



**DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR SIMMONS GROVE**

STATE OF TEXAS  
COUNTY OF LIBERTY

**TERRAPOINTE LLC d/b/a TerraPointe Texas Holdings LLC**, a Delaware limited liability company (herein the "DECLARANT"), hereby declares and imposes the covenants, conditions and restrictions set forth herein upon the PROPERTY described by and through this DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SIMMONS GROVE (herein the "DECLARATION").

**RECITALS:**

WHEREAS, the DECLARANT is the owner of the real property located in Liberty County, Texas, and that is described on **EXHIBIT A** attached hereto and incorporated herein (herein the "PROPERTY") and the DECLARANT intends to subdivide and restrict the PROPERTY for residential development and/or recreational uses; and,

WHEREAS, the DECLARANT desires to place certain covenants, conditions and restrictions (herein the "COVENANTS") on each TRACT (as hereinafter defined) within the PROPERTY to provide a benefit to the DECLARANT and to the subsequent owners of the various TRACTS into which the PROPERTY has been divided, to enhance the value of those TRACTS, and to encourage the orderly development of the PROPERTY and each of the TRACTS within the PROPERTY.

NOW THEREFORE, the DECLARANT hereby declares that all of the PROPERTY shall be held, leased, used, occupied, sold, conveyed, built upon, or encumbered subject to the COVENANTS contained in this DECLARATION, which COVENANTS shall run with the title to the land for ten years from the date of conveyance, unless otherwise permitted by DECLARANT, or its successor or assigns, by a date prior to the ten year expiration date of said COVENANTS; and shall be binding on all persons or entities having or acquiring any right, title, or interest in all or any portion of the PROPERTY and their respective mortgagees, heirs, successors and assigns; and that these COVENANTS shall inure to the benefit of the DECLARANT and to the respective successors, successors-in-title, heirs, legal representatives, and assigns of the DECLARANT as hereinafter set forth.

**ARTICLE I – INCORPORATION OF RECITALS**

The above Recitals are incorporated in and form a part of this DECLARATION.

## ARTICLE II – DEFINITIONS

The following words shall be defined in this DECLARATION in this manner:

2.1 “COMMERCIAL USE” shall mean and be limited to use of any IMPROVEMENT on the PROPERTY or TRACT within the PROPERTY as a home office and/or for telecommuting work.

2.2 “IMPROVEMENTS” shall mean all man made things, objects, or structures constructed on, above, or below, any TRACT of the PROPERTY, including, without limitation, all buildings, parking surfaces, driveways, fences, screens, landscaping, utility services, grading, fill, excavation, drainage devices, and any other structures and features.

2.3 “MANAGER” shall mean and refer to Raydient, Inc. d/b/a Raydient Places + Properties Inc. f/k/a TerraPointe Services, Inc., a Delaware corporation, and its successors and assigns; provided, however, that as long as DECLARANT owns a TRACT, DECLARANT may, upon written notice to each then OWNER, appoint a successor MANAGER.

2.4 “OWNER” shall mean the legal title holder of record of any TRACT (including the DECLARANT), to include any natural person or juridical person holding title as trustee, the heirs, legal representatives, successors, or assigns of any OWNER; and all other persons acquiring or succeeding to the title from the DECLARANT hereafter by sale, grant, will, lease, foreclosure, execution, or any other legal manner of transfer of any interest therein.

2.5 “PROPERTY” shall mean the approximate 518.93 acres of land in Liberty County, Texas, and as is more particularly described on **EXHIBIT A** attached hereto and which has been designated and named herein as “Simmons Grove”.

2.6 “RECREATIONAL USE” shall mean a use by any natural person, juridical person or entity for recreational activities, including, but not limited to, swimming, hunting, fishing, camping, wildlife viewing and pasturing of livestock and horses, or similar recreational activities permissible in accordance with any applicable ordinances and land use regulations of Liberty County, Texas.

2.7 “RESIDENTIAL USE” shall mean a use by any natural person, juridical person or entity for single family occupancy. For avoidance of doubt, Residential Use does not include multi-family occupancy.

2.8 “TRACT” or “TRACTS” shall mean those parcels or tracts within the PROPERTY, and as is more particularly described on **EXHIBIT A** attached hereto.

### ARTICLE III – PURPOSE

The purpose of this DECLARATION is to impose the COVENANTS set forth herein on the PROPERTY and TRACTS within the PROPERTY to provide for and encourage the orderly development of the PROPERTY and TRACTS within the PROPERTY by and through a common scheme of development.

### ARTICLE IV – USES AND RESTRICTIVE COVENANTS

The DECLARANT hereby declares that any and all construction of any IMPROVEMENT on the PROPERTY or on the TRACTS within the PROPERTY and any use of the PROPERTY hereafter shall be subject to these COVENANTS and comply in the following manner to wit:

4.1 Permitted Use: The PROPERTY and any TRACT within the PROPERTY shall be used solely for RESIDENTIAL or RECREATIONAL USES or a combination of said uses; provided, however COMMERCIAL USE shall be allowed upon prior written approval of the DECLARANT. No use authorization herein contained or subsequently granted by DECLARANT shall be deemed a representation or warranty by DECLARANT that such uses are permitted under applicable zoning or other governmental ordinances.

4.2 Mobile Homes: One (1) MOBILE HOME will be permitted on each Lot, provided each and every MOBILE HOME shall comply with the following requirements:

- a. Be a minimum of twelve (12) feet wide with a minimum of 1,000 square feet exclusive of carports, porches and garages, and an enclosed foundation properly skirted with material compatible with the type house itself; and
- b. Be permanently installed in a neat and attractive manner with skirting completed within ninety (90) days after the Mobile Home is placed on the Lot; and
- c. Be in a state of good repair; and
- d. Be no older than ten (10) years of age when placed on any Lots.

4.3 Traditional Homes: Single family residences other than MOBILE HOMES shall have a minimum of 1,000 square feet exclusive of carports, porches and garages, and shall be completed within one (1) year of the date of issuance of the building permit by Liberty County.

4.4 Temporary Structures: Temporary IMPROVEMENTS shall be allowed only during a period of active construction on a TRACT and shall not exist on site longer than twelve (12) continuous months.

4.5 Setbacks: The minimum setback of any buildings, including but not limited to houses, barns, sheds, etc., shall be one hundred (100) feet from the front, twenty (20) feet from the rear, and twenty (20) feet from the side lines of a TRACT or in accordance with the applicable zoning regulations of Liberty County, Texas, should such minimum setbacks established by Liberty County differ from those stated herein.

4.6 Maintenance Standards: Each Owner of a TRACT shall keep all IMPROVEMENTS thereon in a reasonably safe, clean, maintained, neat condition and shall comply in all material respects with governmental statutes, ordinances, regulations and health, police and fire protection requirements. No IMPROVEMENTS on any TRACT shall be permitted by the Owner of such TRACT to fall into such disrepair, and each such IMPROVEMENT shall at all times be kept in good condition and repair, properly maintained and adequately painted or otherwise finished.

4.7 Fencing: Each OWNER may install fencing around the perimeter boundary line of each TRACT and may place fencing at other locations within each TRACT. Each OWNER is encouraged but not required to use the fencing specifications attached hereto as **Exhibit C** and made a part hereof for addition to existing board fencing.

4.8 Waste Storage and Removal: Rubbish, trash, garbage or other waste shall be kept only in sanitary containers located upon a TRACT and screened from view in accordance with any ordinances and land use regulations of Liberty County, Texas. Rubbish and trash shall not be permitted to accumulate or be disposed of on the PROPERTY by burning or burial.

4.9 Nuisance Prohibition: No noxious or offensive noise, or odors, or other activities shall be conducted on any TRACT, nor shall any activity be conducted or placed thereon which shall become a nuisance, or unreasonable embarrassment, or a disturbance or annoyance to persons in their enjoyment of any TRACT within the PROPERTY.

**ARTICLE V**

**NOTICES**

Any notice, demand, consent, approval, request or other communication or document to be provided hereunder to DECLARANT or to MANAGER shall be (a) in writing, and (b) deemed to have been provided (i) on the second business day after being sent as certified or registered mail in the United States mails, postage prepaid, return receipt requested, or (ii) on the next business day after being deposited (in time for delivery by such service on such business day) with Federal Express or another reputable national courier service, or (iii) (if such party's receipt thereof is acknowledged in writing) on being given by hand or other actual delivery to such party, or (iv) when actually received when a copy thereof has been sent by facsimile transmission (with a required copy to be delivered by any other manner provided in this Section). The notice address of the DECLARANT and MANAGER shall be:

DECLARANT: TerraPointe LLC d/b/a TerraPointe Texas Holdings LLC  
Attention: S. Allister Fisher, Esq.  
1 Rayonier Way  
Yulee, Florida 32097

MANAGER: Raydient Inc. d/b/a Raydient Places + Properties Inc.  
1 Rayonier Way  
Yulee, Florida 32097  
Attention: Jason Shearer

## ARTICLE VI

### MISCELLANEOUS PROVISIONS

6.1 Enforcement. Each OWNER shall strictly comply with all the terms and conditions and provisions of this DECLARATION. Any OWNER or MANAGER may enforce these COVENANTS against any other OWNER or tenant in violation in a court of competent jurisdiction only in Liberty County, Texas, by injunction, specific performance, money judgment, or any other appropriate legal or equitable remedy. Each OWNER specifically acknowledges that, if any OWNER or tenant violates any of these COVENANTS, the other OWNERS and MANAGER will not have an adequate remedy at law and that these COVENANTS may be enforced by injunctive relief, including by a temporary or preliminary injunction and a temporary restraining order, if necessary.

6.2 Recovery. If any OWNER seeks to enforce or defend any of these COVENANTS, then the prevailing party shall be entitled to recover, in addition to the legal or equitable claim or defense, all court costs, reasonable attorney's fees and other expenses which are reasonably necessary to enforce these COVENANTS, including the cost of any bond premiums for injunctive relief.

6.3 No Waiver. Any delay, omission or other failure to promptly enforce any of the COVENANTS, however long continued, shall not be deemed acquiescence therein nor a waiver, abandonment or termination of any right, or otherwise bar enforcement at a later date as to the same breach or violation, or as to any other breach or violation hereof occurring prior to or subsequent thereto.

