

4433

PREPARED BY AND RETURN TO:
S. ALLISTER FISHER, ESQ.
RAYONIER INC.
P.O. BOX 728
FERNANDINA BEACH, FLORIDA 32035

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR STAR RIDGE**

THIS DECLARATION is made this 26th day of May, 2016 by TerraPointe LLC d/b/a TerraPointe Texas Holdings LLC, a Delaware limited liability company, whose address is 1901 Island Walkway, Fernandina Beach, Florida 32034, hereinafter referred to as "the Declarant".

WITNESSETH:

WHEREAS, the Declarant is the owner of the real property situate, lying and being in Polk County, Texas and described on Exhibit "A" attached hereto and made a part hereof ("Property"); and

WHEREAS, it is contemplated that the Property will be a single family residential lot subdivision known as Star Ridge, consisting of fourteen (14) lots, ranging in size from approximately ten (10) to forty-five (45) acres in size, as generally shown on Exhibit "B" attached hereto and made a part hereof. No, easements, access-ways, utility, stormwater, or any other improvements are made a part of this subdivision or this Declaration except as otherwise set forth herein; and

WHEREAS, the Declarant desires to provide for the preservation and enhancement of the property values and quality of environment on the Property and for the general health, safety and welfare of the owners of the Property and, to this end, desires to subject the Property to the covenants, conditions and restrictions hereinafter set forth, each of which shall be binding upon, and run with the title to, the Property.

NOW, THEREFORE, the Declarant, for itself and its successors and assigns, declares that the Property is and shall be held, transferred, sold, conveyed, mortgaged and occupied subject to the covenants, conditions and restrictions hereinafter set forth, all of which shall run with title to the Property and shall be binding on, and inure to the benefit of, all parties having any right, title or interest in the Property, and their heirs, successors, and assigns.

ARTICLE I
DEFINITIONS

The following words when used in this Declaration or any supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

a. "Common Facilities" shall mean and refer to common signage, sign structures, common land and any other facilities to reserve or established for the common benefit of all Owners.

b. "Declarant" shall mean and refer to TerraPointe LLC d/b/a TerraPointe Texas Holdings LLC, a Delaware limited liability company (a wholly-owned subsidiary of Rayonier Inc.), and its successors and assigns. No successor or assignee of the Declarant shall have any rights or obligations of the Declarant hereunder unless such rights and obligations are specifically set forth in the instrument of succession or assignment, or unless such rights pass by operation of law.

c. "Declaration" shall mean this Declaration of Covenants, Conditions and Restrictions for Star Ridge, as may be amended and supplemented in the future in accordance with the provisions hereinafter.

d. "Lot(s)" shall mean those lots 1 through 14 shown on Exhibit "B", Preliminary Subdivision, attached hereto and made a part hereof, as may be amended from time to time, together with any additional parcels which may be made subject to this Declaration in the future.

e. "Manager" shall mean and refer to Raydient Inc., a Delaware corporation (a wholly-owned subsidiary of Rayonier Inc.), and its successors and assigns; provided, however, that as long as Declarant owns a Lot, Declarant may, upon written notice to each then Owner, appoint a successor Manager. Upon sale of all Lots in the Property or at Declarant's discretion the Owners shall elect a successor Manager by majority vote.

f. "Mobile Home" shall mean manufactured homes, mobile homes, modular homes and house trailers.

g. "Owner" shall mean the fee simple title holder of any Lot.

ARTICLE II
ARCHITECTURAL CONTROL

Section 1. Architectural Control. All improvements on the Property are subject to architectural review. This review shall be in accordance with this Declaration, the requirements of Polk County, and applicable laws and regulations. No site work or structural improvement, or replacement or change to the exterior of any existing structures or improvements, shall be commenced until the specifications, together with a plot plan showing the location relative to boundaries of such proposed improvements or changes, shall have been submitted to and approved in writing by the Manager. If the Manager, in its sole and absolute discretion, determines that any proposed improvement, alteration, etc., is not consistent with this Declaration, such alteration or improvement shall not be made.

Section 2. Approval or Disapproval. Plans and specifications must be submitted to and approved by the Manager prior to submittal of such plans and specifications to any governmental agency for approval. Approval of the plans and specifications may be withheld not only because of noncompliance with any of the specific conditions, covenants and restrictions contained in this Declaration, but also by virtue of the reasonable dissatisfaction of the Manager with the aesthetics or the proposed improvements which, in the sole discretion and judgment of the Manager, will render the proposed item or improvement inharmonious or out of keeping with other development on the Property. Two (2) sets of architectural specifications and plot plans showing Lot and dimensions of improvements (collectively the "Plans") shall be submitted to the Manager by the Owner and the Manager shall provide a written dated receipt for the Plans to the Owner. The Declarant shall approve or disapprove Plans no later than thirty (30) days after receipt. Failure of the Manager to respond in writing to a submittal of Plans within such period shall be deemed to be an approval of the Plans as submitted. The approval or disapproval shall be in writing and shall accompany one (1) copy of the Plans to be returned to the Owner. The remaining copy of the Plans shall become the property of the Manager and Declarant. Whenever the Manager disapproves Plans, the disapproval shall be accompanied by a written description of the reason or reasons for such disapproval.

Section 3. Violations; Waiver. The work must be performed strictly in accordance with the Plans as submitted and approved. If after the Plans have been approved, the improvements are altered, erected, or maintained upon the Property otherwise than as approved, such alteration, erection and maintenance shall be deemed to have been undertaken without the approval of the Manager and to constitute a violation of this Declaration. Approval by the Manager does not relieve the Owner of the responsibility to obtain all other necessary approvals and permits from various agencies and authorities and to comply with all applicable codes and ordinances nor shall its approval be deemed approval of any plan or design from the standpoint of structural safety or conformance with building or other codes.

Section 4. Waiver of Liability. Neither the Declarant, Manager nor any of their respective representatives, employees or agents shall be liable in damages to anyone submitting Plans for approval or to any Owner or occupant of the Property by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval of, disapproval of or failure to approve any Plans. Every person who submits Plans for approval agrees, by submission of such Plans, and every Owner or occupant of any Lot, by acquiring title thereto or an interest therein, waives its rights to bring any action, proceeding or suit to recover any such damage. Approval of any Plans, and any other approvals or consents pursuant hereto or otherwise, is given solely to protect the aesthetics of the Property, and shall not be deemed a warranty, representation or covenant that such buildings, improvements or other action taken pursuant thereto or in reliance thereof comply with, or are not in violation of, any applicable laws, codes, rules or regulations. The Declarant, Manager and their respective representatives, employees and agents shall not be responsible in any way for any defects in any Plans, revised or approved in accordance with the requirements of this Declaration, or for any structural or other defect in any work done according to such Plans.

Section 5. Enforcement of Planning Criteria. The Manager shall have standing and authority to enforce its decisions and the provisions of this Declaration in courts of competent jurisdiction. Should the Manager be required to enforce the provisions hereof by legal action, the reasonable attorneys' fees and costs incurred, whether or not judicial proceedings are involved, including the attorneys' fees and costs incurred on appeal from judicial proceedings, shall be collectible from the violating Owner. The Manager,

its representatives, agents and employees, shall not be liable to the Owner or to any occupant or invitee of any Owner for any trespass or damages or injury to property or person unless caused by gross negligence or intentional wrongdoing.

Section 6. Term of Approval. Unless otherwise specified by the Manager, approval by the Manager shall be effective for a period of one (1) year from the date the approval is given, or one (1) year from the expiration of the thirty (30) day period specified in Section 2 hereof where approval is not expressly granted or denied. If construction has not commenced within the said one (1) year period, the approval shall expire and no construction shall thereafter commence without written renewal of such prior approval.

ARTICLE III MAINTENANCE

Section 1. Common Facilities. The Manager will oversee and administer maintenance and repair of common areas and/or maintenance, repair and/or replacement of Common Facilities situated upon the Property. In the event that the Manager recommends any one or more item of repair, maintenance and/or replacement of any portion of the Common Facilities, a description and estimated cost thereof shall be submitted to all Owners by the Manager. If a majority of all Owners, whether by duly convened meeting or by written ballot, votes to proceed with such maintenance, repair or replacement, the Manager shall be charged with the responsibility of such proceeding. All Owners shall share equally in all costs related to such work. The Manager in his, her or its discretion may require that all Owners deposit with the Manager each of their respective shares of the cost of such maintenance, repair or replacement before proceeding with such work. The Manager shall not be liable to the Owners or any of them for any claims asserted by any Owner in connection with such work except for the Managers gross negligence or willful misconduct.

Section 2. Owner's Responsibility; Default. It shall be the affirmative duty of each Owner at all times to keep and maintain the improvements and landscaping on its Lot in good and presentable condition and repair consistent with the approved plans and specifications therefor. Each Owner shall make a special effort toward keeping its Lot and all improvements thereon clean, neat and attractive. No Lot shall be used for dumping, storage or accumulating trash, garbage or other refuse or waste. All trash and other wastes shall be stored at all times in a clean and sanitary condition, including without limitation, during construction periods. The Manager shall have the right, but not an affirmative duty, to provide maintenance upon any Lot and improvements thereon in the event of default by any Owner in that Owner's duties hereby imposed; subject, however, to the following provisions. Prior to performing any maintenance on an Owner's property, the Manager shall determine that same is in need of repair or maintenance and is detracting from the overall appearance of the Property. Except in the event of an emergency, prior to commencement of any maintenance work, the Manager must furnish fifteen (15) days prior written notice to the Owner at the last address listed in the County Tax Assessor's records for said Owner notifying the Owner that unless certain specified repairs or maintenance are commenced within said fifteen (15) day period and thereafter diligently pursued to completion, the Manager may procure said repairs and charge same to the Owner. Upon the failure of the Owner to act within said period of time and to thereafter diligently pursue repairs or maintenance, the Manager shall have the right to make such necessary repairs, or maintenance as is specified in the written notice. The Manager, its representatives, agents and employees, shall not be liable to the Owner for any trespass or damages or

injury to the property or person of the Owner or the occupants or invitees of the affected Lot or improvements thereon unless caused by such entity's gross negligence or intentional wrongdoing.

Section 3. Access at Reasonable Hours. For the purpose of performing the repairs or maintenance authorized by this Article, the Manager, through its duly authorized agents, contractors or employees, shall have the right to enter upon any Lot, and the exterior of any improvements thereon, during reasonable hours on any day except Sundays and holidays, except that in an emergency situation, as determined by the Manager, entry may be made on any day and at any hour.

Section 4. Assessment of Cost. The cost of the repair or maintenance referred to in Section 1 above shall be charged by the Manager against the Owner of the affected Lot and shall be secured by a lien upon said Lot and shall also constitute a personal obligation of the Owner. The charges shall be collectible along with interest at the highest rate allowed by law from date of expenditure to date of payment by the Owner, together with costs of collection and attorneys' fees.

ARTICLE IV RESTRICTIVE COVENANTS

The Property shall be subject to the following restrictions, reservations and conditions which shall be binding upon each and every Owner and its heirs, personal representatives, occupants, tenants, invitees, successors, and assigns, as follows:

Section 1. No obnoxious or offensive activity shall be allowed on the Property, nor shall any use or practice be allowed which is a source of annoyance, embarrassment or discomfort to Owners or their tenants or invitees, or which interferes with the peaceful possession and proper use and enjoyment of the Property, nor shall any improper, unsightly, offensive or unlawful use be made of any Lot, and all laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction shall be observed. The use, enjoyment and occupancy of the Property shall be in such a manner so as not to cause or produce any of the following effects discernible outside buildings located thereon or affecting the adjoining or property or any portion portions thereof: excessive noise, smoke, dust, dirt or fly ash or unusual fire or explosive hazards; or vibration or light.

Section 2. All Lots shall be used for single unit residential purposes only. No more than one dwelling unit shall be allowed on any Lot. No Lot may be further divided without approval by the Manager and Polk County. There shall be no duplexes nor other multiple units on a single Lot. Agricultural activities and the sale of items produced by those agricultural activities that are consistent with the Polk County Land Development Code shall not be considered a violation of this Declaration.

