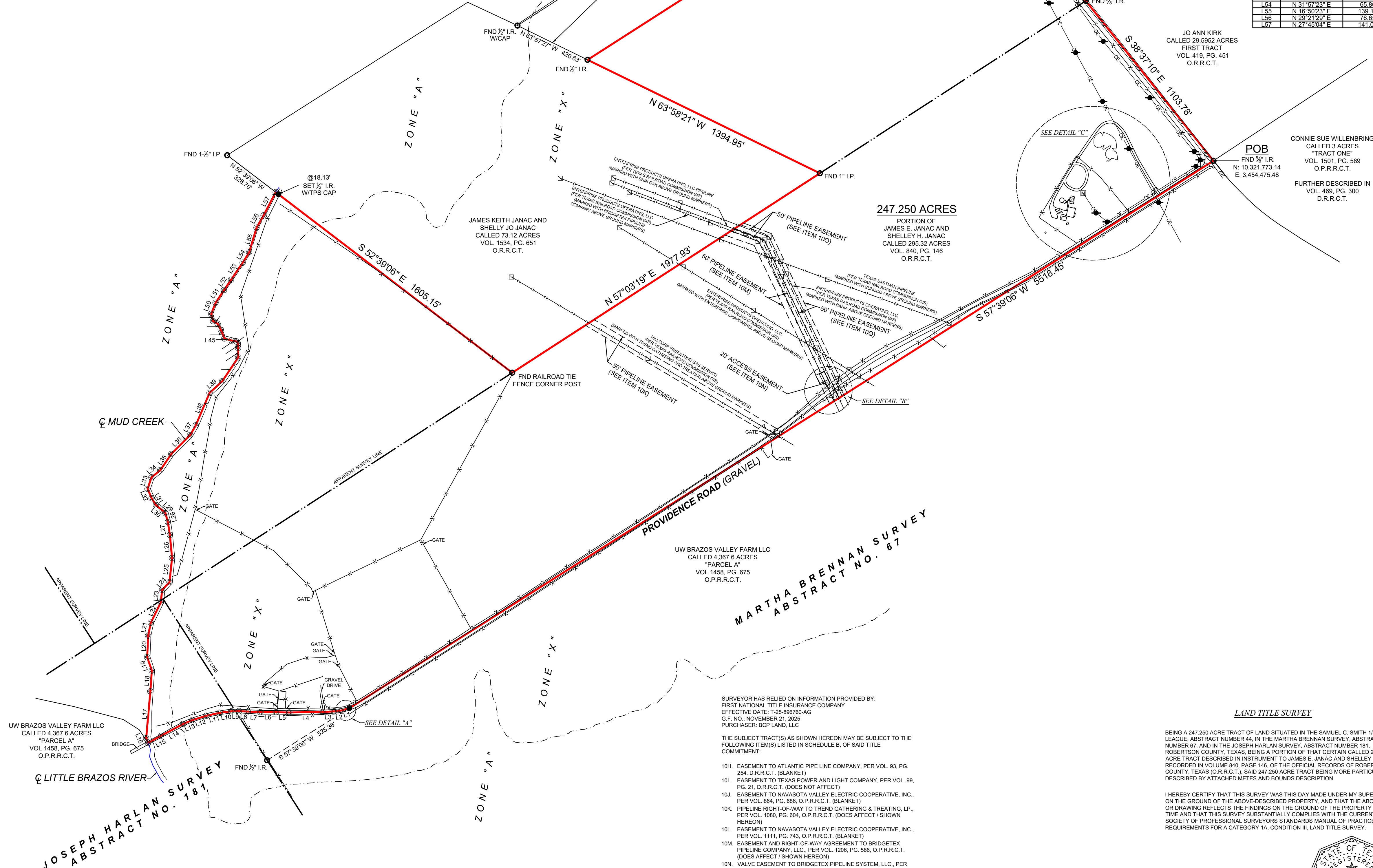
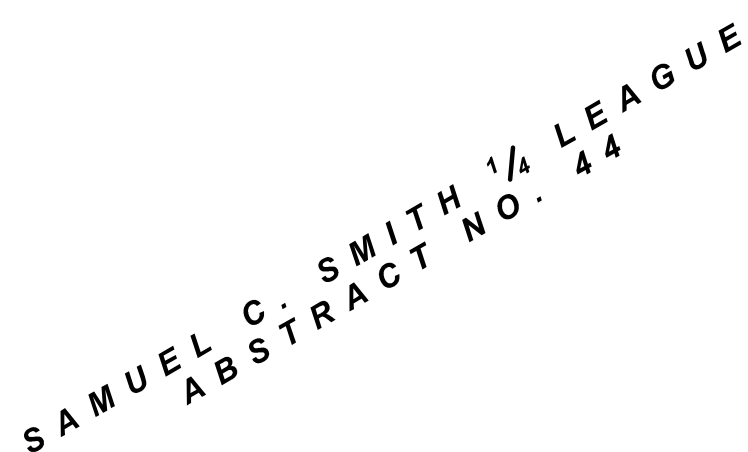