6.4 Invalidation. The invalidation of any single COVENANT (or any part thereof) by a court of competent jurisdiction shall not affect the validity of any other COVENANT which shall remain in full force and effect. The breach of any COVENANT shall not defeat or render invalid the lien of any mortgage made in good faith and for value prior to the date of this DECLARATION, but all COVENANTS shall be binding upon and effective against any mortgagee or person whose title is or was acquired by foreclosure or otherwise.

6.5 Term. These COVENANTS shall be in full force and effect until December 31, 2047 at which time these COVENANTS shall be automatically extended for successive terms of ten years each; UNLESS within the two year period preceding the expiration of these COVENANTS (or, if applicable, any successive term) an instrument which terminates these COVENANTS is signed by OWNERS that own more than fifty percent of the TRACTS in the PROPERTY, along with written joinder and consent by all mortgagees, and recorded in the appropriate records of Liberty County, Texas. For avoidance of doubt, the foregoing simple-majority percentage is intended to reflect a proportion based on the total number of TRACTS within the PROPERTY, not an acreage proportion.

6.6 Amendment. These COVENANTS may be amended, or modified or changed only if an instrument is signed by OWNERS that own more than seventy-five percent of the TRACTS in the PROPERTY, and recorded in the appropriate records of Liberty County, Texas.

For avoidance of doubt, the foregoing super-majority percentage is intended to reflect a proportion based on the total number of TRACTS within the PROPERTY, not an acreage proportion.

6.7 Binding Effect. These COVENANTS shall be binding upon and inure to the benefit of the present and future OWNERS, their grantees, heirs, representatives, successors and assigns, in interest or title and all persons claiming by, under or through the same, and shall be specifically enforceable, including without limit, by any present or future OWNER, its or their, grantees, heirs, representatives, successors and assigns in interest or title or any person claiming by, under or through the same.

6.8 Tax Sale. These COVENANTS are conclusively declared and deemed to enhance and preserve the value of the PROPERTY and as such they shall not be affected or terminated by the vesting of any title in any governmental unit or agency and/or in any subsequent purchaser by virtue of a tax sale for unpaid taxes or assessments.

6.9 Right to Subdivide. Once a TRACT has been purchased from DECLARANT, such parcel of land may be combined with other TRACTs, but shall not be subdivided nor shall only a portion of a TRACT be sold unless written approval is given by the DECLARANT.

6.10 Annexations/Additions. In its sole discretion, DECLARANT shall have the right and privilege to annex and make subject to this DECLARATION and the COVENANTS hereof additional real property contiguous to the PROPERTY. For these purposes, contiguous property shall include any property which may be separated from the other property subject to these COVENANTS by a public right-of-way (e.g. a road or street). Any such addition shall be enforceable and recognized upon the recordation of a Supplemental Declaration to this one which is recorded in the public records of Liberty County, Texas.

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[Signatures Appear on Following Page]

IN WITNESS WHEREOF, the DECLARANT has caused these presents to be executed and by seal to be hereto affixed on 5 Sept., 2017.

IN THE PRESENCE OF:

DECLARANT:

TERRAPOINTE LLC d/b/a TerraPointe Texas Holdings LLC, a Delaware limited liability company

[Signature]  
Signature of Witness 1

Delisa A. Johnigan  
Printed Name of Witness 1

By: [Signature]  
S. Allister Fisher  
Title: Vice President



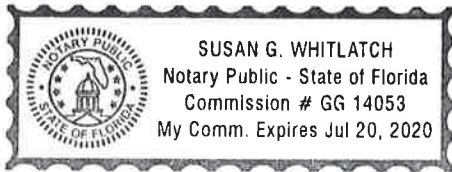
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STATE OF FLORIDA  
COUNTY OF NASSAU

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 5<sup>th</sup> day of September, 2017, by S. Allister Fisher, Vice President of TerraPointe LLC d/b/a TerraPointe Texas Holdings LLC, a Delaware limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this 5 day of September, 2017.



(Seal)

[Signature]  
Susan G. Whitlatch  
Notary Public for State of Florida  
My Commission Expires: 07/20/2020  
Commission No.: GG 14053

IN THE PRESENCE OF:

  
Signature of Witness 1

Delisa A. Johnigam  
Printed Name of Witness 1

**MANAGER:**

RAYDIENT INC. d/b/a Raydient Places + Properties Inc., a Delaware corporation

By: Ranger  
Susan L. Ranger  
Title: Vice President

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STATE OF FLORIDA

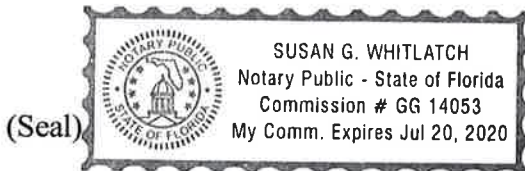
ACKNOWLEDGMENT

COUNTY OF NASSAU

This instrument was acknowledged before me on the 5 day of September, 2017, by Susan L. Ranger, Vice President of RAYDIENT INC. d/b/a Raydient Places + Properties Inc., a Delaware corporation, on behalf of said corporation.

Given under my hand and seal of office this 5 day of September, 2017.

  
Susan G. Whitlatch  
Notary Public for State of Florida  
My Commission Expires: 07/20/2020  
Commission No.: GG 14053





**EXHIBIT A – DESCRIPTION OF THE PROPERTY**

Liberty County, Texas



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**

**TRACT 1**

**10.768 ACRES**

**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 10.768 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 10.768 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE North 88°13'17" East, 348.27 feet, with the southerly right-of-way of said CR 2326, to a 5/8 inch iron rod found for the northwesterly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the northeasterly corner of said 1.465 acre tract, surveyed this day;

THENCE North 88°13'40" East, 339.18 feet, with the southerly right-of-way of said CR 2326, the northerly line of said 4.317 acre tract, to a 5/8 inch iron rod found for the **POINT OF BEGINNING**, being the northeasterly corner of said 4.317 acre tract and being the northwesterly corner of the herein described 10.768 acre tract;

THENCE North 88°13'28" East, 419.37 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 10083-00" set for the northeasterly corner of the herein described 10.768 acre tract, being the northwesterly corner of a 10.030 acre tract, surveyed this day;

THENCE South 02°53'05" East, 743.02 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of a 13.556 acre tract, surveyed this day, for the southeasterly corner of the herein described 10.768 acre tract, being the southwesterly corner of said 10.030 acre tract, surveyed this day;

THENCE South 87°06'55" West, 834.15 feet, over and across said 1025.93 acre tract, to a 5/8 inch iron rod found in the northeasterly right-of-way of said FM 1008, for the southerly corner of said 4.317 acre tract, being the southwesterly corner of the herein described 10.768 acre tract and being the northwesterly corner of said 13.556 acre tract, surveyed this day;

**Exhibit A – Continued**

**Tract 1**

THENCE North 26°01'38" East, 858.08 feet, with the southeasterly line of said 4.317 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 10.768 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**

**TRACT 2**

**13.556 ACRES**

**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112**

**LIBERTY COUNTY, TEXAS**

BEING a 13.556 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 13.556 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE South 24°41'34" East, 397.92 feet, with the northeasterly right-of-way of said FM 1008, to a 5/8 inch iron rod found for the westerly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the southerly corner of said 1.465 acre tract, surveyed this day;

THENCE South 24°27'51" East, 64.56 feet, with the northeasterly right-of-way of said FM 1008, the southwesterly line of said 4.317 acre tract, to a concrete monument found for the beginning of a 1959.85 foot radius curve to the right;

THENCE 350.31 feet southerly, with the northeasterly right-of-way of said FM 1008, the southwesterly line of said 4.317 acre tract, and with said 1959.85 foot radius curve to the right, having a central angle of 10°14'28" and a chord bearing of South 19°38'53" East, 349.84 feet, to a 5/8 inch iron rod found for the **POINT OF BEGINNING**, being the southerly corner of said 4.317 acre tract, the northwesterly corner of the herein described 13.556 acre tract, and being the southwesterly corner of a 10.768 acre tract, surveyed this day;

THENCE North 87°06'55" East, severing said 1025.93 acre tract, at 834.15 feet pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of said 10.768 acre tract, surveyed this day, being the southwesterly corner of a 10.030 acre tract, surveyed this day, in all a total distance of 1426.74 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of a 37.080 acre tract, surveyed this day, for the northeasterly corner of the herein described 13.556 acre tract, being the southeasterly corner of said 10.030 acre tract, surveyed this day;

**Exhibit A – Continued**

**Tract 2**

THENCE South 02°53'05" East, 422.00 feet, over and across said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 13.556 acre tract, being the northeasterly corner of a 13.439 acre tract, surveyed this day;

THENCE South 87°06'55" West, 1387.11 feet, over and across said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the easterly right-of-way of said FM 1008, for the southwesterly corner of the herein described 13.556 acre tract, being the northwesterly corner of said 13.439 acre tract, surveyed this day, from which a ¾ inch iron rod found in the southerly line of said 1025.93 acre tract, for the northwesterly corner of that certain called 70.43 acre tract described in instrument to Domingo Veloz Quintana, recorded under Clerk's File Number 2016008230, O.P.R.L.C.T., bears South 02°50'52" East, 1269.47 feet;

THENCE North 02°50'52" West, 26.74 feet, with the easterly right-of-way of said FM 1008, to a concrete monument found for the beginning of a 1959.85 foot radius curve to the left;

THENCE 397.92 feet northerly, with the easterly right-of-way of said FM 1008, and with said 1959.85 foot radius curve to the left, having a central angle of 11°37'59" and a chord bearing of North 08°36'49" West, 397.24 feet, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 13.556 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**

**TRACT 3**

**13.439 ACRES**

**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112**

**LIBERTY COUNTY, TEXAS**

BEING a 13.439 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 13.439 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE South 24°41'34" East, 397.92 feet, with the northeasterly right-of-way of said FM 1008, to a 5/8 inch iron rod found for the westerly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the southerly corner of said 1.465 acre tract, surveyed this day;