Section 3. Mobile homes will not be permitted on any Lot.

Section 4. Single family residences shall have a minimum of 1, 500 square feet exclusive of carports, porches and garages, and shall be completed within one year of the date of issuance of the building permit by Polk County.

Section 5. No temporary buildings for housing shall be erected on any Lots. No used house built elsewhere shall be moved onto any Lot.

Section 6. No buildings or other structures shall be located on any Lot nearer the front road right of way than 100 feet, nearer the rear lot line than 25 feet, nor nearer to a side lot line than 25 feet, provided that an Owner of one and a half of two or more adjoining Lots may build across the interior lot lines.

Section 7. No billboards or other advertising signs may be erected or displayed on any Lot except such signs as may be customary and/or reasonably required for the purpose of sale of the Lot and residence thereon.

Section 8. No part of a Lot may be used as a borrow pit. No clearing or excavation shall be made except in connection with the construction, maintenance or repair of an improvement; and upon completion thereof, exposed openings shall be backfilled, and disturbed ground shall be leveled and graded, as provided on the approved Plans for the Lot. Fish ponds shall be allowed subject to approval by Manager and Polk County.

Section 9. No Lot may be converted or further subdivided into a road, street or access easement without the express consent of and approval by the Manager and Polk County.

Section 10. The front yard shall be defined as that part of the Lot lying between a line extended along the front of the dwelling to the side lot lines and the street faced by the dwelling. The front yard shall be kept in a clean, neat, orderly condition. Garbage or trash containers may be placed within a pickup area in a neat, clean manner and place.

Section 11. No fuel tanks or similar storage receptacles may be exposed to view. Any such storage items or tanks must be either wholly located within a building or buried underground, and shall otherwise comply with applicable standards established by governmental agencies.

Section 12. No inoperative cars, motorcycles, trucks or other types of vehicles shall be allowed to remain either on or adjacent to any Lot for a continuous period in excess of seventy-two (72) hours.

Section 13. No animals in such number that they create a nuisance due to noise or odor

Section 14. All fencing must be consistent (material, size and color) with that which is installed by Declarant at time of purchase (specifications shown in Exhibit "C" attached):

- a. Maximum of 5 feet in height in front of dwelling
- b. Fencing along frontage should be constructed of boards similar to existing fence (4-board) or standard wire field fence.

- c. Maximum of 7 feet in height behind dwelling

d. A fence which is built on the Lot or Lots and placed on the dividing line between two Lots shall constitute a common fence and, the said Owners hereby agree that the common fence between such Lots shall at all times be, and the same is, a "Common Fence". To the extent not inconsistent with the provisions of this Section, the rules of law in effect

in the State of Texas regarding common fences and liability for property damage due to negligence or willful acts or omissions, shall apply thereto subject to the following:

- ii. The cost of reasonable repair and maintenance of a Common Fence shall be shared equally by the Owners who share said fence.
- iii. That neither Owner, without the written consent of the other, shall ever alter, change, repair or do any other act or thing to said Common Fence which would in any way affect said fence structurally,
- iv. That if it shall become necessary or desirable to repair or rebuild the whole or any portion of the Common Fence, the expense of repairing or rebuilding shall be borne equally by the Owners. Whenever the Common Fence or such portion thereof shall be rebuilt, it shall be erected on the same location, on the same line, and be of the same size, and of the same or similar material, and of like quality with the present Common Fence.
- v. That in case of damage or destruction of the Common Fence either Owner shall have the right to repair or rebuild the Common Fence, and the other Owner shall pay for one-half of the expense of the repairing or rebuilding.
- vi. That notwithstanding any other provision of this Agreement an Owner who by his negligent or willful act causes the Common Fence to be damaged or exposed to the elements shall bear the whole cost of repairing or furnishing the necessary protection against such elements.

Section 15. No improvements of any kind shall be constructed or placed upon any Lot, and no uses shall be permitted on any Lot, except as enumerated and permitted by this Declaration. Said uses and improvements must also comply with any applicable regulations and ordinances of Polk County.

Section 16. Subject to the provisions of this Declaration, no part of the Property may be used for purposes other than (a) single family residential housing and the related common purposes for which the Property was designed; (b) customary home-based businesses to be operated solely within the interior of a dwelling. No Lot or dwelling and no portion of the Common Facilities shall be used or occupied for any other business, commercial trade or professional purpose or as a church or other religious institutional meeting place, either apart from or in connection with the use thereof as a residence, whether for profit or not. The foregoing restrictions as to residential usage shall not, however, be construed in such manner as to prohibit an Owner or occupant from:

- i. Maintaining a personal or professional library;
- ii. Keeping personal business or professional records or accounts; or

- iii. Handling personal business or professional telephone calls or correspondence, which uses are expressly declared customarily incidental to the principal residential use and not in violation of this Declaration, provided that it does not entail traffic to or from the Dwelling or upon the Common Facilities by anyone for business purposes, storage of equipment, machinery, supplies or inventory, objectionable odors or other nuisances or other violations of this Declaration, and further provided that it:
- A is not apparent or detectable by sight, sound or smell from the outside of the Lot;
 - B complies with applicable zoning and other legal requirements and other requirements of this Declaration;
 - C does not involve regular visitation of the Lot by clients, customers, suppliers, or other business invitees; and
 - D is consistent with the residential character of the Property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the use and enjoyment of other Lots by the Owner thereof or the security or safety of others within the Property.

Leasing of a single Lot by the Owner thereof for residential occupancy shall not be considered a “business” within the meaning of this subsection; however, no Owner or group of Owners who are affiliates shall, on their own behalf or through any agent, engage in leasing activity with respect to multiple Lots at the same time.

Section 17. Notwithstanding the foregoing, dumping grass clippings, leaves or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances on any Lot or in any drainage ditch, stream, pond, or lake, or elsewhere upon the Property shall be prohibited, except that fertilizers may be applied to landscaping on Lots provided care is taken to minimize runoff and any adverse effect to other persons or property.

ARTICLE V AMENDMENT BY DECLARANT

The Declarant, as long as Declarant owns a Lot, reserves and shall have the sole right to (a) amend this Declaration for the purpose of curing any ambiguity or any inconsistency between the provisions contained herein; (b) include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to any Lot which do not lower the standards of the covenants and restrictions herein contained; (c) release any Lot from any part of the covenants and restrictions contained herein which have been violated if the Declarant, in its sole judgment, determines such violation to be a minor or insubstantial violation; (d) amend this Declaration without vote or consent of the Owners in any manner which does not adversely affect the substantive rights of an existing Owner or mortgagee; and (e) amend this Declaration for the purpose of adding other property to be included

within the scope of this Declaration. The foregoing amendments may be made without the joinder or approval of any Owner.

ARTICLE VI

ADDITIONAL COVENANTS AND RESTRICTIONS

No Owner, without the prior written approval of the Declarant for so long as the Declarant owns any Lot, may impose any additional covenants or restrictions on any part of the Property or on any Lot.

ARTICLE VII

AMENDMENT

At any time after Declarant no longer owns at least one or more Lot subject to this or any supplementary Declaration, the Owners of at least three-quarters (3/4) of the Lots, may change or amend any provision hereof, and have the same duly recorded in the public records of Polk County, Texas, in accordance with this Article. Each Lot shall constitute one vote. A proposed amendment may be initiated by petition signed by the Owners of at least fifty percent (50%) of the Lots. A written copy of the proposed amendment shall be furnished to each Owner at least thirty (30) days, but not more than ninety (90) days, prior to the holding of a meeting to discuss and vote on the proposed amendment. Voting shall be by written ballot. The amendment recorded in the public records of Polk County shall contain the signatures of the Owners of at least three-quarters (3/4) of the Lots, together with the written consent of any mortgagees of such Lots, and a certification that written notice was given to the Owners of each Lot and said certification shall be conclusive as to all parties, and all parties of any nature whatsoever shall have full right to rely upon said certification in such recorded amendment. The amendment shall be effective upon recordation of the executed amendment in the public records of Polk County.

ARTICLE VIII

DURATION AND TERMINATION

The covenants and restrictions of this Declaration shall run with and bind the Property and shall inure to the benefit of, and be enforceable by, the Declarant and any Owner of any Lot subject to this or any supplemental Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty (20) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless the then Owners of at least three-quarters (3/4) of the Lots vote to terminate this Declaration and record an instrument signed by said Owners and with all mortgagees agreeing to terminate said covenants and restrictions. Each Lot shall constitute one vote. Notwithstanding the foregoing, the Declarant, as long as Declarant owns a Lot, reserves and shall have the right, in its sole discretion, to terminate this Declaration.

ARTICLE IX
ENFORCEMENT

Section 1. If any person or entity shall violate or attempt to violate any of these covenants or restrictions, it shall be lawful for the Declarant, Manager or any Owner (a) to prosecute proceedings for the recovery of damages against those so violating or attempting to violate any such covenant or restriction; or (b) to maintain a proceeding in any court of competent jurisdiction against those so violating or attempting to violate any such covenant or restriction, for the purpose of preventing, or enjoining all or any such violations or attempted violations. The remedies contained in this provision shall be construed as cumulative of all other remedies now or hereafter provided by law or equity, or this Declaration. The failure of the Declarant, Manager, their successors or assigns, or an Owner to enforce any covenant or restriction or any obligation, right, power, privilege, authority or reservation herein contained, however long continued, shall in no event be deemed a waiver of the right to enforce the same thereafter as to the same breach or violation, or as to any other breach or violation thereof occurring prior to or subsequent thereto. In any action or suit brought to enforce the provisions of this Declaration, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs.

In addition, the Manager shall have the authority on behalf of all non-violating Owners to take whatever legal action may be necessary or appropriate in or der to require that an offending Owner is in violation of any one or more of these covenants or restrictions correct such violation, remove any prohibited structures and/or cease and desist from violation of the covenants and restrictions. Such authority may include, without limitation, retaining legal counsel and filing appropriate legal action in a court of competent jurisdiction in order to require the offending Owner to comply with these covenants and restrictions. In such event, all costs and expenses incurred with respect to any such action shall be shared equally by all Owners and the Manager may, in his, her or their discretion, require all non-violating Owners to deposit the estimated cost of such action before proceeding. The Manager shall have a power of attorney, coupled with an interest by all Owners, with respect to any such action, subject to a majority vote of the non-violating Owners authorizing such action by duly convened meeting or by written ballot.

Section 2. All tenants, occupants, lessees and invitees of any Lot shall be subject to the terms and conditions of this Declaration.

Each Owner agrees to cause his lessees, occupants, invitees and tenants to comply with this Declaration and each Owner is responsible and liable for all violations and losses caused by such lessees, occupants, invitees or tenants notwithstanding the fact that such persons are also fully liable for any violation of this Declaration.

ARTICLE X
MISCELLANEOUS

Section 1. MARKETING AND SALES ACTIVITIES. Notwithstanding anything in this Declaration to the contrary, Declarant, its affiliates, and their assigns and builders authorized by Declarant may construct, maintain, and operate upon portions of the Common Facilities and Lots and/or portions of the Property they own, such facilities, activities, and things as, Declarant, in its discretion, may deem to be required, convenient, or incidental to the construction or sale of Lots

in the Property. Such permitted facilities, activities, and things shall include, without limitation, business offices, signs, flags (whether hung from flag poles or attached to a structure), model homes, sales offices, holding or sponsoring special events, and exterior lighting features or displays. Owners may be excluded from use of all or any portion of such facilities in Declarant's sole discretion. In addition, if reasonably required, convenient, or incidental to construction or sales activities, Declarant, Declarant's affiliates, and their assigns, and authorized builders may park vehicles in areas other than garages or driveways, including, without limitation, on streets.

Section 2. Reference to the singular shall include reference to the plural and the plural shall include the singular, as indicated by the context of use. Reference to any gender shall include reference to all genders.

Section 3. The invalidation of any provision or provisions of this Declaration shall not effect or modify any one of the other provisions which shall remain in full force and effect unless otherwise provided herein.

Section 4. Any notice provided for herein shall be deemed to have been properly sent when mailed, postage paid, to the last known address of the person as shown on the records of the Polk County Tax Collector, at the time of such mailing, unless otherwise provided herein.