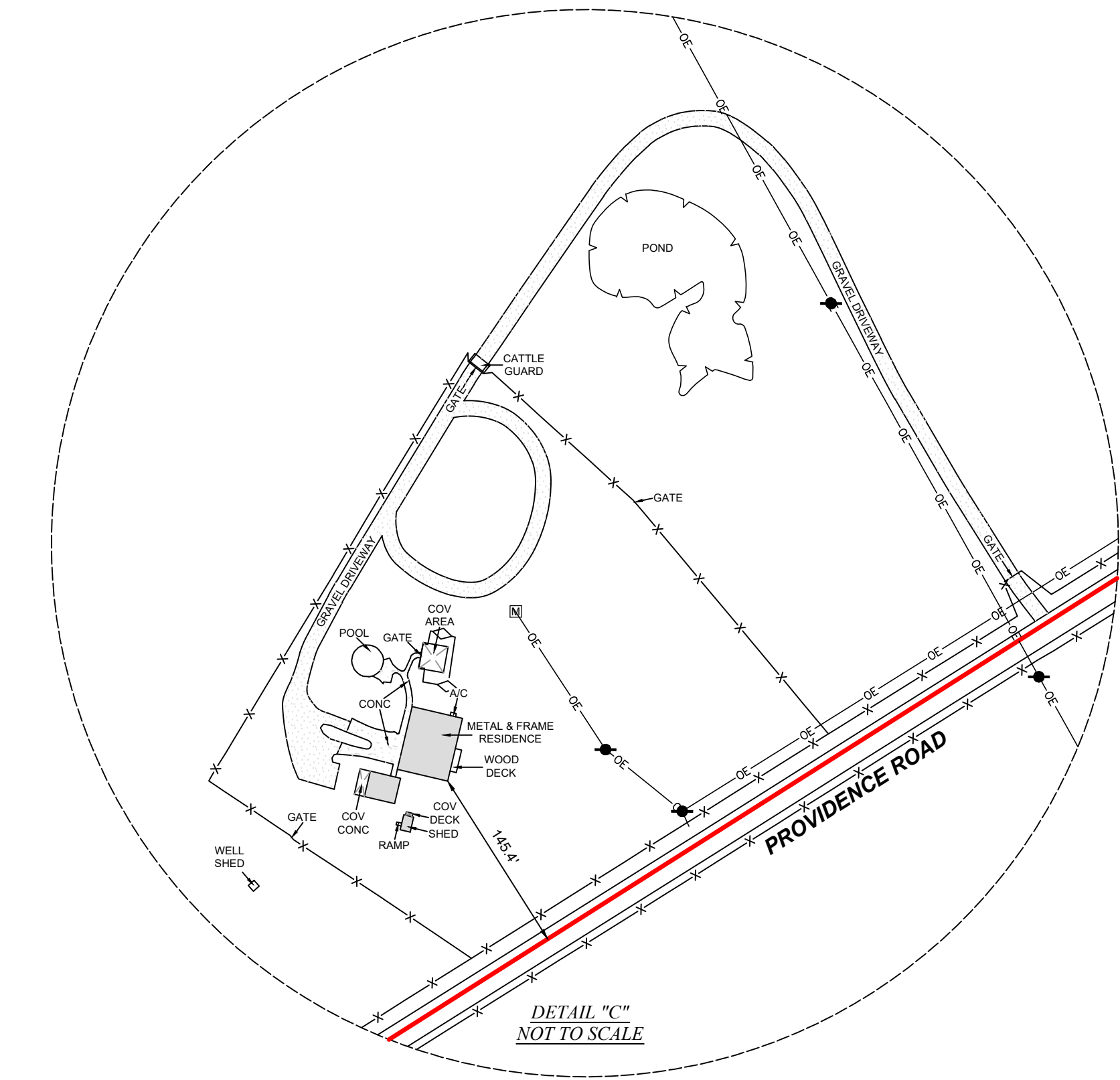