THENCE South 24°27'51" East, 64.56 feet, with the northeasterly right-of-way of said FM 1008, the southwesterly line of said 4.317 acre tract, to a concrete monument found for the beginning of a 1959.85 foot radius curve to the right;

THENCE 350.31 feet southerly, with the northeasterly right-of-way of said FM 1008, the southwesterly line of said 4.317 acre tract, and with said 1959.85 foot radius curve to the right, having a central angle of 10°14'28" and a chord bearing of South 19°38'53" East, 349.84 feet, to a 5/8 inch iron rod found for the southerly corner of said 4.317 acre tract, being the northwesterly corner of a 13.556 acre tract, surveyed this day, and being the southwesterly corner of a 10.768 acre tract, surveyed this day, said point being the beginning of another 1959.85 foot radius curve to the right;

THENCE 397.92 feet southerly, with the easterly right-of-way of said FM 1008, and with said 1959.85 foot radius curve to the right, having a central angle of 11°37'59" and a chord bearing of South 08°36'49" East, 397.24 feet, to a concrete monument found (broken), for the end of said curve;

THENCE South 02°50'52" East, 26.74 feet, with the easterly right-of-way of said FM 1008, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northwesterly corner of the herein described 13.439 acre tract, and being the southwesterly corner of said 13.556 acre tract, surveyed this day;

**Exhibit A – Continued**

**Tract 3**

THENCE North 87°06'55" East, 1387.11 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of a 37.080 acre tract, surveyed this day, for the northeasterly corner of the herein described 13.439 acre tract, being the southeasterly corner of said 13.556 acre tract, surveyed this day;

THENCE South 02°53'05" East, 422.00 feet, over and across said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 13.439 acre tract, being the northeasterly corner of a 13.442 acre tract, surveyed this day;

THENCE South 87°06'55" West, 1387.38 feet, over and across said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the easterly right-of-way of said FM 1008, for the southwesterly corner of the herein described 13.439 acre tract, being the northwesterly corner of said 13.442 acre tract, surveyed this day, from which a ¾ inch iron rod found in the southerly line of said 1025.93 acre tract, for the northwesterly corner of that certain called 70.43 acre tract described in instrument to Domingo Veloz Quintana, recorded under Clerk's File Number 2016008230, O.P.R.L.C.T., bears South 02°50'52" East, 847.47 feet;

THENCE North 02°50'52" West, 422.00 feet, with the easterly right-of-way of said FM 1008, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 13.439 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016  
Date

\_\_\_\_\_  
Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION  
TRACT 4  
13.442 ACRES  
IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 13.442 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 13.442 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE South 24°41'34" East, 397.92 feet, with the northeasterly right-of-way of said FM 1008, to a 5/8 inch iron rod found for the westerly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the southerly corner of said 1.465 acre tract, surveyed this day;

THENCE South 24°27'51" East, 64.56 feet, with the northeasterly right-of-way of said FM 1008, the southwesterly line of said 4.317 acre tract, to a concrete monument found for the beginning of a 1959.85 foot radius curve to the right;

THENCE 350.31 feet southerly, with the northeasterly right-of-way of said FM 1008, the southwesterly line of said 4.317 acre tract, and with said 1959.85 foot radius curve to the right, having a central angle of 10°14'28" and a chord bearing of South 19°38'53" East, 349.84 feet, to a 5/8 inch iron rod found for the southerly corner of said 4.317 acre tract, being the northwesterly corner of a 13.442 acre tract, surveyed this day, and being the southwesterly corner of a 10.768 acre tract, surveyed this day, said point being the beginning of another 1959.85 foot radius curve to the right;

THENCE 397.92 feet southerly, with the easterly right-of-way of said FM 1008, and with said 1959.85 foot radius curve to the right, having a central angle of 11°37'59" and a chord bearing of South 08°36'49" East, 397.24 feet, to a concrete monument found (broken), for the end of said curve;

THENCE South 02°50'52" East, 448.74 feet, with the easterly right-of-way of said FM 1008, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northwesterly corner of the herein described 13.442 acre tract, and being the southwesterly corner of a 13.439 acre tract, surveyed this day;



**Exhibit A – Continued**

**Tract 4**

THENCE North 87°06'55" East, 1387.38 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of a 37.080 acre tract, surveyed this day, for the northeasterly corner of the herein described 13.442 acre tract, being the southeasterly corner of said 13.439 acre tract, surveyed this day;

THENCE South 02°53'05" East, 422.00 feet, over and across said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 13.442 acre tract, being the northeasterly corner of a 13.555 acre tract, surveyed this day;

THENCE South 87°06'55" West, 1387.65 feet, over and across said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the easterly right-of-way of said FM 1008, for the southwesterly corner of the herein described 13.442 acre tract, being the northwesterly corner of said 13.555 acre tract, surveyed this day, from which a ¾ inch iron rod found in the southerly line of said 1025.93 acre tract, for the northwesterly corner of that certain called 70.43 acre tract described in instrument to Domingo Veloz Quintana, recorded under Clerk's File Number 2016008230, O.P.R.L.C.T., bears South 02°50'52" East, 425.47 feet;

THENCE North 02°50'52" West, 422.00 feet, with the easterly right-of-way of said FM 1008, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 13.442 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016  
Date

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Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION  
TRACT 5  
13.555 ACRES  
IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 13.555 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 13.555 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE South 24°41'34" East, 397.92 feet, with the northeasterly right-of-way of said FM 1008, to a 5/8 inch iron rod found for the westerly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the southerly corner of said 1.465 acre tract, surveyed this day;

THENCE South 24°27'51" East, 64.56 feet, with the northeasterly right-of-way of said FM 1008, the southwesterly line of said 4.317 acre tract, to a concrete monument found for the beginning of a 1959.85 foot radius curve to the right;

THENCE 350.31 feet southerly, with the northeasterly right-of-way of said FM 1008, the southwesterly line of said 4.317 acre tract, and with said 1959.85 foot radius curve to the right, having a central angle of 10°14'28" and a chord bearing of South 19°38'53" East, 349.84 feet, to a 5/8 inch iron rod found for the southerly corner of said 4.317 acre tract, being the northwesterly corner of a 13.555 acre tract, surveyed this day, and being the southwesterly corner of a 10.768 acre tract, surveyed this day, said point being the beginning of another 1959.85 foot radius curve to the right;

THENCE 397.92 feet southerly, with the easterly right-of-way of said FM 1008, and with said 1959.85 foot radius curve to the right, having a central angle of 11°37'59" and a chord bearing of South 08°36'49" East, 397.24 feet, to a concrete monument found (broken), for the end of said curve;

THENCE South 02°50'52" East, 870.74 feet, with the easterly right-of-way of said FM 1008, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northwesterly corner of the herein described 13.555 acre tract, the southwesterly corner of a 13.442 acre tract, surveyed this day;

**Exhibit A – Continued**

**Tract 5**

THENCE North 87°06'55" East, 1387.65 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of a 37.080 acre tract, surveyed this day, for the northeasterly corner of the herein described 13.555 acre tract, being the southeasterly corner of said 13.442 acre tract, surveyed this day;

THENCE South 02°53'05" East, 425.47 feet, over and across said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said 1025.93 acre tract, the northerly line of that certain called 70.43 acre tract described in instrument to Domingo Veloz Quintana, recorded under Clerk's File Number 2016008230, O.P.R.L.C.T., for the southeasterly corner of the herein described 13.555 acre, being the southwesterly corner of said 37.080 acre tract, surveyed this day, from which a 1-1/4 inch iron pipe found for the southwesterly corner of that certain tract described as Tract 64 in instrument to Big Thicket Timberlands, L.P., recorded under Clerk's File Number 2008019857, O.P.R.L.C.T., being further described as that certain called 5.02 acre, 100 foot wide right-of-way, in instrument recorded in Volume 25, Page 504, L.C.D.R., bears North 87°06'55" East, 612.43 feet, said point being the southeasterly corner of said 37.080 acre tract, surveyed this day;

THENCE South 87°06'55" West, 1387.92 feet, with the southerly line of said 1025.93 acre tract, the northerly line of said 70.43 acre tract, to a ¾ inch iron rod found in the easterly right-of-way of said FM 1008, for the northwesterly corner of said 70.43 acre tract, and the southwesterly corner of the herein described 13.555 acre tract;

THENCE North 02°50'52" West, 425.47 feet, with the easterly right-of-way of said FM 1008, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 13.555 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION  
TRACT 6  
10.030 ACRES  
IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 10.030 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 10.030 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE North 88°13'17" East, 348.27 feet, with the southerly right-of-way of said CR 2326, to a 5/8 inch iron rod found for the northwesterly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the northeasterly corner of said 1.465 acre tract, surveyed this day;

THENCE North 88°13'40" East, 339.18 feet, with the southerly right-of-way of said CR 2326, the northerly line of said 4.317 acre tract, to a 5/8 inch iron rod found for the northeasterly corner of said 4.317 acre tract and being the northwesterly corner of a 10.768 acre tract, surveyed this day;

THENCE North 88°13'28" East, 419.37 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northwesterly corner of the herein described 10.030 acre tract, being the northeasterly corner of said 10.768 acre tract, surveyed this day;

THENCE North 88°13'28" East, 592.70 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 10.030 acre tract, being the northwesterly corner of a 37.080 acre tract, surveyed this day;

THENCE South 02°53'05" East, 731.54 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 10.030 acre tract, being the northeasterly corner of a 13.556 acre tract, surveyed this day;

**Exhibit A – Continued**

**Tract 6**

THENCE South 87°06'55" West, 592.59 feet, over and across said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 10.030 acre tract, being the southeasterly corner of said 10.768 acre tract, surveyed this day, from which a 5/8 inch iron rod found in the northeasterly right-of-way of said FM 1008 for the southerly corner of said 4.317 acre tract, being the southwesterly corner of said 10.768 acre tract, surveyed this day, and the northwesterly corner of said 13.556 acre tract, surveyed this day, bears South 87°06'55" West, 834.15 feet;

THENCE North 02°53'05" West, 743.02 feet, over and across said 1025.93 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 10.030 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**

**TRACT 7**

**37.080 ACRES**

**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 37.080 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 37.080 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE North 88°13'17" East, 348.27 feet, with the southerly right-of-way of said CR 2326, to a 5/8 inch iron rod found for the northwesterly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the northeasterly corner of said 1.465 acre tract, surveyed this day;