Section 5. The paragraph headings are for reference purposes only and shall not in any way affect the meaning, content or interpretation of this Declaration.

Section 6. Written submittals and notices required in accordance with this Declaration shall be provided by hand delivery or traceable U.S. Mail or other overnight delivery service to:

Declarant: TerraPointe LLC d/b/a TerraPointe Texas Holdings LLC
Attention: S. Allister Fisher, Esq.
1901 Island Walkway
Fernandina Beach, FL 32034

Manager: Raydient Inc.
Attention: Jason Shearer
1901 Island Walkway
Fernandina Beach, FL 32034

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

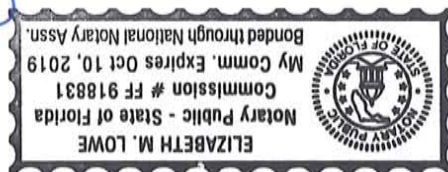
IN WITNESS WHEREOF, the Declarant has caused these presents to be executed in its name and its seal to be affixed hereto as of the day and year first above written:

Signed, sealed and delivered in our presence as witnesses:

[Signature]
Printed Name: AMY WARRINGTON
[Signature]
Printed Name: Cyndi Jones

DECLARANT:
TerraPointe LLC
d/b/a TerraPointe Texas Holdings LLC

By: [Signature]
Name: Tracy K. Arthur
Its: Vice President



STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 26th day of May, 2016 by Tracy K. Arthur, Vice President of TerraPointe LLC d/b/a TerraPointe Texas Holdings LLC, a Delaware limited liability company, who is personally known to me.

[Signature]
Notary Public
My Commission Expires: 10-10-19

SEAL

Signed, sealed and delivered in our presence as witnesses:

[Signature]
Printed Name: AMY WARRINGTON
[Signature]
Printed Name: Cyndi Jones

MANAGER:
Raydient Inc.

By: [Signature]
Susan L. Ranger
Its: Controller Real Estate.

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 26th day of May, 2016 by Susan L. Ranger, Vice President of Raydient Inc., who is personally known to me.

[Signature]
Notary Public
My Commission Expires: 10-10-19

SEAL



EXHIBIT "A"
Property Legal Description

SURVEY DESCRIPTION
46.697 acres – Parcel 1
B. P. Hardin Survey, A – 285
Polk County, Texas

2016 - 2050 - 251

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **B. P. HARDIN SURVEY, ABSTRACT NO. 285**, being a part or portion of that certain called 247 acre tract known as Tract A8 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing at the Southeast corner of that certain called 2.815 acre tract as conveyed by Special Warranty Deed from Rayonier Forest Resources, L.P. to Thomas R. Perry, Jr., and recorded in the OPRPCT in volume 1997 on page 833, dated May 26, 2015, a concrete monument found for the **POINT OF BEGINNING** of the herein described tract found to have coordinates of North: 10306229.78 and East: 3974034.58 and from which point a concrete monument bears $N01^{\circ}59'42''W - 103.82$ feet distant and also an 8 in. Pine found marked with an 'x' bears $S 36^{\circ}02' E - 16.8$ feet distant (center) and another 8 in. pine found marked with an 'x' bears $S 20^{\circ}52' W - 40.1$ feet distant (center);

Thence across the said 247 acre tract $S 02^{\circ}46'31'' E$, at a distance of 1751.78 feet, pass on line a 1/2 in. iron rod set for reference corner on the North margin of a County Road locally known as C. M. Hardy Lane and at a total distance of 1789.43 feet, a point for corner in centerline of same;

Thence along the centerline of the said roadway, $S 37^{\circ}43'55'' W$, at a distance of 46.58 feet, a point for corner in centerline of said road;

Thence leaving said roadway and continuing across said 247 acre tract, $S 85^{\circ}57'35'' W$, at a distance of 33.44 feet, pass on line a 1/2 in. iron rod set for reference and at a total distance of 1040.36 feet, intersect the West boundary line of the said 247 acre tract, same being the West boundary line of the said B. P. Hardin Survey and the East boundary line of the Thaxton Epperson Survey, A – 234, a 1/2 in. iron rod set for corner from which a concrete monument found bears $S 04^{\circ}48'38'' E - 1019.90$ feet;

Thence with the West boundary line of said 247 acre tract, same being the common boundary line of the said Hardin and Epperson Surveys, $N 04^{\circ}48'38'' W$, with an old hacked, blazed and painted line, at a distance of 1864.49 feet, intersect the South boundary line of the aforesaid referred to 2.815 acre tract, a 1/2 in. iron rod set for corner and from which a concrete monument bears $S 88^{\circ}00'21'' W - 99.98$ feet distant;

Thence with the South boundary line of the said 2.815 acre tract, $N 88^{\circ}00'21'' E$, at a distance of 1136.69 feet, the **POINT OF BEGINNING** of the herein described tract and found to contain 46.697 acres more or less and of which 0.041 acres lie within the margins of said roadway.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates. Grid coordinates have a combined scale factor of 0.99987526.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. Iron rods set bear a plastic cap marked Goodwin Lasiter. See Plat of even date.



Daniel E. Cummins R. P. L. S. 5295
February 15, 2016

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900

SURVEY DESCRIPTION
24.303 Acres – Parcel 2
B.P. Hardin A-285,
Polk County, State of Texas.

2016 - 2050 - 252

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **B. P. HARDIN SURVEY, ABSTRACT NO. 285**, being a part or portion of that certain called 247 acre tract known as Tract A8 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing at a concrete monument found for the Northeast corner of the said 247 acre tract said point being the Northwest corner of that certain called 9.00 acre tract as described in Partition Deed to Theron Hardy Browne as 'Exhibit B' and recorded in the OPRPCT in volume 970 on page 314, dated January 1995, said point being the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10306359.61 and East: 3974648.38;

Thence with the East boundary line of the said 247 acre tract and the West boundary line of the said 9.00 acre tract and with, in part, the West boundary line of that certain called 42.788 acre tract as described in the above referred to Partition Deed conveyed to Carol Hardy Koperna in 'Exhibit A', S 02°46'31" E, at a distance of 1550.91 feet, pass on line a 1/2 in. iron rod set for reference on the North margin of a County Road locally known as C. M. Hardy Lane, and at a total distance of 1577.79 feet, a point for corner in the centerline of same;

Thence across the said 247 acre tract and with the center of said roadway, six (6) calls as follows:

- (1). S 65°41'09" W, at a distance of 274.59 feet, a point for corner;
- (2). S 65°22'30" W, at a distance of 151.66 feet, a point for corner;
- (3). S 62°14'49" W, at a distance of 90.50 feet, a point for corner;
- (4). S 54°21'10" W, at a distance of 91.29 feet, a point for corner;
- (5). S 04 2°20'48" W, at a distance of 71.88 feet, a point for corner;
- (6). S 37°43'55" W, at a distance of 20.85 feet, a point for corner;

Thence leaving said roadway and continuing across said 247 acre tract N 02°46'31" W, at a distance of 37.65 feet, pass on line a 1/2 in. iron rod set for reference and at a total distance of 1789.43 feet, the Southeast corner of that certain called 2.815 acre tract as conveyed in Special Warranty Deed from Rayonier Forest Resources, L.P., to Thomas R. Perry, Jr., and recorded in the OPRPCT in volume 1997 on page 833, dated May 26, 2015, a concrete monument found for corner and from which an 8 in. Pine found marked with an 'X' bears S 36°02' E – 16.8 feet distant (center) and another 8 in. Pine found marked with an 'X' bears S 20°52' W – 40.1 feet distant (center);

Thence along the East boundary line of the said 2.815 acre tract, N 01°59'42" W, at a distance of 103.82 feet, re-intersect the North boundary line of the said 247 acre tract and the Northeast corner of said 2.815 acre tract and the Southeast corner of that certain called 39.816 acre tract as conveyed by Special Warranty Deed from Rayonier Forest Resources, L.P. to Thomas R. Perry, Jr., and recorded in the OPRPCT in volume 1997 on page 821 dated May 26, 2015, a concrete monument found for corner and from which a 16 in. Pine found marked with an 'X' bears S 84°23' E – 7.9 feet distant (center) and a 15 in. Pine found marked with an 'X' bears N 24°43' E – 40.7 feet (center);

Thence along the North boundary line of the said 247 acre tract, N 87°34'54" E, at a distance of 617.96 feet, the **POINT OF BEGINNING** of the herein described tract and found to contain 24.303 acres more or less and of which 0.40 acres lie within the margins of the said roadway.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates. Grid coordinates have a combined scale factor of 0.99987526. I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900



Daniel E. Cummins R.P.L.S. 5295
February 15, 2016

SURVEY DESCRIPTION

13.351 Acres - Parcel 3

B.P. Hardin A-285,
Polk County, Texas.

2016 - 2050 - 253

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **B. P. HARDIN SURVEY, ABSTRACT NO. 285**, being a part or portion of that certain called 247 acre tract known as Tract A8 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing at an 8 in. fence corner post found for an interior 'ell' corner on the East boundary line of the said 247 acre tract, said point being the Southwest corner of that certain called 42.788 acre tract as conveyed in Partition Deed as 'Exhibit A' to Carol Hardy Koperna and recorded in the OPRPCT in volume 970 on page 314, dated January 1995, said point being the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10304413.59 and East: 3974742.72, and from which point a 24 in. Sweet Gum found marked with an 'x' bears N 52°33' W – 19.2 feet distant (center) and an 11 in. Sweet Gum found marked with a band bears N 58°35' W – 15.5 feet distant (center);

Thence across the said 247 acre tract, S 02°46'31" E, at a distance of 491.10 feet, a 1/2 in. iron rod set for corner;

Thence continuing across said 247 acre tract S 85°57'35" W, at a distance of 989.30 feet, pass on line a 1/2 in. iron rod set for reference on the East margin of a County Road locally known as C. M. Hardy Lane, and at a total distance of 1015.70 feet, a point for corner in the centerline of same;

Thence with the centerline of said roadway, ten (10) calls as follows:

- (1). N 14°42'07" E, at a distance of 73.44 feet, a point for corner;
- (2). N 26°38'42" E, at a distance of 100.90 feet, a point for corner;
- (3). N 35°01'56" E, at a distance of 192.32 feet, a point for corner;
- (4). N 34°41'01" E, at a distance of 253.48 feet, a point for corner;
- (5). N 37°43'55" E, at a distance of 101.54 feet, a point for corner;
- (6). N 42°20'48" E, at a distance of 71.88 feet, a point corner;
- (7). N 54°21'10" E, at a distance of 91.29 feet, a point t for corner;
- (8). N 62°14'49" E, at a distance of 90.50 feet, a point for corner;
- (9). N 65°22'30" E, at a distance of 151.66 feet, a point for corner;
- (10). N 65°41'09" E, at a distance of 274.59 feet, intersect the East boundary line of the said 247 acre tract and the West boundary line of the said referred to 42.788 acre tract, a point for corner;

Thence with the East boundary line of the said 247 acre tract and the West boundary line of the said 42.788 acre tract, S 02°46'31" E, at a distance of 26.88 feet, pass on line a 1/2 in. iron rod set for reference and at a total distance of 370.51 feet, the **POINT OF BEGINNING** of the herein described tract and found to contain 13.351 acres more or less and of which 0.793 acres lie within the margins of the said roadway.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates. Grid coordinates have a combined scale factor of 0.99987526. I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900



Daniel E. Cummins R.P.L.S. 5295
February 15, 2016

SURVEY DESCRIPTION
10.05 Acres - Parcel 4
B.P. Hardin A-285,
Polk County, Texas

2016-2050-254

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **B. P. HARDIN SURVEY, ABSTRACT NO. 285**, being a part or portion of that certain called 247 acre tract known as Tract A8 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing on the West boundary line of the said 247 acre tract on the East boundary line of that certain called 200 acre tract located in the T. Epperson Survey, A - 234 being more particularly that tract conveyed in the aforesaid deed in volume 1874 on page 330 as Tract A4, a 1/2 in. iron rod set for corner and from which a concrete monument found for the Southeast corner of the said 200 acre tract bears S 04°48'38" E - 491.04 feet distant said point being the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10303805.31 and East: 3973099.30;

Thence with the West boundary line of the said 247 acre tract and with the East boundary line of the said 200 acre tract, N 04°48'38" W, at a distance of 528.86 feet, a 1/2 in. iron rod set for corner;

Thence across the said 247 acre tract, N 85°57'35" E, at a distance of 1006.92 feet, pass on line a 1/2 in. iron rod set for reference on the West side of a County Road locally known as C. M. Hardy Lane, and at a total distance of 1040.36 feet, a point for corner in the center of same;

Thence with the centerline of said road, five (5) calls as follows:

- (1). S 37°43'55" W, at a distance of 34.11 feet, a point for corner;
- (2). S 34°41'01" W, at a distance of 253.48 feet, a point for corner;
- (3). S 35°01'56" W, at a distance of 192.32 feet, a point for corner;
- (4). S 26°38'42" W, at a distance of 100.90 feet, a point for corner;
- (5). S 14°42'07" W, at a distance of 73.44 feet, a point for corner;

Thence leaving said roadway, S 85°57'35" W, at a distance of 26.40 feet, pass on line a 1/2 in. iron rod set for reference and at a total distance of 655.65 feet, the **POINT OF BEGINNING** of Parcel 4, containing 10.05 acres more or less and of which 0.374 acres lie within the margins of the said roadway.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates. Grid coordinates have a combined scale factor of 0.99987526.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.