|  |                             |
|--|-----------------------------|
|  | CHAINLINK FENCE             |
|  | EDGE OF ASPHALT             |
|  | EDGE OF WATER               |
|  | FEMA LIMITS (PER NFHL DATA) |
|  | FLOWLINE                    |
|  | OVERHEAD ELECTRIC           |
|  | PIPELINE                    |
|  | TOP OF BANK                 |
|  | WIRE FENCE                  |
|  | AIR CONDITIONING UNIT (A/C) |
|  | CALCULATED CORNER           |
|  | FOUND SURVEY MONUMENT       |
|  | METER BOX                   |
|  | METER POLE                  |
|  | PIPELINE MARKER             |
|  | POWER POLE                  |
|  | SET SURVEY MONUMENT         |



| LINE | NAME        | DISTANCE |
|------|-------------|----------|
| L1   | S 74°13'57" | 46.95    |
| L2   | S 89°34'47" | 30.77    |
| L3   | S 88°57'38" | 60.73    |
| L4   | S 88°11'07" | 180.71   |
| L5   | N 89°25'54" | 60.73    |
| L6   | N 89°41'08" | 83.79    |
| L7   | N 89°17'47" | 60.73    |
| L8   | N 87°14'15" | 47.31    |
| L9   | S 88°24'44" | 42.02    |
| L10  | S 89°30'35" | 60.73    |
| L11  | S 77°38'01" | 73.52    |
| L12  | S 88°11'07" | 180.71   |
| L13  | S 87°15'50" | 54.85    |
| L14  | S 61°14'48" | 135.89   |
| L15  | S 89°30'35" | 60.73    |
| L16  | N 23°03'13" | 26.74    |
| L17  | N 05°10'32" | 254.08   |
| L18  | N 07°17'42" | 60.73    |
| L19  | N 19°03'57" | 75.95    |
| L20  | N 05°10'32" | 254.08   |
| L21  | N 11°41'20" | 71.33    |
| L22  | N 26°11'04" | 122.21   |
| L23  | N 05°10'32" | 254.08   |
| L24  | N 43°33'55" | 58.29    |
| L25  | N 05°10'32" | 130.38   |
| L26  | N 05°10'32" | 254.08   |
| L27  | N 68°55'58" | 70.30    |
| L28  | N 05°10'32" | 254.08   |
| L29  | N 47°30'33" | 20.16    |
| L30  | N 51°13'19" | 46.29    |
| L31  | N 05°10'32" | 254.08   |
| L32  | N 23°03'13" | 55.31    |
| L33  | N 05°10'32" | 254.08   |
| L34  | N 50°55'42" | 61.02    |
| L35  | N 34°12'46" | 105.36   |
| L36  | N 05°10'32" | 254.08   |
| L37  | N 30°10'03" | 61.02    |
| L38  | N 23°03'13" | 150.51   |
| L39  | N 05°10'32" | 254.08   |
| L40  | N 33°59'17" | 155.34   |
| L41  | N 05°10'32" | 254.08   |
| L42  | N 04°00'03" | 25.38    |
| L43  | N 40°58'26" | 13.94    |
| L44  | N 05°10'32" | 254.08   |
| L45  | N 14°74'27" | 41.03    |
| L46  | N 05°10'32" | 254.08   |
| L47  | N 26°11'04" | 35.54    |
| L48  | N 59°58'11" | 28.01    |
| L49  | N 05°10'32" | 254.08   |
| L50  | N 20°58'28" | 64.79    |
| L51  | N 33°43'53" | 52.72    |
| L52  | N 05°10'32" | 254.08   |
| L53  | N 34°16'37" | 111.08   |
| L54  | N 05°10'32" | 254.08   |
| L55  | N 16°50'23" | 139.16   |
| L56  | N 29°12'17" | 76.65    |
| L57  | N 05°10'32" | 254.08   |