THENCE North 88°13'40" East, 339.18 feet, with the southerly right-of-way of said CR 2326, the northerly line of said 4.317 acre tract, to a 5/8 inch iron rod found for the northeasterly corner of said 4.317 acre tract and being the northwesterly corner of a 10.768 acre tract, surveyed this day;

THENCE North 88°13'28" East, 1012.07 with the southerly right-of-way of said CR 2326, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northwesterly corner of the herein described 37.080 acre tract, being the northeasterly corner of a 10.030 acre tract, surveyed this day;

THENCE North 88°13'28" East, 724.48 feet, with the southerly right-of-way of said CR 2326, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of that certain tract described as Tract 64 in instrument to Big Thicket Timberlands, L.P., recorded under Clerk's File Number 2008019857, O.P.R.L.C.T., being further described as that certain called 5.02 acre, 100 foot wide right-of-way, in instrument recorded in Volume 25, Page 504, L.C.D.R., being the northeasterly corner of the herein described 37.080 acre tract;

THENCE South 00°13'29" East, 2411.58 feet, with the westerly line of said 5.02 acre tract, to a 1-1/4 inch iron pipe found in the southerly line of said 1025.93 acre tract, the northerly line of that certain called 70.43 acre tract described in instrument to Domingo Veloz Quintana, recorded under Clerk's File Number 2016008230, O.P.R.L.C.T., for the southwest corner of said 5.02 acre tract, being the southeasterly corner of the herein described 37.080 acre tract;

## Exhibit A – Continued

### Tract 7

THENCE South 87°06'55" West, 612.43 feet, with the southerly line of said 1025.93 acre tract, the northerly line of said 70.43 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 37.080 acre tract, being the southeasterly corner of a 13.555 acre tract, surveyed this day, from which a ¾ inch iron rod found in the easterly right-of-way of said FM 1008, for the northwesterly corner of said 70.43 acre tract, being the southwesterly corner of said 13.555 acre tract, surveyed this day, bears South 87°06'55" West, 1387.92 feet;

THENCE North 02°53'05" West, severing said 1025.93 acre tract, at 425.47 feet pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of said 13.555 acre tract, surveyed this day, the southeasterly corner of a 13.442 acre tract, surveyed this day, at 847.47 feet pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of said 13.442 acre tract, surveyed this day, the southeasterly corner of a 13.439 acre tract, surveyed this day, at 1269.47 feet pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of said 13.439 acre tract, surveyed this day, the southeasterly corner of a 13.556 acre tract, surveyed this day, at 1691.47 feet pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of said 13.556 acre tract, surveyed this day, the southeasterly corner of said 10.030 acre tract, surveyed this day, in all a total distance of 2423.01 feet, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 37.080 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**

**TRACT 8**

**38.689 ACRES**

**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 38.689 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 38.689 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE North 88°13'17" East, 348.27 feet, with the southerly right-of-way of said CR 2326, to a 5/8 inch iron rod found for the northwesterly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the northeasterly corner of said 1.465 acre tract, surveyed this day;

THENCE North 88°13'40" East, 339.18 feet, with the southerly right-of-way of said CR 2326, the northerly line of said 4.317 acre tract, to a 5/8 inch iron rod found for the northeasterly corner of said 4.317 acre tract and being the northwesterly corner of a 10.768 acre tract, surveyed this day;

THENCE North 88°13'28" East, 1836.59 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northeasterly corner of that certain tract described as Tract 64 in instrument to Big Thicket Timberlands, L.P., recorded under Clerk's File Number 2008019857, O.P.R.L.C.T., being further described as that certain called 5.02 acre, 100 foot wide right-of-way, in instrument recorded in Volume 25, Page 504, L.C.D.R., and being the northwesterly corner of the herein described 38.689 acre tract;

THENCE North 88°13'28" East, 700.00 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 38.689 acre tract, being the northwesterly corner of a 38.568 acre tract, surveyed this day;



Exhibit A – Continued

Tract 8

THENCE South 00°13'29" East, 2405.71 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said 1025.93 acre tract, being the northerly line of a 70.43 acre tract described in instrument to Domingo Veloz Quintana, recorded under Clerk's File Number 2016008230, O.P.R.L.C.T., for the southeasterly corner of the herein described 38.689 acre tract, being the southwesterly corner of said 38.568 acre tract, surveyed this day;

THENCE South 87°26'11" West, 235.47 feet, with the southerly line of said 1025.93 acre tract, the northerly line of said 70.43 acre tract, to a 5/8 inch iron rod found for an angle point;

THENCE South 87°57'26" West, 464.70 feet, with the southerly line of said 1025.93 acre tract, the northerly line of said 70.43 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of said 5.02 acre tract, being the southwesterly corner of the herein described 38.689 acre tract, from which a 1-1/4 inch iron pipe found for the southwesterly corner of said 5.02 acre tract, being the southeasterly corner of a 37.080 acre tract, surveyed this day, bears South 87°57'26" West, 100.05 feet;

THENCE North 00°13'29" West, 2411.12 feet, with the easterly line of said 5.02 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 38.689 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524

Tract 9



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**

**TRACT 9**

**38.568 ACRES**

**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112**

**LIBERTY COUNTY, TEXAS**

BEING a 38.568 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 38.568 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE North 88°13'17" East, 348.27 feet, with the southerly right-of-way of said CR 2326, to a 5/8 inch iron rod found for the northwesterly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the northeasterly corner of said 1.465 acre tract, surveyed this day;

THENCE North 88°13'40" East, 339.18 feet, with the southerly right-of-way of said CR 2326, the northerly line of said 4.317 acre tract, to a 5/8 inch iron rod found for the northeasterly corner of said 4.317 acre tract and being the northwesterly corner of a 10.768 acre tract, surveyed this day;

THENCE North 88°13'28" East, with the southerly right-of-way of said CR 2326, a distance of 2536.59 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northwesterly corner of the herein described 38.568 acre tract, and being the northeasterly corner of a 38.689 acre tract, surveyed this day;

THENCE North 88°13'28" East, 700.00 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 38.568 acre tract, being the northwesterly corner of a 38.413 acre tract, surveyed this day;

THENCE South 00°13'29" East, 2396.07 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said 1025.93 acre tract, being the northerly line of a remainder of that certain called 606.9071 acre tract described as Tract 2 in instrument to Core Value, L.P., recorded in Volume 1919, Page 346, O.P.R.L.C.T., for the southeasterly corner of the herein described 38.568 acre tract, being the southwest corner of said 38.413 acre tract, surveyed this day;

Tract 9

THENCE South 87°26'11" West, 700.33 feet, with the southerly line of said 1025.93 acre tract, the northerly line of the remainder of said 606.9071 acre tract and the northerly line of that certain called 70.43 acre tract, described in instrument to Domingo Veloz Quintana, recorded under Clerk's File Number 2016008230, O.P.R.L.C.T., to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 38.568 acre tract, being the southeasterly corner of said 35.689 acre tract, surveyed this day, from which a 5/8 inch iron rod found for reference bears South 87°26'11" West, 235.47 feet;

THENCE North 00°13'29" West, 2405.71 feet, over and across said 1025.93 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 38.568 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524

## Tract 10


**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
 (936)756-7447 FAX (936)756-7448  
 FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**
**TRACT 10**
**38.413 ACRES**
**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112**
**LIBERTY COUNTY, TEXAS**

BEING a 38.413 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 38.413 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE North 88°13'17" East, 348.27 feet, with the southerly right-of-way of said CR 2326, to a 5/8 inch iron rod found for the northwesterly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the northeasterly corner of said 1.465 acre tract, surveyed this day;

THENCE North 88°13'40" East, 339.18 feet, with the southerly right-of-way of said CR 2326, the northerly line of said 4.317 acre tract, to a 5/8 inch iron rod found for the northeasterly corner of said 4.317 acre tract and being the northwesterly corner of a 10.768 acre tract, surveyed this day;

THENCE North 88°13'28" East, with the southerly right-of-way of said CR 2326, a distance of 3236.59 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for **POINT OF BEGINNING**, being the northwesterly corner of the herein described 38.413 acre tract, and being the northeasterly corner of a 38.689 acre tract, surveyed this day;

THENCE North 88°13'28" East, 700.00 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 38.413 acre tract, being the northwesterly corner of a 38.258 acre tract, surveyed this day;

THENCE South 00°13'29" East, 2386.44 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said 1025.93 acre tract, being the northerly line of a remainder of that certain called 606.9071 acre tract described as Tract 2 in instrument to Core Value, L.P., recorded in Volume 1919, Page 346, O.P.R.L.C.T., for the southeasterly corner of the herein described 38.413 acre tract, being the southwesterly corner of said 38.258 acre tract, surveyed this day;

**Exhibit A – Continued**

**Tract 10**

THENCE South 87°26'11" West, 700.33 feet, with the southerly line of said 1025.93 acre tract, the northerly line of the remainder of said 606.9071 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 38.413 acre tract, being the southeasterly corner of said 35.568 acre tract, surveyed this day, from which a 5/8 inch iron rod found for reference bears South 87°26'11" West, 935.80 feet;

THENCE North 00°13'29" West, 2396.07 feet, over and across said 1025.93 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 38.413 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016  
Date

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Carey A. Johnson  
R.P.L.S. No. 6524

Tract 11



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION  
TRACT 11  
38.258 ACRES  
IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 38.258 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 38.258 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE North 88°13'17" East, 348.27 feet, with the southerly right-of-way of said CR 2326, to a 5/8 inch iron rod found for the northwesterly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the northeasterly corner of said 1.465 acre tract, surveyed this day;

THENCE North 88°13'40" East, 339.18 feet, with the southerly right-of-way of said CR 2326, the northerly line of said 4.317 acre tract, to a 5/8 inch iron rod found for the northeasterly corner of said 4.317 acre tract and being the northwesterly corner of a 10.768 acre tract, surveyed this day;

THENCE North 88°13'28" East, with the southerly right-of-way of said CR 2326, a distance of 3936.59 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for **POINT OF BEGINNING**, being the northwesterly corner of the herein described 38.258 acre tract, and being the northeasterly corner of a 38.413 acre tract, surveyed this day;