Daniel E. Cummins, R. P. L. S. 5295
February 15, 2016

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900

SURVEY DESCRIPTION
20.441 Acres - Parcel 5
B.P. Hardin A-285,
Polk County, Texas.

2016 - 2050 - 255

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **B. P. HARDIN SURVEY, ABSTRACT NO. 285**, being a part or portion of that certain called 247 acre tract known as Tract A8 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing at an 8 in. fence corner post found for an interior 'ell' corner on the East boundary line of the said 247 acre tract, said point being the Southwest corner of that certain called 42.788 acre tract as conveyed in Partition Deed as 'Exhibit A' to Carol Hardy Koperna and recorded in the OPRPCT in volume 970 on page 314, dated January 1995, said point being the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10304413.59 and East: 3974742.72, and from which point a 24 in. Sweet Gum found marked with an 'x' bears N 52°33' W – 19.2 feet distant (center) and an 11 in. Sweet Gum found marked with a band bears N 58°35' W – 15.5 feet distant (center);

Thence with the lower North boundary line of the said 247 acre tract and the South boundary line of the said 42.788 acre tract, N 85°57'35" E, at a distance of 1701.41 feet, the Southeast corner of said 42.788 acre tract and intersect the West Right-of-way line of Farm-to-Market Road 350, a 1/2 in. iron rod set for corner approximately 50 feet from the centerline of same;

Thence with the West Right-of-way line of said Road, S 31°32'15" E, at a distance of 103.72 feet, a 1/2 in. iron rod set for the beginning of a curve to the right;

Thence with the said Right-of-way line in curve to the right, concave to the Southwest, having a long chord and distance of S 22°22'33" E – 420.31 feet, along said curve through a central angle of 18°19'23", at an arc distance of 422.11 feet, a 1/2 in. iron rod set for corner;


Thence leaving said roadway and across said 247 acre tract, S 85°57'35" W, at a distance of 1892.36 feet, a 1/2 in. iron rod set for corner;

Thence continuing across said 247 acre tract, N 02°46'31" W, at a distance of 491.10 feet, the **POINT OF BEGINNING** of the herein described tract and found to contain 20.441 acres more or less.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates. Grid coordinates have a combined scale factor of 0.99987526.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900


Daniel E. Cummins, R.P.L.S. 5295
February 15, 2016

SURVEY DESCRIPTION
10.854 Acres - Parcel 6
B.P. Hardin A-285,
Polk County, Texas

2016-2050-256

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **B. P. HARDIN SURVEY, ABSTRACT NO. 285**, being a part or portion of that certain called 247 acre tract known as Tract A8 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing at an 8 in. fence corner post found as an interior 'ell' corner on the East boundary line of the said 247 acre tract, said point being the Southwest corner of that certain called 42.788 acre tract as conveyed in Partition Deed to Carol Hardy Koperna as 'Exhibit A' and recorded in the OPRPCT in volume 970 on page 314, dated January 1995; thence across said 247 acre tract, S 02°46'31" E, at a distance of 491.10 feet, a 1/2 in. iron rod set for the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10303923.07 and East: 3974766.50;

Thence continuing across said 247 acre tract, S 02°46'31" E, at a distance of 445.97 feet, a 1/2 in. iron rod set for corner;

Thence continuing across said 247 acre tract S 85°57'35" W, at a distance of 1060.45 feet, pass on line a 1/2 in. iron rod set on the East margin of a County Road locally known as C. M. Hardy Lane, and at a total distance of 1085.45 feet, a point for corner in centerline of same;

Thence with the centerline of said roadway, six (6) calls as follows:

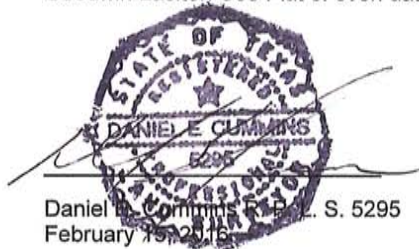
- (1). N 04°06'00" W, at a distance of 34.02 feet, a point for corner;
- (2). N 00°43'44" W, at a distance of 65.31 feet, a point for corner;
- (3). N 05°16'51" E, at a distance of 58.62 feet, a point for corner;
- (4). N 07°25'02" E, at a distance of 165.91 feet, a point for corner;
- (5). N 10°32'00" E, at a distance of 122.60 feet, a point for corner;
- (6). N 14°42'07" E, at a distance of 7.95 feet, a point for corner;

Thence leaving said roadway, N 85°57'35" E, at a distance of 26.40 feet, pass on line a 1/2 in. iron rod set for reference and at a total distance of 1015.70 feet, the **POINT OF BEGINNING** of the herein described tract and found to contain 10.854 acres more or less and of which 0.261 acres lie with the margins of the said roadway.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates. Grid coordinates have a combined scale factor of 0.99987526.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900



SURVEY DESCRIPTION

19.560 Acres - Parcel 7

B.P. Hardin A-285,
Polk County, Texas.

2016 - 2050 - 257

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **B. P. HARDIN SURVEY, ABSTRACT No. 285**, being a part or portion of that certain called 247 acre tract known as Tract A8 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing at an 8 in. fence corner post found as an interior 'ell' corner on the East boundary line of the said 247 acre tract, said point being the Southwest corner of that certain called 42.788 acre tract as conveyed in Partition Deed to Carol Hardy Koperna as 'Exhibit A' and recorded in the OPRPCT in volume 970 on page 314, dated January 1995; thence across said 247 acre tract, S 02°46'31" E, at a distance of 491.10 feet, a 1/2 in. iron rod set for the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10303923.07 and East: 3974766.50

Thence across the said 247 acre tract, N 85°57'35" E, at a distance of 1892.36 feet, intersect the West Right-of-way (ROW) line of Farm-to-Market (FM) Road 350, a 1/2 in. iron rod set for corner;

Thence with the West ROW line of said FM in curve to the right, concave to the West, having a radius of 1319.91 feet, a long chord bearing and distance of S 08°23'41" E – 221.79 feet, thence along said curve through a central angle of 9°38'20", at an arc distance of 222.05 feet, a 1/2 in. iron rod set for the end of said curve for corner;

Thence continuing along said ROW, S 03°34'31" E, at a distance of 224.72 feet, a 1/2 in. iron rod set for corner;

Thence leaving said FM and across said 247 acre tract, S 85°57'35" W, at a distance of 1917.22 feet, a 1/2 in. iron rod set for corner;

Thence N 02°46'31" W, at a distance of 445.97 feet, the **POINT OF BEGINNING** of the herein described tract and found to contain 19.560 acres more or less.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates. Grid coordinates have a combined scale factor of 0.99987526.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.



Daniel E. Cummins R. P. L. S. 5295
February 15, 2016

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900

SURVEY DESCRIPTION

18.290 Acres - Parcel 8

B.P. Hardin A-285,

Polk County, Texas.

2016-2050-258

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **B. P. HARDIN SURVEY, ABSTRACT NO. 285**, being a part or portion of that certain called 247 acre tract known as Tract A8 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing at a 3 in. round concrete monument found on the West boundary line of the said 247 acre tract, said point being the Southeast corner of the Thaxton Epperson Survey, Abstract No. 234 same being the Southeast corner of that certain called 200 acre tract as conveyed in the aforesaid referred to Warranty Deed to Rayonier TRS Forest Operations, LLC. and said monument being the Northeast corner of the Thaxton Epperson Survey, Abstract No. 235, same being the Northeast corner of that certain called 50.074 acre tract as conveyed by General Warranty Deed from Tanta Dean Lowe to Charles e. Wilson et ux and recorded in the OPRPCT in volume 1584 on page 203, dated June 12, 2007, and from which point a 1/2 in. iron rod found bears N 70°15'12" E - 1.29 feet and a 26 in. White Oak found marked with an 'x' bears S 38°04' E - 29.0 feet (center), said point being the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10303316.00 and East: 3973140.48;

Thence with the West boundary line of the said B. P. Hardin Survey being the West boundary line of the said 247 acre tract and with the East boundary line of the said Thaxton Epperson Survey, A - 234, same being the East boundary line of the said referred to 200 acre tract, N 04°48'38" W, at a distance of 45.14 feet, a 1/2 in. iron rod set for corner;

Thence across said 247 acre tract, N 85°57'35" E, at a distance of 570 feet, cross the centerline of a County Road locally known as C. M. Hardy lane, and at a total distance of 1655.51 feet, a 1/2 in. iron rod set for corner;

Thence continuing across said 247 acre tract, S 02°46'31" E, at a distance of 481.90 feet, a 1/2 in. iron rod set for corner;

Thence continuing across said 247 acre tract, S 85°57'35" W, at a distance of 1387 feet cross the centerline of the aforementioned road, an at a total distance of 1653.22 feet, re-intersect the West boundary line of said 247 acre tract, the West boundary line of the said B. P. Hardin Survey, the East boundary line of said Thaxton Epperson Survey, A - 235, same being the East boundary line of the said referred to 50.074 acre tract, a 1/2 in. iron rod set for corner;

Thence with the West boundary line of the said 247 acre tract and B. P. Hardin Survey, and with the East boundary line of the said 50.074 acre tract and Thaxton Epperson Survey, A - 235, N 02°51'56"W, at a distance of 436.74 feet, the **POINT OF BEGINNING** of the herein described tract and found to contain 18.290 acres more or less and of which 0.680 acres lie within the margins of the said C. M. Hardy Lane.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates. Grid coordinates have a combined scale factor of 0.99987526.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.



Daniel E. Cummins R. P. L. S. 5295
February 15, 2016

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900

SURVEY DESCRIPTION
21.242 Acres - Parcel 9
B.P. Hardin A-285,
Polk County, Texas.

2016 - 2050 - 259

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **B. P. HARDIN SURVEY, ABSTRACT No. 285**, being a part or portion of that certain called 247 acre tract known as Tract A8 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing at an 8 in. fence corner post found as an interior 'ell' corner on the East boundary line of the said 247 acre tract, said point being the Southwest corner of that certain called 42.788 acre tract as conveyed in Partition Deed to Carol Hardy Koperna as 'Exhibit A' and recorded in the OPRPCT in volume 970 on page 314, dated January 1995; thence across said 247 acre tract, S 02°46'31" E, at a distance of 937.07 feet, a 1/2 in. iron rod set for the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10303477.62 and East: 3974788.09

Thence across the said 247 acre tract, N 85°57'35" E, at a distance of 1917.22 feet, intersect the West Right-of-way (ROW) line of Farm-to-Market (FM) Road 350, a 1/2 in. iron rod set, set for corner;

Thence with the West ROW line of the said FM, S 03°34'31" E, at a distance of 481.80 feet, a 1/2 in. iron rod set for corner;

Thence leaving the said FM and across the said 247 acre tract, S 85°57'35" W, at a distance of 1923.95 feet, a 1/2 in. iron rod set for corner;

Thence continuing across the said 247 acre tract, N 02°46'31" W, at a distance of 481.90 feet, the **POINT OF BEGINNING** of the herein described tract and found to contain 21.242 acres more or less.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates. Grid coordinates have a combined scale factor of 0.99987526.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.