VALLEY FARM LLC  
4.3675 ACRES  
"PARCEL A"  
#58, PG. 675  
R.R.C.T.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
FIRST NATIONAL TITLE INSURANCE COMPANY  
EFFECTIVE DATE: T-25-896760-AG  
G.F. NO.: NOVEMBER 21, 2025  
PURCHASER: BCP LAND, LLC

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

101. EASEMENT TO ATLANTIC PIPE LINE COMPANY, PER VOL. 93, PG. 254, D.R.R.C.T. (BLANKET)
102. EASEMENT TO TRENK POWER AND LIGHT COMPANY, PER VOL. 90, PG. 21, D.R.R.C.T. (DOES NOT AFFECT)
103. EASEMENT TO NAVASOTA VALLEY ELECTRIC COOPERATIVE, INC., PER VOL. 804, PG. 686, O.P.R.C.T. (BLANKET)
104. PIPELINE EASEMENT TO TRENK GATHERING & TREATING, L.P., PER VOL. 1080, PG. 804, O.P.R.C.T. (DOES AFFECT/ SHOWN HEREON)
105. EASEMENT TO NAVASOTA VALLEY ELECTRIC COOPERATIVE, INC., PER VOL. 1111, PG. 743, O.P.R.C.T. (BLANKET)
106. EASEMENT AND RIGHT-OF-WAY AGREEMENT TO BRIDGETEX PIPELINE COMPANY, L.L.C., PER VOL. 1206, PG. 586, O.P.R.C.T. (DOES AFFECT/ SHOWN HEREON)
107. VALVE EASEMENT TO BRIDGETEX PIPELINE SYSTEM, L.L.C., PER VOL. 1226, PG. 429, O.P.R.C.T. (DOES AFFECT/ SHOWN HEREON)
108. PERMANENT EASEMENT AGREEMENT TO BREVILOBA L.L.C., PER VOL. 1333, PG. 781, O.P.R.C.T. (DOES AFFECT/ SHOWN HEREON)
109. ACQUISITION AGREEMENT TO JAMES KEITH JANEC, INC., PER VOL. 1538, PG. 252, O.P.R.C.T. (DOES NOT AFFECT/ SHOWN HEREON)
110. MEMORANDUM OF PERMANENT EASEMENT, PER VOL. 1576, PG. 252, O.P.R.C.T.

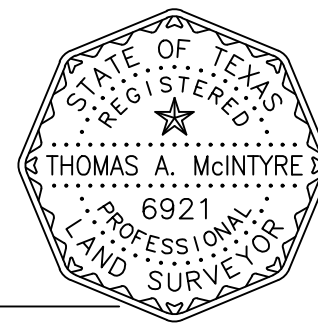
LAND TITLE SURVEY

BEING A 247.250 ACRE TRACT OF LAND SITUATED IN THE SAMUEL C. SMITH 1/4 LEAGUE, ABSTRACT NUMBER 44, IN THE MARTHA BRENNAN SURVEY, ABSTRACT NUMBER 67, AND IN THE JOSEPH HARLAN SURVEY, ABSTRACT NUMBER 181, ROBERTSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 295.32 ACRE TRACT DESCRIBED IN INSTRUMENT TO JAMES E. JANAC AND SHELLEY H. JANA RECORDED IN VOLUME 840, PAGE 146, OF THE OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS (O R R C T.), SAID 247.250 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 PLAN OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A CONDITIONAL B AND TITLE SURVEY.

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.

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 602



|            |            |
|------------|------------|
| PROJECT    | 41362      |
| FIELD DATE | 12-04-2025 |
| DRAWN BY   | CSP        |
| CHECKED BY | CPP        |
| FIELD CREW | GG         |
| REV 1      | __-__-__   |
| REV 2      | __-__-__   |
| REV 3      | __-__-__   |
| REV 4      | __-__-__   |

**TEXAS PROFESSIONAL  
SURVEYING**

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