THENCE North 88°13'28" East, 700.00 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 38.258 acre tract, being the northwesterly corner of a 38.103 acre tract, surveyed this day;

THENCE South 00°13'29" East, 2376.80 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said 1025.93 acre tract, for the northwesterly corner of that certain called 29.50 acre tract described as Tract 2, the northeasterly corner of that certain called 30.50 acre tract described as Tract One, both in instrument to Troy Allen White, recorded under Clerk's File Number 2011005559, O.P.R.L.C.T., being the southeasterly corner of the herein described 38.258 acre tract, and being the southwesterly corner of said 38.103 acre tract, surveyed this day;

THENCE South 87°26'11" West, 700.33 feet, with the southerly line of said 1025.93 acre tract, the northerly line of said 30.50 acre tract and the northerly line of a remainder of that certain called 606.9071 acre tract described as Tract 2 in instrument to Core Value, L.P., recorded in Volume 1919, Page 346, O.P.R.L.C.T., to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 38.258 acre tract, being the southeasterly corner of said 38.413 acre tract, surveyed this day, from which a 5/8 inch iron rod found for reference bears South 87°26'11" West, 1636.13 feet;

THENCE North 00°13'29" West, 2386.44 feet, over and across said 1025.93 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 38.258 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524

Tract 12



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**

**TRACT 12**

**38.103 ACRES**

**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 38.103 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 38.103 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE North 88°13'17" East, 348.27 feet, with the southerly right-of-way of said CR 2326, to a 5/8 inch iron rod found for the northwesterly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the northeasterly corner of said 1.465 acre tract, surveyed this day;

THENCE North 88°13'40" East, 339.18 feet, with the southerly right-of-way of said CR 2326, the northerly line of said 4.317 acre tract, to a 5/8 inch iron rod found for the northeasterly corner of said 4.317 acre tract and being the northwesterly corner of a 10.768 acre tract, surveyed this day;

THENCE North 88°13'28" East, with the southerly right-of-way of said CR 2326, a distance of 4636.59 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for **POINT OF BEGINNING**, being the northwesterly corner of the herein described 38.103 acre tract, and being the northeasterly corner of a 38.258 acre tract, surveyed this day;

THENCE North 88°13'28" East, 700.00 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 38.103 acre tract, being the northwesterly corner of a 42.114 acre tract, surveyed this day;

THENCE South 00°13'29" East, 2367.16 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said 1025.93 acre tract, the northerly line of that certain called 32.00 acre tract described in instrument to Allen White, recorded under Clerk's File Number 2011006768, O.P.R.L.C.T., for the southeasterly corner of the herein described 38.103 acre tract, being the southwestly corner of said 42.114 acre tract, surveyed this day, from which a ½ inch iron rod found for the northeasterly corner of said 32.00 acre tract, being the northwesterly corner of a remainder of that certain called 606.9071 acre tract described as Tract 2, in instrument to Core Value, L.P., recorded in Volume 1919, Page 356, O.P.R.L.C.T., bears North 87°26'11" East, 197.52 feet;



Tract 12

THENCE South 87°26'11" West, 700.33 feet, with the southerly line of said 1025.93 acre tract, the northerly line of said 32.00 acre tract and that certain called 29.50 acre tract described as Tract 2 in instrument to Troy Allen White, recorded under Clerk's File Number 2011005558, O.P.R.L.C.T., to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of said Tract 2, the northeasterly corner of that certain called 30.50 acre tract described as Tract 1 in said instrument to Troy Allen White, being the southwesterly corner of the herein described 38.103 acre tract and being the southeasterly corner of said 38.258 acre tract, surveyed this day;

THENCE North 00°13'29" West, 2376.80 feet, over and across said 1025.93 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 38.103 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524

## Tract 13

**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**TRACT 13**  
**42.114 ACRES**  
**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112**  
**LIBERTY COUNTY, TEXAS**

BEING a 42.114 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 42.114 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE North 88°13'17" East, 348.27 feet, with the southerly right-of-way of said CR 2326, to a 5/8 inch iron rod found for the northwesterly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the northeasterly corner of said 1.465 acre tract, surveyed this day;

THENCE North 88°13'40" East, 339.18 feet, with the southerly right-of-way of said CR 2326, the northerly line of said 4.317 acre tract, to a 5/8 inch iron rod found for the northeasterly corner of said 4.317 acre tract and being the northwesterly corner of a 10.768 acre tract, surveyed this day;

THENCE North 88°13'28" East, with the southerly right-of-way of said CR 2326, a distance of 5336.59 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for **POINT OF BEGINNING**, being the northwesterly corner of the herein described 42.114 acre tract, and being the northeasterly corner of a 38.103 acre tract, surveyed this day;

THENCE North 88°13'28" East, 700.00 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 42.114 acre tract, being the northwesterly corner of a 41.940 acre tract, surveyed this day;

THENCE South 03°58'57" East, 2354.58 feet, severing said 1025.93 acre tract, to a ½ inch iron rod found for the northwesterly corner of that certain called 34.70 acre tract described in instrument to Coy G. and Tina D. Varnon, recorded under Clerk's File Number 2011010523, O.P.R.L.C.T., being the northeasterly corner of the remainder of that certain called 606.9071 acre tract described as Tract 2 in instrument to Core Value, L.P., recorded in Volume 1919, Page 356, O.P.R.L.C.T., being the southeasterly corner of the herein described 42.114 acre tract and being the southwest corner of said 41.940 acre tract, surveyed this day, from which a ½ inch iron rod found for the northeasterly corner of said 34.70 acre tract, bears North 87°09'19" East, 629.90 feet;

Tract 13

THENCE South 87°17'17" West, 657.32 feet, with the southerly line of said 1025.93 acre tract, the northerly line of the remainder of said 606.9071 acre tract, to a ½ inch iron rod found for the northwesterly corner of the remainder of said 606.9071 acre tract, being the northeasterly corner of that certain called 32.00 acre tract, described in instrument to Allen White, recorded under Clerk's File Number 2011006768, O.P.R.L.C.T., and being an angle point in the southerly line of the herein described 42.114 acre tract;

THENCE South 87°26'11" West, 197.52 feet, with the southerly line of said 1025.93 acre tract, the northerly line of said 32.00 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwest corner of the herein described 42.114 acre tract, being the southeasterly corner of said 38.103 acre tract, surveyed this day;

THENCE North 00°13'29" West, 2367.16 feet, over and across said 1025.93 acre tract, to the **POINT OF BEGINNING;**

CONTAINING a computed area of 42.114 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524

## Tract 14

EXHIBIT A – Continued

**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION****TRACT 14****41.940 ACRES****IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 41.940 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 41.940 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE North 88°13'17" East, 348.27 feet, with the southerly right-of-way of said CR 2326, to a 5/8 inch iron rod found for the northwesterly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the northeasterly corner of said 1.465 acre tract, surveyed this day;

THENCE North 88°13'40" East, 339.18 feet, with the southerly right-of-way of said CR 2326, the northerly line of said 4.317 acre tract, to a 5/8 inch iron rod found for the northeasterly corner of said 4.317 acre tract and being the northwesterly corner of a 10.768 acre tract, surveyed this day;

THENCE North 88°13'28" East, with the southerly right-of-way of said CR 2326, a distance of 6036.59 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for **POINT OF BEGINNING**, being the northwesterly corner of the herein described 41.940 acre tract, and being the northeasterly corner of a 38.103 acre tract, surveyed this day;

THENCE North 88°13'28" East, 760.88 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 41.940 acre tract, being the northwesterly corner of a 34.117 acre tract, surveyed this day;

THENCE South 04°51'52" East, 2340.56 feet, severing said 1025.93 acre tract, to a ½ inch iron rod found in the southerly line of said 1025.93 acre tract, the northerly line of that certain called 55.00 acre tract described in instrument to Coy G. and Tina D. Varnon, recorded under Clerk's File Number 2010013146, O.P.R.L.C.T., for the southeasterly corner of the herein described 41.940 acre tract, being the southwesterly corner of said 34.117 acre tract, surveyed this day;

Tract 14

EXHIBIT A – Continued

THENCE South 86°52'25" West, 166.58 feet, with the southerly line of said 1025.93 acre tract, the northerly line of said 55.00 acre tract, to a ½ inch iron rod found for the northwesterly corner of said 55.00 acre tract, the northeasterly corner of that certain called 34.70 acre tract described in instrument to Coy G. and Tina D. Varnon, recorded under Clerk's File Number 2011010523, O.P.R.L.C.T., and being an angle point in the southerly line of the herein described 41.940 acre tract;

THENCE South 87°09'19" West, 629.90 feet, with the southerly line of said 1025.93 acre tract, the northerly line of said 34.70 acre tract, to a ½ inch iron rod found for the northwesterly corner of said 34.70 acre tract, being the northeasterly corner of a remainder of that certain called 606.9071 acre tract described as Tract 2 in instrument to Core Value, L.P., recorded in Volume 1919, Page 356, O.P.R.L.C.T., being the southwest corner of the herein described 41.940 acre tract, being the southeasterly corner of said 42.114 acre tract, surveyed this day;

THENCE North 03°58'57" West, 2354.58 feet, over and across said 1025.93 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 41.940 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524

## Tract 15

**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**TRACT 15**  
**34.117 ACRES**  
**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112**  
**LIBERTY COUNTY, TEXAS**

BEING a 34.117 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 34.117 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of a 1.465 acre tract, surveyed this day;

THENCE North 88°13'17" East, 348.27 feet, with the southerly right-of-way of said CR 2326, to a 5/8 inch iron rod found for the northwesterly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the northeasterly corner of said 1.465 acre tract, surveyed this day;

THENCE North 88°13'40" East, 339.18 feet, with the southerly right-of-way of said CR 2326, the northerly line of said 4.317 acre tract, to a 5/8 inch iron rod found for the northeasterly corner of said 4.317 acre tract and being the northwesterly corner of a 10.768 acre tract, surveyed this day;