Daniel E. Cummins R.P.L.S. 5295
February 15, 2016

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900

SURVEY DESCRIPTION
17.171 Acres - Parcel 10
B.P. Hardin A-285,
Polk County, Texas.

2016-2050-260

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **B. P. HARDIN SURVEY, ABSTRACT NO. 285**, being a part or portion of that certain called 247 acre tract known as Tract A8 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing at a 3 in. round concrete monument found on the West boundary line of the said 247 acre tract, said monument being the Northeast corner of the Thaxton Epperson Survey, Abstract No. 235, same being the Northeast corner of that certain called 50.074 acre tract as conveyed by General Warranty Deed from Tanta Dean Lowe to Charles e. Wilson et ux and recorded in the OPRPCT in volume 1584 on page 203, dated June 12, 2007, and from which point a 1/2 in. iron rod found bears N 70°15'12" E - 1.29 feet and a 26 in. White Oak found marked with an 'x' bears S 38°04' E - 29.0 feet (center), thence with the common West boundary line of said 247 acre tract, West boundary line of said B. P. Hardin Survey and East boundary line of said 50.074 acre tract and East boundary line of said Thaxton Epperson Survey, A- 235, S 02°51'56" E at a distance of 436.74 feet, a 1/2 in. iron rod set for the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10302879.81 and East: 3973162.31;

Thence across the said 247 acre tract, N 85°57'35" E, at a distance of 266 feet, cross the centerline of a County Road locally known as C. M. Hardy Lane, and at a total distance of 1653.22 feet, a 1/2 in. iron rod set for corner;

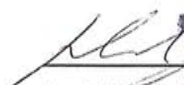
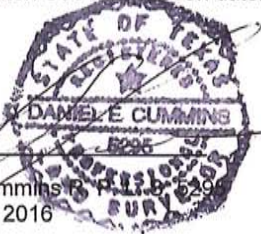
Thence continuing across the said 247 acre tract, S 02°46'31" E, at a distance of 452.64 feet, a 1/2 in. iron rod set for corner;

Thence continuing across the said 247 acre tract, S 85°57'35" W, at a distance of 1622.70 feet, pass on line a 1/2 in. iron rod set for reference on the East margin of the said C. M. Hardy Lane and at a total distance of 1652.51 feet, a point for corner in the centerline of same and re-intersect the West boundary line of said 247 acre tract, the West boundary line of the said B. P. Hardin Survey and the East boundary line of the said referred to 50.074 acre tract and the East boundary line of the said Thaxton Epperson Survey, A - 235 and from which point a concrete monument found bears S 02°51'56" E - 1282.53 feet distant;

Thence with the common boundary line between the said Thaxton Epperson Survey, A - 235 and the B. P. Hardin Survey, same being the common boundary line between the said 50.074 acre tract and the said 274 acre tract, N 02°51'56" W, at a distance of 452.62 feet, the **POINT OF BEGINNING** of the herein described tract and found to contain 17.171 acres more or less and of which 0.593 acres lie within the margins of C. M. Hardy Lane.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates. Grid coordinates have a combined scale factor of 0.99987526.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.



Daniel E. Cummins, P.L.S. #295
February 15, 2016

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900

SURVEY DESCRIPTION
20.020 Acres - Parcel 11
B.P. Hardin A-285,
Polk County, Texas.

2016-2050-261

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **B. P. HARDIN SURVEY, ABSTRACT NO. 285**, being a part or portion of that certain called 247 acre tract known as Tract A8 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing at an 8 in. fence corner post found as an interior 'ell' corner on the East boundary line of the said 247 acre tract, said point being the Southwest corner of that certain called 42.788 acre tract as conveyed in Partition Deed to Carol Hardy Koperna as 'Exhibit A' and recorded in the OPRPCT in volume 970 on page 314, dated January 1995; thence across said 247 acre tract, S 02°46'31" E, at a distance of 1418.97 feet, a 1/2 in. iron rod set for the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10302996.29 and East: 3974811.43;

Thence across the said 247 acre tract, N 85°57'35" E, at a distance of 1923.95 feet, intersect the West Right-of-way (ROW) line of Farm-to-Market (FM) Road 350, a 1/2 in. iron rod set for corner;

Thence with the West ROW line of the said FM, S 03°34'31" E, at a distance of 452.54 feet, a 1/2 in. iron rod set for corner;

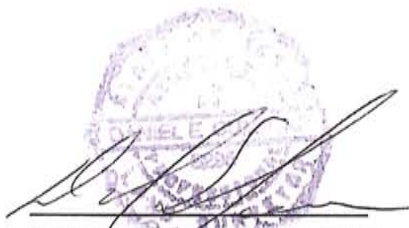
Thence leaving the said FM and across the said 247 acre tract, S 85°57'35" W, at a distance of 1930.27 feet, a 1/2 in. iron rod set for corner;

Thence continuing across the said 247 acre tract, N 02°46'31" W, at a distance of 452.64 feet, the **POINT OF BEGINNING** of the herein described tract and found to contain 20.020 acres more or less.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates. Grid coordinates have a combined scale factor of 0.99987526.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900



Daniel E. Cummins R. P. L. S. 5295
February 15, 2016

SURVEY DESCRIPTION
12.770 ACRES - PARCEL 12
ABRAHAM VANNERDSTRAND SURVEY, A - 592,
POLK COUNTY, TEXAS

2016 - 2050 - 262

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **ABRAHAM VANNERDSTRAND SURVEY, ABSTRACT NO. 592**, being a part or portion of that certain called 78.7 acre tract known as Tract A37 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing on the West Right-of-way (ROW) line of Farm-to-Market (FM) Road 350 at a 3 in. round concrete monument found on the South boundary line of the said 78.7 acre tract and for the Northeast corner of that certain called 0.740 acre tract as described in Partition Deed conveyed to Carol Hardy Koperna in the OPRPCT in volume 970 on page 314 in 'Exhibit A' as *Tract Two*, said point being the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10306383.04 and East: 3975470.35;

Thence with the South boundary line of said 78.7 acre tract and North boundary line of the said 0.740 acre tract and with the North boundary line of that certain called 9.00 acre tract as described in the above referred to Partition Deed as 'Exhibit B' conveyed to Theron Hardy Browne, said line being the division line between the Abraham Vannerdstrand Survey and the B. P. Hardin Survey, A - 284, S 88°22'02" W, at a distance of 822.30 feet, the Northeast corner of said that certain called 247 acre tract as conveyed in the aforesaid referred to Warranty Deed to Rayonier TRS Forest Operations as *Tract A8*, a 3 in. round concrete monument found for corner;

Thence continuing along the common boundary line between the said 78.7 acre tract and the said 247 acre tract, same being the common boundary line between the said Hardin and Epperson Surveys, S 87°34'54" W, at a distance of 617.96 feet, the Southeast corner of that certain called 39.816 acre tract as conveyed by Special Warranty Deed from Rayonier Forest Resources, L.P., to Thomas R. Perry, Jr., and recorded in the OPRPCT in volume 1997 on page 821, dated May 26, 2015, said point being the Northeast corner of a called 2.815 acre tract as conveyed by Special Warranty Deed from Rayonier Forest Resources, L.P., to Thomas R. Perry, Jr., and recorded in said records in volume 1997 on page 833, dated May 26, 2015, a 3 in. round concrete monument found for corner and from which a 16 in. Pine found marked with an 'x' bears S 84°23' E - 7.9 feet (center) and a 15 in. Pine found marked with an 'x' bears N 24°43' W - 40.7 feet (center);

Thence with the East boundary line of said 39.816 acre tract, N 02°00'04" W, at a distance of 392.52 feet, a 1/2 in. iron rod set for corner;

Thence across said 78.7 acre tract, N 87°34'54" E, at a distance of 1372.54 feet, re-intersect the West ROW line of the said FM, a 1/2 in. iron rod set for corner;

Thence with the West ROW line of the said FM, S 11°32'01" E, at a distance of 408.95 feet, the **POINT OF BEGINNING** of the herein described tract and found to contain 12.770 acres more or less.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates Grid coordinates have a combined scale factor of 0.99987526.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.



Daniel E. Cummins R. P. L. S. 5295
February 15, 2016

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900

SURVEY DESCRIPTION
11.810 ACRES, PARCEL 13
ABRAHAM VANNERDSTRAND SURVEY, A-592
POLK COUNTY, TEXAS

2016-2050-263

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **ABRAHAM VANNERDSTRAND SURVEY, ABSTRACT NO. 592**, being a part or portion of that certain called 78.7 acre tract known as Tract A37 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing on the lower North boundary line of the said 78.7 acre tract, said point being the Northeast corner of that certain called 39.816 acre tract as conveyed by Special Warranty Deed from Rayonier Forest Resources, L.P., to Thomas R. Perry Jr., and recorded in the OPRPCT in volume 1997 on page 821, dated May 26, 2015, said point being on the South boundary line of that certain called 75.049 acre tract as conveyed by General Warranty Deed from Jerry S. Nichols to Thomas R. Perry Jr., and recorded in said records in volume 1407 on page 376, dated August 17, 2004, said point being a 3 in. round concrete monument found for the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10307091.25 and East: 3974004.50;

Thence with the North boundary line of the said 78.7 acre tract and the South boundary line of the said 75.409 acre tract, N 86°03'57" E, at a distance of 467.04 feet, the Southeast corner of said 75.409 acre tract, and an interior 'ell' corner of the said 78.7 acre tract, a 3 in. round concrete monument found for corner;

Thence across the said 78.7 acre tract, N 86°03'57" E, at a distance of 844.78 feet, intersect the West Right-of-way (ROW) line of Farm-to-Market (FM) Road 350, a 1/2 in. iron rod set for corner;

Thence with the West ROW line of the said FM, S 10°44'02" E, at a distance of 404.61 feet, a 1/2 in. iron rod set for corner;

Thence across the said 78.7 acre tract S 87°34'54" W, at a distance of 1372.54 feet, intersect the East boundary line of the aforesaid referred to 39.816 acre tract, a 1/2 in. iron rod set for corner and from which a concrete monument found for the Southeast corner of said 39.816 acre tract bears S 02°00'04" E - 392.52 feet distant;

Thence with the East boundary line of said 39.816 acre tract, N 02°00'04" W, at a distance of 365.66 feet, the **POINT OF BEGINNING** of the herein described tract and found to contain 11.810 acres more or less.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates Grid coordinates have a combined scale factor of 0.99987526.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.