THENCE North 88°13'28" East, with the southerly right-of-way of said CR 2326, a distance of 6797.47 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for **POINT OF BEGINNING**, being the northwesterly corner of the herein described 34.117 acre tract, and being the northeasterly corner of a 41.940 acre tract, surveyed this day;

THENCE North 88°13'28" East, 100.00 feet, with the southerly right-of-way of said CR 2326, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a 570.00 foot radius curve to the right;

THENCE 499.36 feet southeasterly, with the southerly right-of-way of said CR 2326, and with said 570.00 foot radius curve to the right, having a central angle of 50°11'43" and a chord bearing of South 66°40'41" East, 483.54 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;

THENCE South 41°34'49" East, 234.20 feet, with the southerly right-of-way of said CR 2326, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 34.117 acre tract, being the northwesterly corner of a 31.262 acre tract, surveyed this day;

Tract 15

THENCE South 04°51'52" East, 1939.25 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said 1025.93 acre tract, the northerly line of that certain called 55.0 acre tract described in instrument to Coy G. and Tina D. Varnon, recorded under Clerk's File Number 2010013146, O.P.R.L.C.T., for the southeasterly corner of the herein described 34.117 acre tract, being the southwesterly corner of said 31.262 acre tract, surveyed this day, from which a ½ inch iron rod found for the northeasterly corner of said 55.0 acre tract bears North 86°52'26" East, 713.35 feet;

THENCE South 86°52'25" West, 666.38 feet, with the southerly line of said 1025.93 acre tract, the northerly line of said 55.0 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 34.117 acre tract, being the southeasterly corner of said 41.940 acre tract, surveyed this day, from which a ½ inch iron rod found for the northwesterly corner of said 55.0 acre tract, bears South 86°52'25" West, 166.58 feet;

THENCE North 04°51'52" West, 2340.56 feet, over and across said 1025.93 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 34.117 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION  
TRACT 16  
31.262 ACRES  
IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 31.262 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 31.262 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of County Road 2328 (CR 2328), (aka Gillen Road), (60 feet wide), the southerly line of said 1025.93 acre tract, for the northeasterly corner of that certain called 55.0 acre tract described in instrument to Patrick W. Griffin, recorded under Clerk's File Number 2010010014, O.P.R.L.C.T., being the southeasterly corner of a 10.974 acre tract, surveyed this day;

THENCE South 86°52'25" West, with the southerly line of said 1025.93 acre tract, the northerly line of said 50.0 acre tract, at 11.38 feet pass a 5/8 inch iron rod found for reference, in all a total distance of 764.99 feet, to a fence corner post found for the southwesterly corner of said 10.974 acre tract, surveyed this day, the southeasterly corner of a 30.157 acre tract, surveyed this day;

THENCE South 86°42'38" West, 647.44 feet, continuing with the southerly line of said 1025.93 acre tract, the northerly line of said 50.0 acre tract, to a ½ inch iron found for the **POINT OF BEGINNING**, being the northwesterly corner of said 50.0 acre tract, the northeasterly corner of that certain called 55.0 acre tract, described in instrument to Coy G. and Tina D. Varnon, recorded under Clerk's File Number 2010013146, O.P.R.L.C.T., being the southeasterly corner of the herein described 31.262 acre tract, and being the southwesterly corner of said 30.157 acre tract, surveyed this day;

THENCE South 86°52'26" West, 713.35 feet, with the southerly line of said 1025.93 acre tract, the northerly line of said 55.0 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 31.262 acre tract, being the southeasterly corner of a 34.117 acre tract, surveyed this day, from which a ½ inch iron rod found for the northwesterly corner of said 55.0 acre tract bears South 86°52'25" West, 832.96 feet;

THENCE North 04°51'52" West, 1939.25 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of the herein described 31.262 acre tract, being the northeasterly corner of said 34.117 acre tract, surveyed this day, said point being the beginning of a 270.00 foot radius, non-tangent curve to the left;



**Exhibit A – Continued**

**Tract 16**

THENCE 359.69 feet southeasterly, with the southerly right-of-way of said CR 2326, and with said 270.00 foot radius curve to the left, having a central angle of 76°19'45", and a chord bearing of South 79°44'42" East, 333.68 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;

THENCE North 62°05'26" East, 424.79 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 31.262 acre tract, being the northwesterly corner of said 30.157 acre tract, surveyed this day;

THENCE South 04°51'52" East, 2040.14 feet, over and across said 1025.93 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 31.262 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**

**TRACT 17**

**30.157 ACRES**

**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 30.157 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 30.157 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of County Road 2328 (CR 2328), (aka Gillen Road), (60 feet wide), the southerly line of said 1025.93 acre tract, for the northeasterly corner of that certain called 55.0 acre tract described in instrument to Patrick W. Griffin, recorded under Clerk's File Number 2010010014, O.P.R.L.C.T., being the southeasterly corner of a 10.974 acre tract, surveyed this day;

THENCE South 86°52'25" West, with the southerly line of said 1025.93 acre tract, the northerly line of said 50.0 acre tract, at 11.38 feet pass a 5/8 inch iron rod found for reference, in all a total distance of 764.99 feet, to a fence corner post found for the **POINT OF BEGINNING**, being the southeasterly corner of the herein described 30.157 acre tract, being the southwesterly corner of said 10.974 acre tract, surveyed this day;

THENCE South 86°42'38" West, 647.44 feet, continuing with the southerly line of said 1025.93 acre tract, the northerly line of said 50.0 acre tract, to a ½ inch iron found for the northwesterly corner of said 50.0 acre tract, the northeasterly corner of that certain called 55.0 acre tract, described in instrument to Coy G. and Tina D. Varnon, recorded under Clerk's File Number 2010013146, O.P.R.L.C.T., being the southwesterly corner of the herein described 30.157 acre tract, and being the southeasterly corner of a 31.262 acre tract, surveyed this day, from which a ½ inch iron rod found for the northwesterly corner of said 55.0 acre tract bears South 86°52'25" West, 1546.31 feet;

THENCE North 04°51'52" West, 2040.14 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of the herein described 30.157 acre tract, being the northeasterly corner of said 31.262 acre tract, surveyed this day, said point being the beginning of a 320.00 foot radius, non-tangent curve to the right;

THENCE 237.63 feet southeasterly, with the southerly right-of-way of said CR 2326, and with said 320.00 foot radius curve to the right, having a central angle of 42°32'51", and a chord bearing of North 83°21'51" East, 232.21 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;

**Exhibit A – Continued**

**Tract 17**

THENCE South 75°21'43" East, 166.40 feet, with the southerly right-of-way of said CR 2326, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a 550.00 foot radius curve to the left;

THENCE 267.26 feet easterly, with the southerly right-of-way of said CR 2326, and with said 550.00 foot radius curve to the left, having a central angle of 27°50'31" and a chord bearing of South 89°16'59" East, 264.64 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 30.157 acre tract, and being the northwesterly corner of a 11.111 acre tract, surveyed this day;

THENCE South 04°42'57" East, over and across said 1025.93 acre tract, at 664.77 feet pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of said 11.111 acre tract, surveyed this day, the northwesterly corner of a 11.922 acre tract, surveyed this day, at 1369.87 feet pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of said 11.922 acre tract, surveyed this day, the northwesterly corner of said 10.974 acre tract, surveyed this day, in all a total distance of 1983.83 feet, to the **POINT OF BEGINNING;**

CONTAINING a computed area of 30.157 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

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(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**

**TRACT 18**

**11.111 ACRES**

**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112**

**LIBERTY COUNTY, TEXAS**

BEING a 11.111 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 11.111 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of County Road 2328 (CR 2328), (aka Gillen Road), (60 feet wide), the southerly line of said 1025.93 acre tract, for the northeasterly corner of that certain called 55.0 acre tract described in instrument to Patrick W. Griffin, recorded under Clerk's File Number 2010010014, O.P.R.L.C.T., being the southeasterly corner of a 10.974 acre tract, surveyed this day;

THENCE South 86°52'25" West, with the southerly line of said 1025.93 acre tract, the northerly line of said 50.0 acre tract, at 11.38 feet pass a 5/8 inch iron rod found for reference, in all a total distance of 764.99 feet, to a fence corner post found for the southwesterly corner of said 10.974 acre tract, surveyed this day, the southeasterly corner of a 30.157 acre tract, surveyed this day, from which a ½ inch iron rod found for the northwesterly corner of said 55.0 acre tract, bears South 86°42'38" West, 647.44 feet;

THENCE North 04°42'57" West, 1319.06 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southwesterly corner of the herein described 11.111 acre tract, and being the northwesterly corner of a 11.922 acre tract, surveyed this day;

THENCE North 04°42'57" West, 664.77 feet, over and across said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of the herein described 11.111 acre tract, being the northeasterly corner of said 30.157 acre tract, surveyed this day;

THENCE North 76°47'46" East, 645.61 feet, with the southerly right-of-way of said CR 2326, to a mag nail set for the intersection of the southerly right-of-way of said CR 2326 with the westerly right-of-way of said CR 2328, being the northeasterly corner of the herein described 11.111 acre tract, from which a ¾ inch iron rod found in the easterly right-of-way of said CR 2328, for the northwesterly corner of that certain called 2.00 acre tract described in instrument to Simmons Bottom Assembly of God Church, recorded in Volume 1009, Page 254, O.P.R.L.C.T., bears North 77°13'40" East, 60.05 feet;

**Exhibit A – Continued**

**Tract 18**

THENCE South 10°27'54" East, 763.91 feet, with the westerly line of said CR 2328, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 11.111 acre tract, being the northeasterly corner of said 11.922 acre tract, surveyed this day;

THENCE South 85°17'03" West, 715.07 feet, over and across said 1025.93 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 11.111 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

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(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION  
TRACT 19  
11.922 ACRES  
IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 11.922 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 11.922 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of County Road 2328 (CR 2328), (aka Gillen Road), (60 feet wide), the southerly line of said 1025.93 acre tract, for the northeasterly corner of that certain called 55.0 acre tract described in instrument to Patrick W. Griffin, recorded under Clerk's File Number 2010010014, O.P.R.L.C.T., being the southeasterly corner of a 10.974 acre tract, surveyed this day;