Daniel E. Cummins R. P. L. S. 5295
February 15, 2016

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900

SURVEY DESCRIPTION
10.116 ACRES, PARCEL 14,
ABRAHAM VANNERDSTRAND SURVEY, A - 592
POLK COUNTY, TEXAS

2016 - 2050 - 264

Being all that certain tract or parcel of land lying and situated in Polk County, Texas, being located in the **ABRAHAM VANNERDSTRAND SURVEY, ABSTRACT NO. 592**, being a part or portion of that certain called 78.7 acre tract known as Tract A37 as conveyed by Special Warranty Deed from Winston Stuart Cutshall et al to Rayonier TRS Forest Operations LLC, and recorded in the Official Public Records of Polk County, Texas (OPRPCT) in volume 1874 on page 330, dated July 25, 2012, to which reference is hereby made for any and all purposes and said tract being described by metes and bounds as follows to wit;

Commencing on the North boundary line of the said 78.7 acre tract, said point being also the upper Southeast corner of that certain called 75.049 acre tract as conveyed by General Warranty Deed from Jerry S. Nichols to Thomas R. Perry Jr., and recorded in the OPRPCT in volume 1407 on page 376, dated August 17, 2004, said point being also the Southwest corner of that certain called 1.50 acre tract as conveyed in General Warranty Deed from Kenneth R. Dillon to Jerry Carpenter as recorded in said records in volume 1852 on page 118, dated July 25, 2012, a 1 in. iron pipe found for the **POINT OF BEGINNING** of the herein described tract and found to have coordinates of North: 10307698.53 and East: 3974900.78;

Thence with the North boundary line of the said 78.7 acre tract and with the South boundary line of said 1.50 acre tract, N 87°20'24" E, at a distance of 312.52 feet, intersect the West Right-of-way (ROW) line of Farm-to-Market (FM) Road 350, a 1/2 in. iron rod set for corner;

Thence with the West ROW line of said FM, S 10°40'39" E, at a distance of 541.14 feet, a 1/2 in. iron rod set for corner;

Thence across the said 78.7 acre tract, S 86°03'57" W, at a distance of 844.78 feet, the lower Southeast corner of the aforesaid referred to 75.049 acre tract and an interior 'ell' corner of said 78.7 acre tract, a 3 in. round concrete monument found for corner;

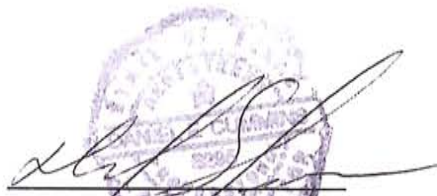
Thence with the common boundary line between the said 78.7 acre tract and the said 75.049 acre tract, N 03°15'29" W, at a distance of 549.33 feet, a pine knot found for corner;

Thence continuing with the common boundary line between the said 78.7 acre tract and the said 75.049 acre tract, N 86°40'41" E, at a distance of 462.34 feet, the Point of Beginning of the herein described tract and found to contain 10.116 acres more or less.

The bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates Grid coordinates have a combined scale factor of 0.99987526.

I, Daniel E. Cummins, a Registered Professional Land Surveyor, do hereby certify these notes were made as the result of an actual survey performed by me or under my supervision and are true and correct to the best of my knowledge. All iron rods set bear a yellow plastic cap marked Goodwin Lasiter. See Plat of even date.

Goodwin-Lasiter Strong
1609 S. Chestnut St., Ste. 202
Lufkin, Texas
Survey Firm 10110900

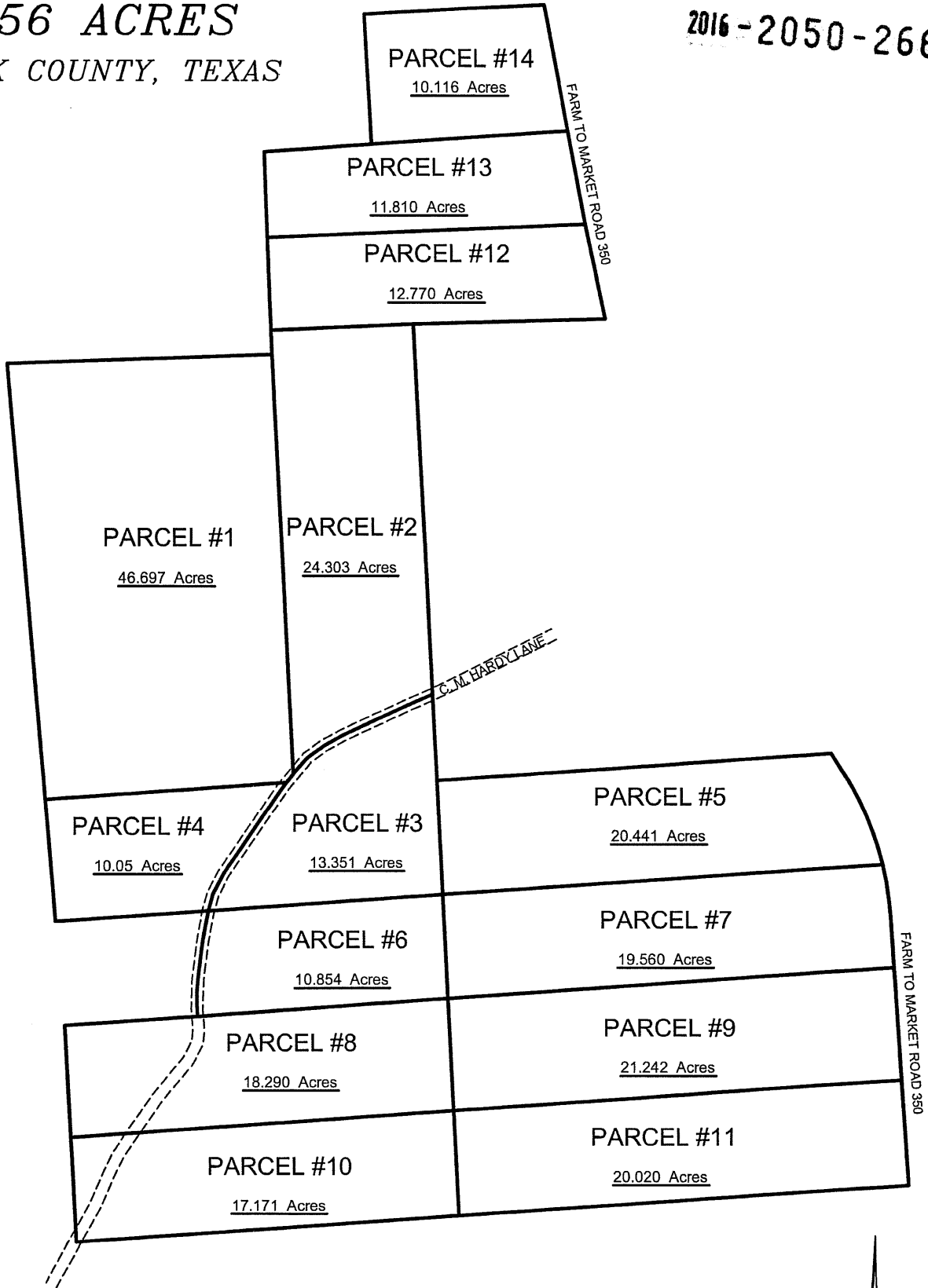


Daniel E. Cummins R. P. L. S. 5295
February 15, 2016

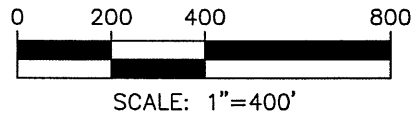
EXHIBIT "B"
Subdivision Site Plan

(+/-) 256 ACRES
POLK COUNTY, TEXAS

2016-2050-266



GOODWIN · LASITER · STRONG
ENGINEERING · ARCHITECTURE · INTERIOR DESIGN · SURVEYING
1609 S. CHESTNUT ST. STE. 202 · LUFKIN, TEXAS 75901 · (936) 837-4900
4077 CROSS PARK DR. STE. 100 · BRYAN, TEXAS 77802 · (979) 776-9700



©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.

TBPE FIRM REGISTRATION #413 · TBPLS FIRM REGISTRATION #10110900

2016 - 2050 - 267

B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
VOL. 2036, PG. 786
CORRECT

S 02°46'31" E 1789.43'

N 01°55'21" W
103.62'
S 88°00'21" W
99.98'

THOMAS R. PERRY, JR.
CALLED 2.815 ACRES
VOL. 1992, PG. 633
CORRECT

N 88°00'21" E 1136.69'

46.697 Acres

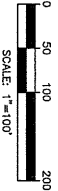
TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
VOL. 2036, PG. 786
CORRECT

B. P. HARDIN SURVEY
A-285

N 04°48'38" W 1864.43'

F. EPPERSON SURVEY
A-235

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S37°43'55"W	46.59



LEGEND

- FOUND
- CORNER
- EPPERSON SURVEY
- HARDIN SURVEY

OFFICIAL PUBLIC RECORDS POLK COUNTY, TEXAS

0.041 ACRES
WITHIN ROADWAY

IRS(REF) • 1751.17'

IRS(REF) • 33.41'

C. M. ANDY LINE
(2008) (2008) (2008) (2008)

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
TRACT AB
VOL. 2036, PG. 786
CORRECT

S 85°57'35" W 1040.36'

S 04°48'38" E
1019.90'

GOODWIN-LASITER-STRONG
Daniel E. Cummings
R.P.L.S. No. 5295
February 15, 2016
revised March 18, 2016



I, Daniel E. Cummings, Registered Professional Land Surveyor, do hereby certify that the foregoing is a true and correct copy of the survey as shown on the ground under my supervision.

BOUNDARY SURVEY
46.697 ACRE TRACT
B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

CONTRACT NO.
224157



GOODWIN-LASITER-STRONG
REGISTERED PROFESSIONAL SURVEYORS
1508 S. CHESTNUT BY STE. 202 • LUFKIN, TEXAS 75902 • (836) 637-8600
4027 CHASE PARK DR., STE. 100 • BRYAN, TEXAS 77803 • (879) 778-8700

FRM REGISTRATION:
TERRAPONTE HOLDINGS LLC

DRAWN BY:
WEBB

APPRVD BY:
DEC

PLOT SCALE:
1"=100'

NO.	DATE	ISSUED FOR

©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.
R:\254\254157\254157-BNDRY(1).DWG

2016-2050-268

B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S65°22'30"W	151.66
L2	S62°14'49"W	90.50
L3	S54°21'10"W	91.29
L4	S42°20'48"W	71.88
L5	S37°43'55"W	20.85
L6	S07°59'42"E	103.82

THOMAS R. PERRY, JR.
CALLED 30.86 ACRES
VOL. 1997, PG. 821
OPRCT

THOMAS R. PERRY, JR.
CALLED 2.815 ACRES
VOL. 1997, PG. 821
OPRCT

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 78.7 ACRES
TRACT AS7
VOL. 2036, PG. 788
OPRCT

N 87°34'54" E 617.96'

P.O.B.
N: 103883861
E: 379484238

HAROLD HARVEY BROWN
CALLED 42.96 ACRES
VOL. 970, PG. 514
OPRCT

S 02°45'31" E 1577.79'

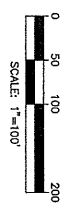
CARL MANNING AUSTIN
CALLED 42.96 ACRES
VOL. 970, PG. 514
OPRCT

24.303 Acres

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 78.7 ACRES
TRACT AS7
VOL. 2036, PG. 788
OPRCT

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 78.7 ACRES
TRACT AS7
VOL. 2036, PG. 788
OPRCT

N 02°45'31" W 1789.43'



LEGEND

- FOUND
- CONCRETE FOUNDMENT
- x- BEARED WIRE FENCE
- E- STAKED BEARS LINES
- OPRC
- OPRS
- 1/2" Iron Rod 5/8"
- SET
- Point For Corner

Official Public Records Polk County Texas

GOODWIN-LASITER-STRONG
Daniel E. Cummins
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5285
EXPIRES 12/31/2016
REVISED MARCH 16, 2016



I, Daniel E. Cummins, Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct and that this survey was made on the ground under my supervision.

This Survey was done without the benefit of a title report and may be subject to other easements or encumbrances not shown. The survey was completed on 02/15/2016 and the plat was filed on February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates, Goid coordinates have a combined scale factor of 0.99987928.

BOUNDARY SURVEY
24.303 ACRE TRACT
B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

CONTRACT NO. 254157
PARCEL NO. 2

GOODWIN-LASITER-STRONG
ENGINEERING • ARCHITECTURE • INTERIOR DESIGN • SURVEYING
1408 S. CHESTNUT ST. STE. 202 • LITTLE ROCK, TEXAS 77603 • (832) 837-6500
4077 CROSS PARK CIR. STE. 100 • BRYAN, TEXAS 77803 • (817) 778-8700

NO.	DATE	ISSUED FOR
1	DEC	

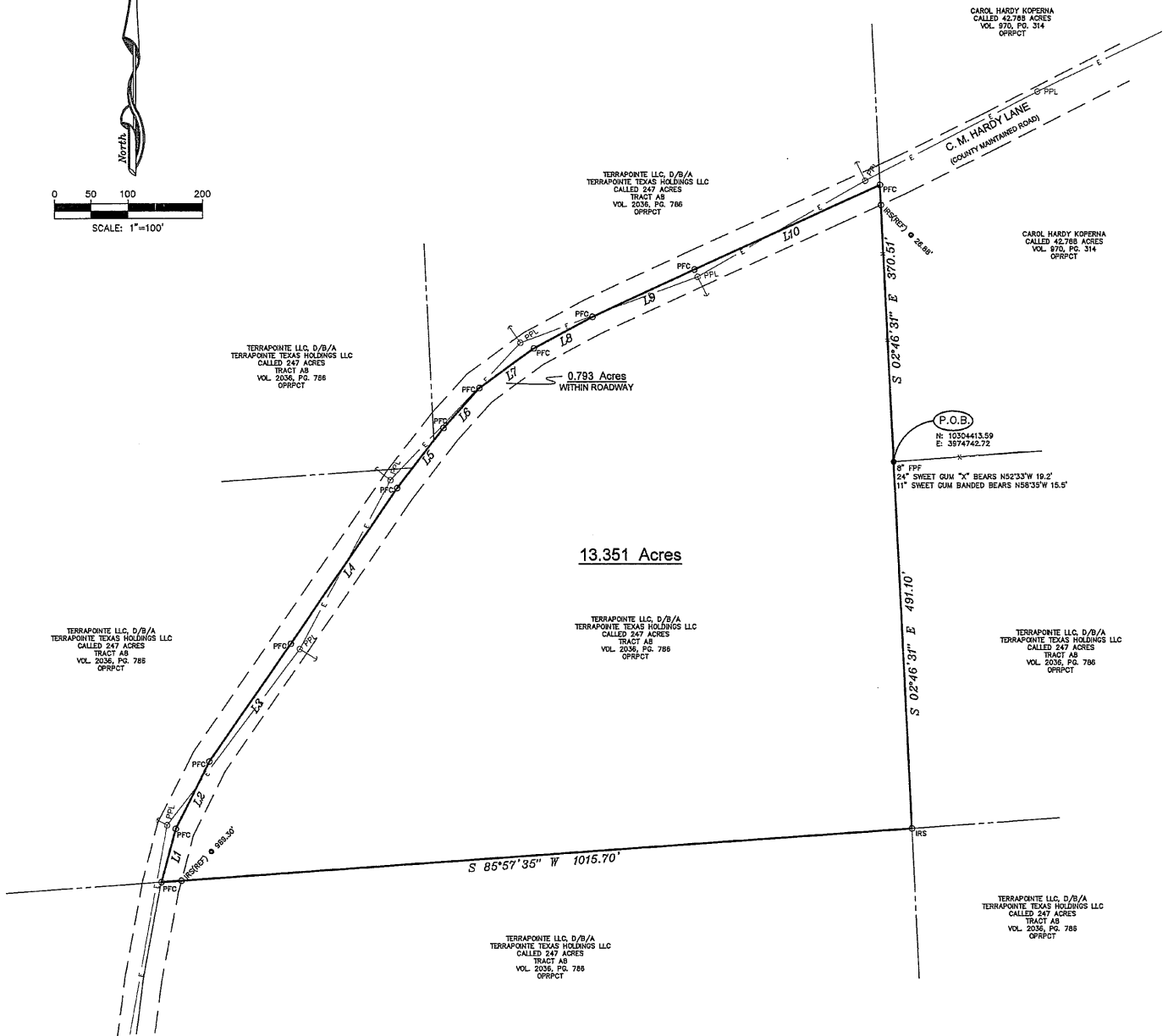
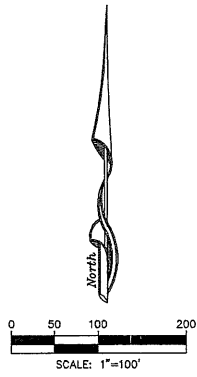
DRAWN BY: WBB
APP'D BY: DEC

PLAT SCALE: 1"=100'
FILE # 101080

©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.
H:\254157\254157-BOUNDRY(2).DWG

B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

2016-2050-269



13.351 Acres

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°42'07"E	73.44
L2	N26°38'42"E	100.90
L3	N35°01'56"E	192.32
L4	N34°41'01"E	253.48
L5	N37°43'55"E	101.54
L6	N42°20'48"E	71.88
L7	N54°21'10"E	91.29
L8	N62°14'49"E	90.50
L9	N65°22'30"E	151.66
L10	N65°41'09"E	274.59

LEGEND
FOUND
● FPF Fence Corner Post Found
-X- Barbed Wire Fence
-E- Overhead Electric Line

SET
OPFD Point For Corner
OIRS 1/2" Iron Rod Set
OPRPT Official Public Records Polk County Texas

I, Daniel E. Cummins, Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct and that this survey was made on the ground under my supervision.

GOODWIN-LASITER-STRONG
Daniel E. Cummins R.P.L.S. No. 5295
Lufkin, Texas February 15, 2016
revised March 18, 2016



See Attached Field Notes
This Survey was done without the benefit of a title report and may be subject to other easements or encumbrances not shown.
Bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates, Grid coordinates have a combined scale factor of 0.99987526.

3

BOUNDARY SURVEY
13.351 ACRE TRACT
B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

CONTRACT NO.
254157
PARCEL NO.



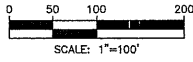
GOODWIN-LASITER-STRONG
ENGINEERING - ARCHITECTURE - INTERIOR DESIGN - SURVEYING
1809 B. CHESTNUT ST., STE. 602 - LUFKIN, TEXAS 75901 - (936) 837-4800
4077 CROSBY PARK DR., STE. 100 - BRYAN, TEXAS 77802 - (979) 778-9700

NO.	DATE	ISSUED FOR

DRAWN BY: WBB
APPROVED BY: DEC
PLOT SCALE: 1"=100'
©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.
H:\254157\254157-BNDRY(3).DWG

B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

2016-2050-270



TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
TRACT AB
VOL. 2036, PG. 786
OPRPCT

T. EPPERSON SURVEY
A-234

N 04°48'38" W 528.86'

B. P. HARDIN SURVEY
A-285

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
TRACT AB
VOL. 2036, PG. 786
OPRPCT

10.05 Acres

N 85°57'35" E 1040.36'

0.374 Acres
WITHIN ROADWAY

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
TRACT AB
VOL. 2036, PG. 786
OPRPCT

(P.O.B.)
N: 103303805.31
E: 3973025.30

S 85°57'35" W 665.65'

S 04°48'38" E 491.04'

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
TRACT AB
VOL. 2036, PG. 786
OPRPCT

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
TRACT AB
VOL. 2036, PG. 786
OPRPCT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S37°43'55"W	34.11
L2	S95°01'56"W	192.32
L3	S26°38'42"W	100.90
L4	S14°42'07"W	73.44

LEGEND

FOUND
 ■ CMF Concrete Monument
 — E Overhead Electric Line

SET

OPFC Point For Corner
 OIRS 1/2" Iron Rod Set

OPRPCT Official Public Records Polk County Texas

GOODWIN-LASITER-STRONG

Daniel E. Cummins, R.P.L.S. No. 5295
 Lufkin, Texas, February 15, 2016
 revised March 18, 2016



See Attached Field Notes

This Survey was done without the benefit of a title report and may be subject to other easements or encumbrances not shown.

Bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates. Grid coordinates have a combined scale factor of 0.99987528.

4

BOUNDARY SURVEY
 10.05 ACRE TRACT
 B. P. HARDIN SURVEY, A-285
 POLK COUNTY, TEXAS

CONTRACT NO.
 254157
 PARCEL NO.



GOODWIN-LASITER-STRONG
 ENGINEERS - ARCHITECTURE - INTERIOR DESIGN - SURVEYING
 1808 S. CHESTNUT ST. STE. 602 - LUFKIN, TEXAS 75801 - (808) 837-4800
 4577 CROSS PARK DR. STE. 100 - BRYAN, TEXAS 77803 - (878) 778-8700

DATE OF SURVEY
 FEBRUARY 15, 2016

NO.	DATE	ISSUED FOR

DRAWN BY: WEBB
 APP'D BY: DEC
 PLOT SCALE: 1"=100'
©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.
 H:\254157\254157-BOUNDRY(4).DWG

2016-2050-271

B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

20.441 Acres

CHUBB, HARVEY TORRESNA
CALLED 42.786 ACRES
VOL. 2036, PG. 786
OFFPCT

TERRAPONTE, LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
VOL. 2036, PG. 786
OFFPCT

TERRAPONTE, LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
VOL. 2036, PG. 786
OFFPCT

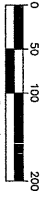
TERRAPONTE, LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
VOL. 2036, PG. 786
OFFPCT

POB
N 103°44'33.9
E 387°42'27.2

N 85°57'35" E 1701.41'

N 02°46'31" W 491.10'

S 85°57'35" W 1892.36'



LINE TABLE			
LINE	BEARING	DISTANCE	
LI	S37°32'15" E	103.72	

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	18°19'23"	1319.91'	422.11'	S22°22'33" E	420.31'

LEGEND

- FPF Found Corner Post Found
- X— Banded Wire Fence
- E— Overhead Electric Line
- FPC Found Far Corner
- /Z Iron Rod Set
- /Z Official Public Records Polk County, Texas

I, Daniel E. Cummings, Registered Professional Land Surveyor, do hereby certify that the above plot is true and correct and that this survey was made on the ground under my supervision.

GOODWIN-LASITER-STROKE
DANIEL E. CUMMINGS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5295
R.L.S. No. 5295
February 15, 2016
revised March 10, 2016

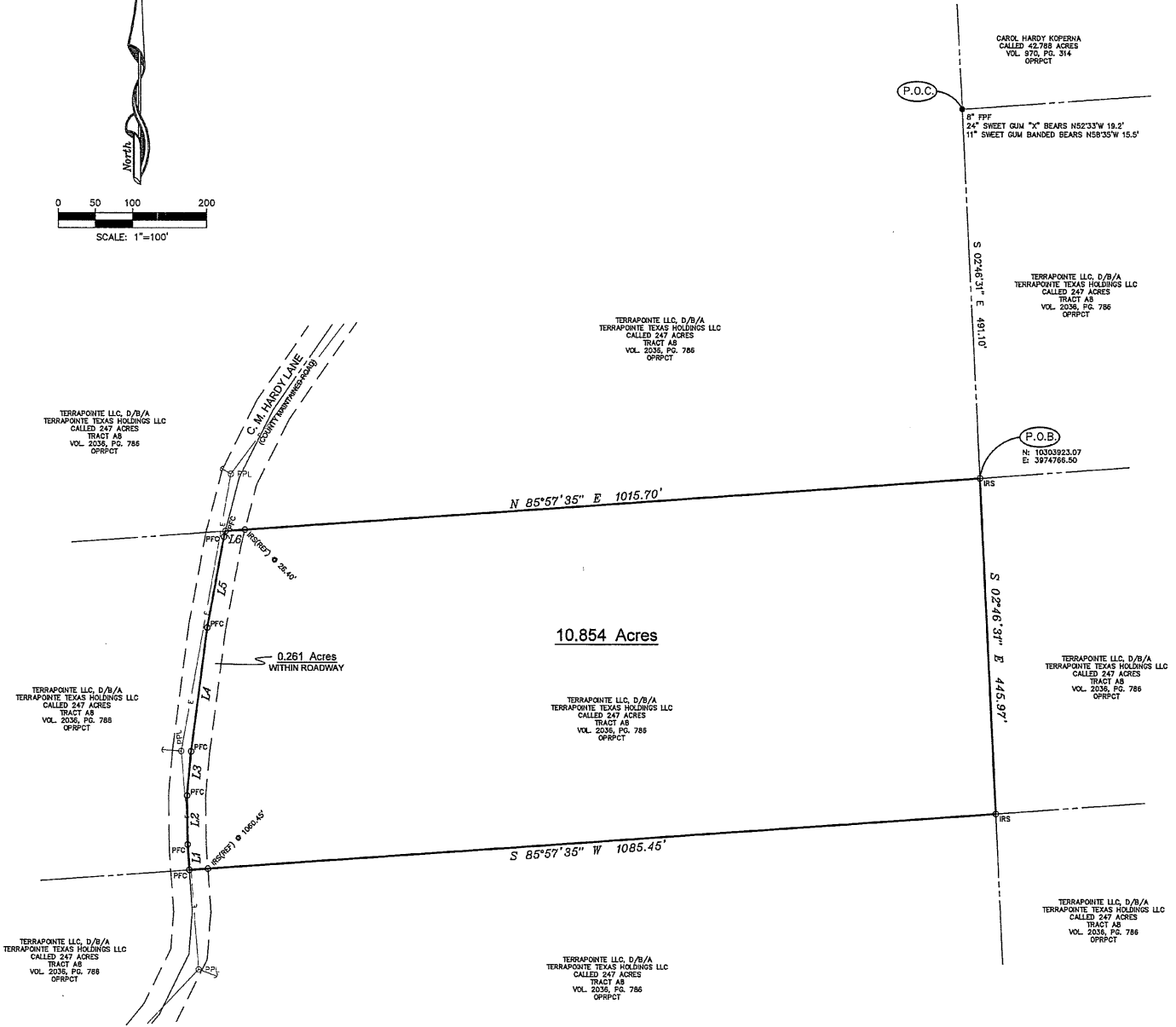
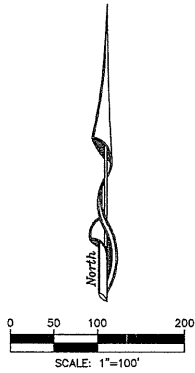
See Attached Field Notes
This Survey was done without the benefit of a title report and may be subject to other easements or encumbrances not shown.
Bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 12, 2016 using a State Plane Survey Coordinate System. The coordinates have a combined scale factor of 0.99987526.