THENCE South 86°52'25" West, with the southerly line of said 1025.93 acre tract, the northerly line of said 50.0 acre tract, at 11.38 feet pass a 5/8 inch iron rod found for reference, in all a total distance of 764.99 feet, to a fence corner post found for the southwesterly corner of said 10.974 acre tract, surveyed this day, the southeasterly corner of a 30.157 acre tract, surveyed this day, from which a ½ inch iron rod found for the northwesterly corner of said 55.0 acre tract, bears South 86°42'38" West, 647.44 feet;

THENCE North 04°42'57" West, 613.96 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southwesterly corner of the herein described 11.922 acre tract, and being the northwesterly corner of said 10.974 acre tract, surveyed this day;

THENCE North 04°42'57" West, 705.10 feet, over and across said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 11.922 acre tract, being the southwesterly corner of a 11.111 acre tract, surveyed this day;

THENCE North 85°17'03" East, 715.07 feet, over and across said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of said CR 2328, for the northeasterly corner of the herein described 11.922 acre tract, being the southeasterly corner of said 11.111 acre tract;

THENCE South 08°12'01" East, 706.40 feet, with the westerly right-of-way of said CR 2328, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 11.922 acre tract, being the northeasterly corner of said 10.974 acre tract, surveyed this day;

**Exhibit A – Continued**

**Tract 19**

THENCE South 85°17'03" West, 758.00 feet, over and across said 1025.93 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 11.922 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**

**TRACT 20**

**10.974 ACRES**

**IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112**

**LIBERTY COUNTY, TEXAS**

BEING a 10.974 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 10.974 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of County Road 2328 (CR 2328), (aka Gillen Road), (60 feet wide), the southerly line of said 1025.93 acre tract, for the northeasterly corner of that certain called 55.0 acre tract described in instrument to Patrick W. Griffin, recorded under Clerk's File Number 2010010014, O.P.R.L.C.T., being the southeasterly corner of the herein described 10.974 acre tract;

THENCE South 86°52'25" West, with the southerly line of said 1025.93 acre tract, the northerly line of said 50.0 acre tract, at 11.38 feet pass a 5/8 inch iron rod found for reference, in all a total distance of 764.99 feet, to a fence corner post found for the southwesterly corner of the herein described 10.974 acre tract, being the southeasterly corner of a 30.157 acre tract, surveyed this day;

THENCE North 04°42'57" West, 613.96 feet, severing said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 10.974 acre tract, being the southwesterly corner of a 11.922 acre tract, surveyed this day;

THENCE North 85°17'03" East, 758.00 feet, over and across said 1025.93 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of said CR 2328, for the northeasterly corner of the herein described 10.974 acre tract, being the southeasterly corner of said 11.922 acre tract, surveyed this day;

THENCE South 08°12'01" East, 159.44 feet, with the westerly right-of-way of said CR 2328, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for an angle point;



**Exhibit A – Continued**

**Tract 20**

THENCE South 04°21'21" East, 476.04 feet, with the westerly right-of-way of said CR 2328, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 10.974 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016

Date

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Carey A. Johnson  
R.P.L.S. No. 6524



**TEXAS PROFESSIONAL SURVEYING, LLC.**

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(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION  
TRACT 21  
1.465 ACRES  
IN THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING a 1.465 acre tract of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1025.93 acre tract described as Tract E64, in instrument to Terrapointe LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said 1.465 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found for the intersection of the northeasterly right-of-way of Farm to Market Highway 1008 (FM 1008), (100 feet wide), described as Tract 2 in instrument recorded in Volume 451, Page 103, of the Liberty County Deed Records, (L.C.D.R.), with the southerly right-of-way of County Road 2326 (CR 2326), (aka Simmons Bottom Road) (width varies), for the northwesterly corner of the herein described 1.465 acre tract;

THENCE North 88°13'17" East, 348.27 feet, with the southerly right-of-way of said CR 2326, to a 5/8 inch iron rod found for the northwesterly corner of that certain called 4.317 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011014210, O.P.R.L.C.T., being the northeasterly corner of the herein described 1.465 acre tract;

THENCE South 26°02'02" West, 414.39 feet, with the northwesterly line of said 4.317 acre tract, to a 5/8 inch iron rod found in the northeasterly right-of-way of said FM 1008, for the westerly corner of said 4.317 acre tract, being the southerly corner of the herein described 1.465 acre tract, from which a concrete monument found for reference, bears South 24°27'51" East, 64.56 feet;

THENCE North 24°41'34" West, 397.92 feet, with the northeasterly right-of-way of said FM 1008, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 1.465 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-03.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

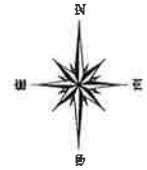
November 14, 2016  
Date

\_\_\_\_\_  
Carey A. Johnson  
R.P.L.S. No. 6524

**EXHIBIT B – SURVEY**

Note: Survey is certified for this transaction only. The findings and opinions of Texas Professional Surveying, LLC, reflected herein are privileged, confidential and intended for the use of the individual or entity for whom this work was prepared. It is understood that the use of, reliance on, or reproduction of same, in whole or in part, by others without the express written consent of Texas Professional Surveying, LLC, is prohibited and without warranty, express or implied. Texas Professional Surveying, LLC shall be held harmless against damages or expenses resulting from such unauthorized use, reliance or reproduction. Copyright 2016. All rights reserved.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1959.85	397.31	357.74	N 88°13'28" W	107°14'28"
C2	1929.85	350.31	349.84	N 88°13'28" W	107°14'28"
C3	170.00	499.30	485.54	S 89°16'59" E	107°14'28"
C4	170.00	257.63	332.91	S 89°16'59" E	107°14'28"
C5	170.00	257.63	332.91	S 89°16'59" E	107°14'28"
C6	550.00	267.26	264.64	S 89°16'59" E	107°14'28"



# JAMES HANEY SURVEY ABSTRACT No. 207

Rayonier Forest Resources, L.P.  
TRACT E21 & 28 (TRACT 1)  
CALL (NET) 1975.81 ACRES  
CF# 2012015990  
O.P.R.L.C.T.

Rayonier Forest Resources, L.P.  
TRACT E21 & 28 (TRACT 1)  
CALL (NET) 1975.81 ACRES  
CF# 2012015990  
O.P.R.L.C.T.

LIBERTY COUNTY  
CALL 4.13 ACRES (DITCH)  
VOL. 529, PG. 404, L.C.D.R.

COUNTY ROAD 2326 (SIMMONS BOTTOM ROAD) (VARIABLE WIDTH R.O.W.)

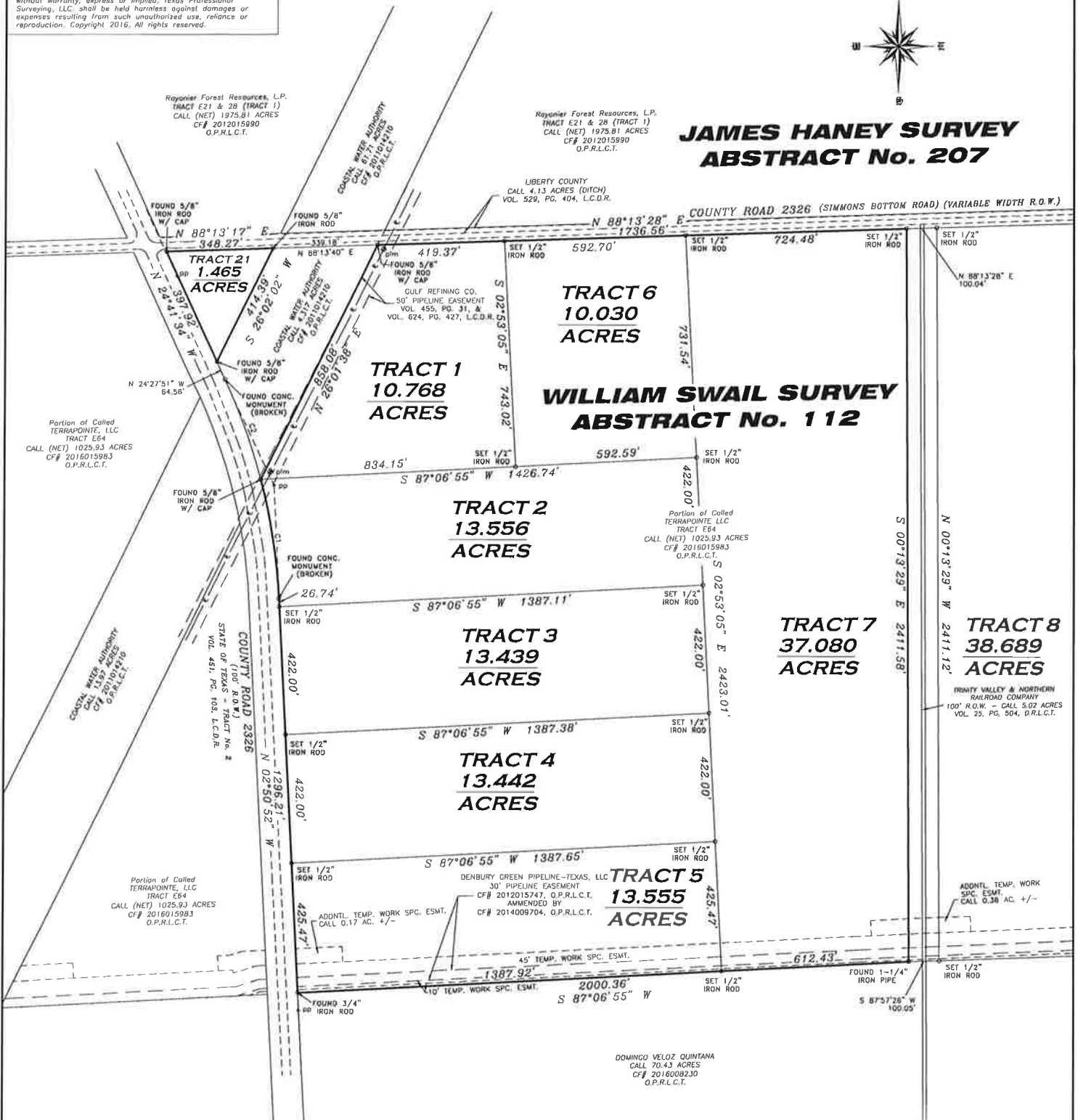


Exhibit B -- Continued

**LEGEND**

- wm = water meter
- plm = pipeline markers
- cbt = cable tv box
- tel = telephone box
- elec = electric box
- pp = power pole
- soo = edge of asphalt
- rec = record cap
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- pipeline
- easement
- barbed wire fence
- apparent survey line

TEXAS PROFESSIONAL SURVEYING, LLC.  
3012 N. FRAZIER STREET - CONROE, TX 77384  
PH (281) 756-4117 - FAX (281) 756-7448  
WWW.TXSPS.COM

PROJECT NO. R343-03  
Key Map  
DRAWING DATE: 11/15/16  
REVISED:  
DRAWN BY: ZRS/COF

**BOUNDARY SURVEY**  
COUNTY ROAD 2326  
LIBERTY COUNTY, TEXAS

BEING eight tracts of land situated in the William Swail Survey, Abstract No. 112, Liberty County, Texas, being out of and a portion of that certain called (net) 1026.93 acre tract described as Tract E64, in instrument to TERRAPONTE LLC, recorded under Clerk's File Number 2016015983, of the Official Public Records of Liberty County, Texas, (O.P.R.L.C.T.), said tracts being more particularly described by attached maps and bounds.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property 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 recorded deeds.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

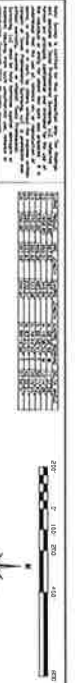
Date of Survey: November, 2016 DM

NOTE: ALL 1/2" IRON RODS SET ARE WITH CAP STAMPED: TFS 100834-00.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATION AND ARE REFERENCED TO THE NORTH AMERICAN DATUM (NAD) 1983, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203).

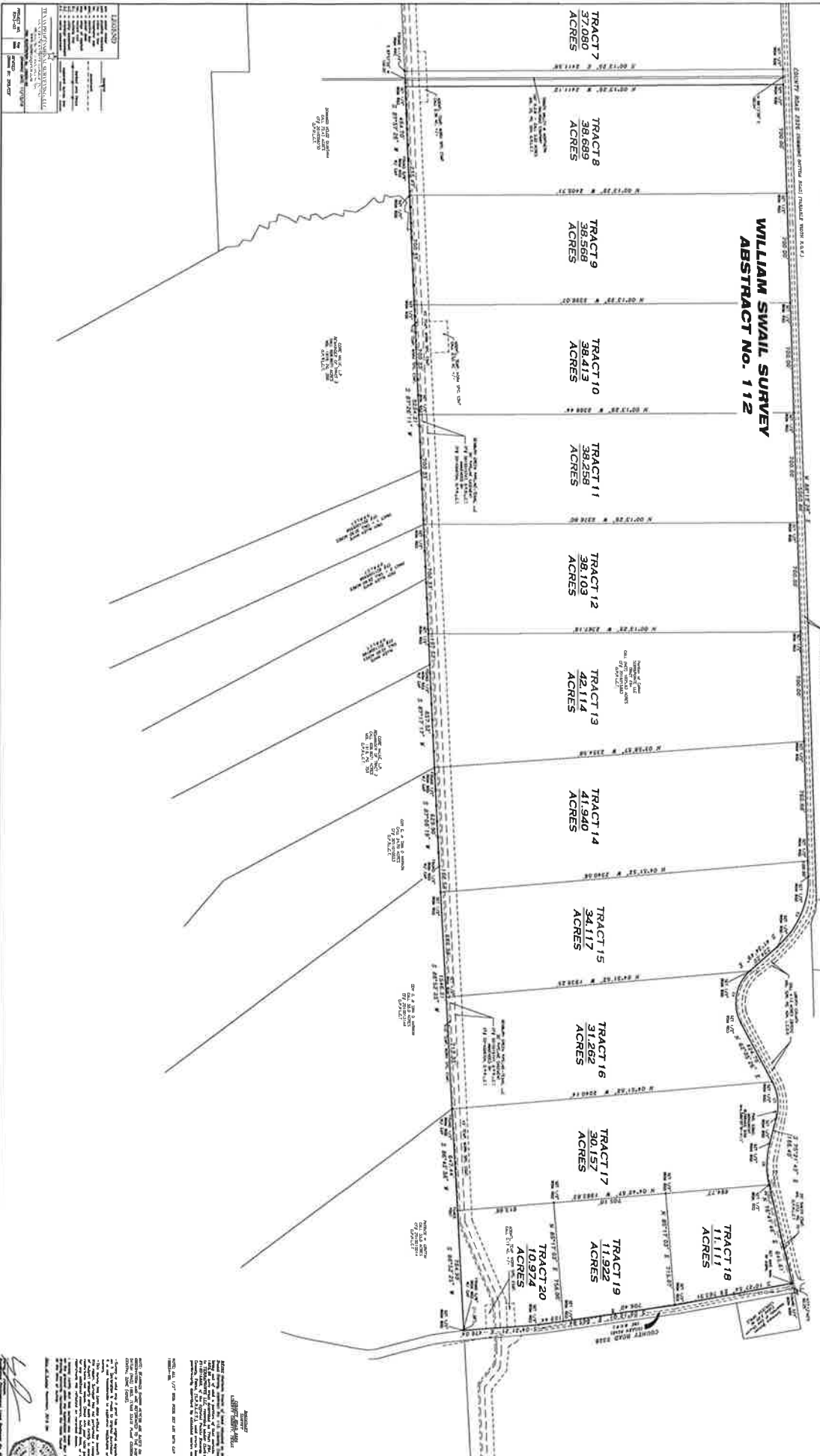
Carey A. Johnson  
Registered Professional Land Surveyor No. 6524





**JAMES HANEY SURVEY  
ABSTRACT NO. 207**

**WILLIAM SWAIL SURVEY  
ABSTRACT NO. 112**



**LANDS**

TRACT	ACRES	OWNER
TRACT 7	37,080	...
TRACT 8	38,689	...
TRACT 9	38,568	...
TRACT 10	38,413	...
TRACT 11	38,288	...
TRACT 12	38,103	...
TRACT 13	42,114	...
TRACT 14	41,940	...
TRACT 15	34,117	...
TRACT 16	31,262	...
TRACT 17	30,157	...
TRACT 18	11,111	...
TRACT 19	11,922	...
TRACT 20	10,974	...

**NOTICE**

THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES UP TO THE REQUIREMENTS OF THE ACTS OF CONGRESS IN THIS RESPECT. I HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECT.

WILLIAM SWAIL

Surveyor

**EXHIBIT C – FENCE SPECIFICATIONS**

ALL WOOD TO BE PRESSURE TREATED SOUTHERN YELLOW PINE SPRAYED WITH FLAT BLACK EXTERIOR PAINT. CREOSOTE TREATED PINE MAY BE USED WHERE AVAILABLE & PERMITTED.

6"x6" PRESSURE TREATED POST (4"x4" OPTIONAL)

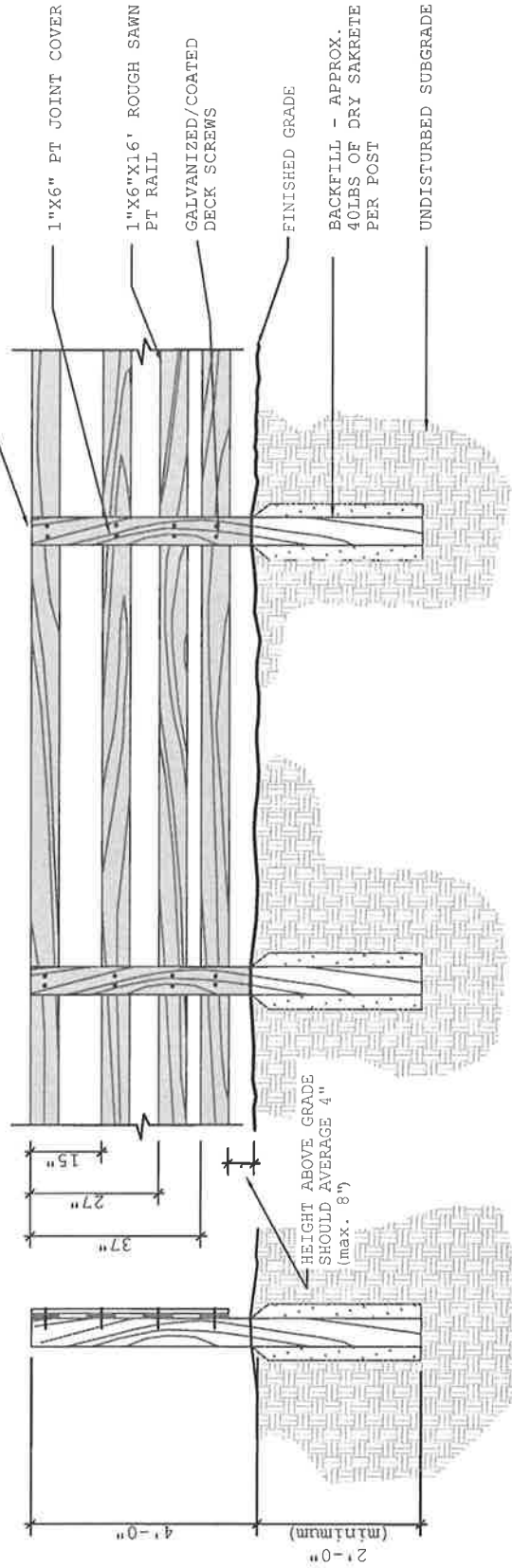
7'-6" (8'-0" max.)

PLAN VIEW

FENCE ROAD FACE

6"x6" PT POST (4"x4" OPTIONAL)

HEIGHT ABOVE GRADE SHOULD AVERAGE 4" (max. 8")



FRONT ELEVATION

SIDE ELEVATION

RAYDIENT FENCE DETAIL

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Paulette Williams*

Paulette Williams, County Clerk  
Liberty County, Texas

September 07, 2017 12:04:49 PM

FEE: \$232.00 MCESSNA 2017016333  
DECL