<p>5</p>	<p>BOUNDARY SURVEY 20.441 ACRE TRACT B. P. HARDIN SURVEY, A-285 POLK COUNTY, TEXAS</p>	<p>GOODWIN-LASITER-STROKE ENGINEERING - ARCHITECTURE - INTERIOR DESIGN - SURVEYING 1808 S. CHRYSTAL BLVD. STE. 100 • BRYAN, TEXAS 77803 • (817) 837-4100 4077 CROSS PARK DR. STE. 100 • BRYAN, TEXAS 77803 • (817) 837-6700</p>	<table border="1" style="width: 100%; font-size: small;"> <tr> <td>NO.</td> <td>DATE</td> <td>ISSUED FOR</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <p>DRAWN BY: WBB APPROVED BY: DEC PLOT SCALE: 1"=100'</p>	NO.	DATE	ISSUED FOR									
	NO.	DATE	ISSUED FOR												
<p>CONTRACT NO. 254157 PARCEL NO. 5</p>			<p>FRONT REGISTRATION: 18165 #0110800</p> <p>©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC. N:\254\254157\254157-BNDRY(S).DWG</p>												
<p>2016-2050-271</p>															

B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

2016 - 2050 - 272



10.854 Acres

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04°06'00" W	34.02
L2	N00°43'44" W	65.31
L3	N05°16'51" E	58.62
L4	N07°25'02" E	165.91
L5	N10°32'00" E	122.60
L6	N14°42'07" E	7.95

LEGEND
FOUND
● P.F.F. Fence Corner Post Found
-X- Barbed Wire Fence
-E- Overhead Electric Line

SET
○ P.F.F. Point For Corner
○ O.I.R.S. 1/2" Iron Rod Set
OPRPCT Official Public Records Polk County Texas

I, Daniel E. Cummins, Registered Professional Land Surveyor, do hereby certify that the above plot is true and correct and that this survey was made on the ground under my supervision.

GOODWIN-LASITER-STRONG
Daniel E. Cummins R.P.L.S. No. 5295
Lufkin, Texas February 15, 2016
revised March 18, 2016



See Attached Field Notes
This Survey was done without the benefit of a title report and may be subject to other easements or encumbrances not shown.

Bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates, Grid coordinates have a combined scale factor of 0.999875226.

6

BOUNDARY SURVEY
10.854 ACRE TRACT
B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS



NO.	DATE	ISSUED FOR

DRAWN BY: WBB
APPROVED BY: DEC
PLOT SCALE: 1"=100'

©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.
H:\254\254157\254157-ENDRY(6).DWG

2016-2050-273

B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

CDL, HARDIN SURVEY
CALLED 4278 ACRES
VOL. 2036, PG. 314

P.O.C.
5' FROM
S 1/2 SECTION 10, T. 88N, R. 35W
11' SWET CORN BANNED BEANS MARKER 15.5'

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
TRACT A8
VOL. 2036, PG. 786
OFFPCT

P.O.B.
N. 10000000
E. 30710000

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
TRACT A8
VOL. 2036, PG. 786
OFFPCT

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
TRACT A8
VOL. 2036, PG. 786
OFFPCT

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
TRACT A8
VOL. 2036, PG. 786
OFFPCT

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
TRACT A8
VOL. 2036, PG. 786
OFFPCT

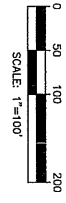
TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 247 ACRES
TRACT A8
VOL. 2036, PG. 786
OFFPCT

S 85°57'33" W 1917.22'

19.560 Acres

N 85°57'36" E 1892.36'

S 03°34'31" E 224.72'
FARM TO MARKET ROAD 350
(APPARENT 100' ROW)



CURVE TABLE					
CURVE	DELTA	Radius	LENGTH	CHORD BEARING	CHORD DIST.
C1	09°38'20"	1319.91	222.05	S08°23'41"E	221.79

LEGEND

- P.P. Found Corner Post Found
- E— Overlaid Electric Line
- I.R.S.
- 1/2" Iron Rod Set

Official Public Records Polk County Texas

GOODWIN-LASITER-STRONG
Daniel E. Cummings
Lufkin, Texas
R.P.L.S. No. 5295
February 15, 2016
revised March 18, 2016



I, Daniel E. Cummings, Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct and that this survey was made on the ground under my supervision.

This Survey was done without the benefit of a title report and may be subject to other easements or encumbrances not shown.
Bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 5, 2016 based on NAD83 epoch 2010. Any coordinates shown within this plat are based on NAD83, GRS 80, SRS 80 ellipsoids with a combined scale factor of 0.99987528.

BOUNDARY SURVEY
19.560 ACRE TRACT
B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

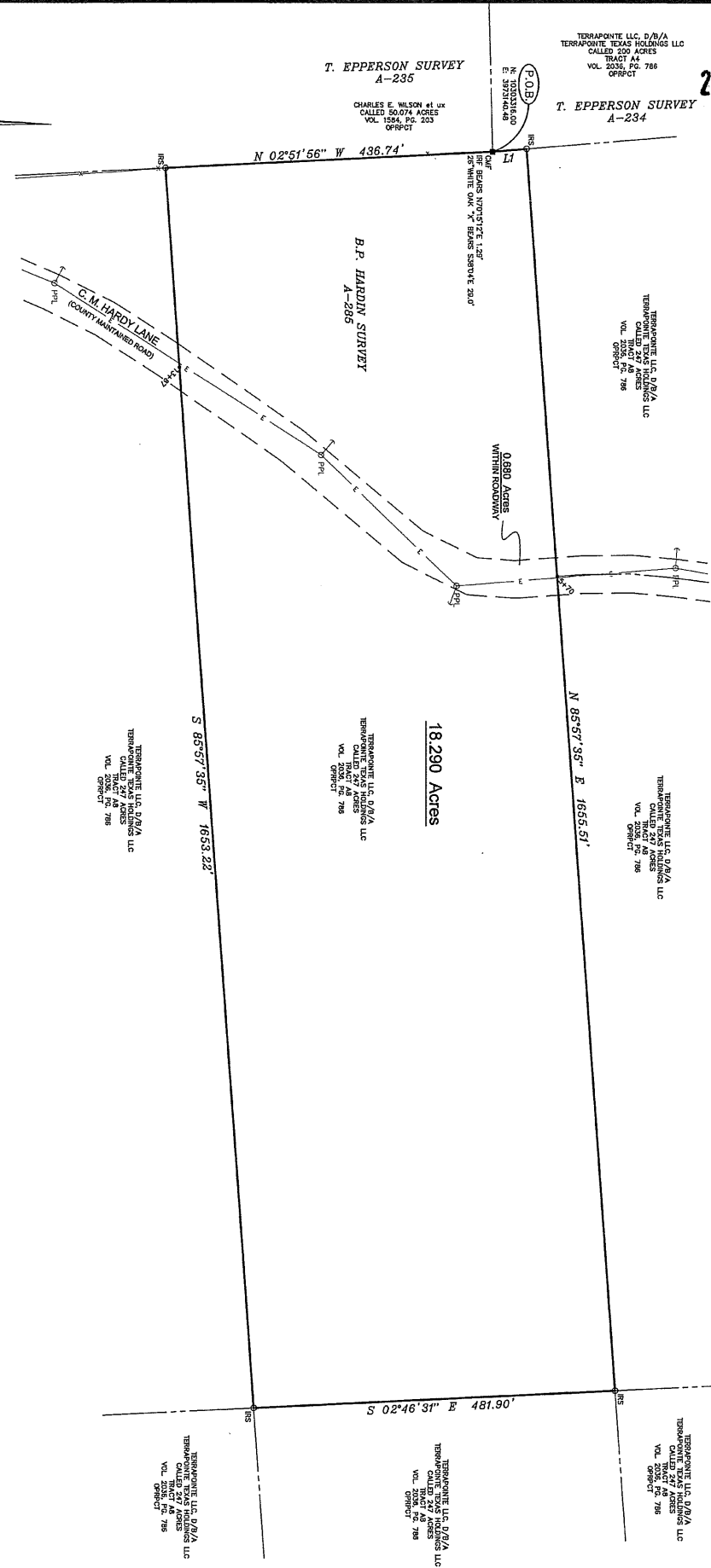
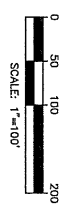
CONTRACT NO.
254157
PARCEL NO.
7

GOODWIN-LASITER-STRONG
ENGINEERS - ARCHITECTURE - INTERIORS DESIGN - SURVEYING
1808 S. CHESTNUT ST. STE. 100 - LUFKIN, TEXAS 75901 - (828) 837-8500
4577 CHICAGO PARK DR. STE. 100 - BRYAN, TEXAS 77803 - (828) 776-8700

DRAWN BY: WBB	NO.	DATE	ISSUED FOR
APPROVED BY: DEC			
FROM REGISTRATION: IBH/S/ R/10/28/20			
PLOT SCALE: 1"=100'	©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC. H:\254\254157\254157-BNDRY(7).DWG		

B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

2016-2050-274



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°48'38" W	45.14

LEGEND	
FOUND	
—	Concrete Monument
-X-	Banded Wire Fence
-E-	Overlaid Electric Line
SET	
—	1/2" Iron Rod Set
—	Official Public Records Polk County Texas

GOODWIN-LASITER-STRONG
DANIEL E. CLIMMINS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 52395
February 15, 2016

I, Daniel E. Climmins, Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct and that this survey was made on the ground under my supervision.

This Survey was done without the benefit of a title report and may be subject to other easements or encumbrances not shown. Bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 5, 2016. The OPUS solution was obtained from the ground station within the network of State Plane Survey Observations. The observations have a combined scale factor of 0.99987526.

BOUNDARY SURVEY
18.290 ACRE TRACT
B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

CONTRACT NO.
25457

8



GOODWIN-LASITER-STRONG
REGISTERED PROFESSIONAL SURVEYORS
1600 S. CHESTNUT ST. STE. 600 • LUBBOCK, TEXAS 79401 • (806) 837-6522
4577 CROSS PARK CTR. BLDG. 100 • BAYLOR, TEXAS 77802 • (817) 778-0700

DRAWN BY: WBB
APPROVED BY: DEC
FROM REGISTRATION: TERRAPONTE TEXAS HOLDINGS LLC
PLOT SCALE: 1"=100'

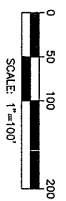
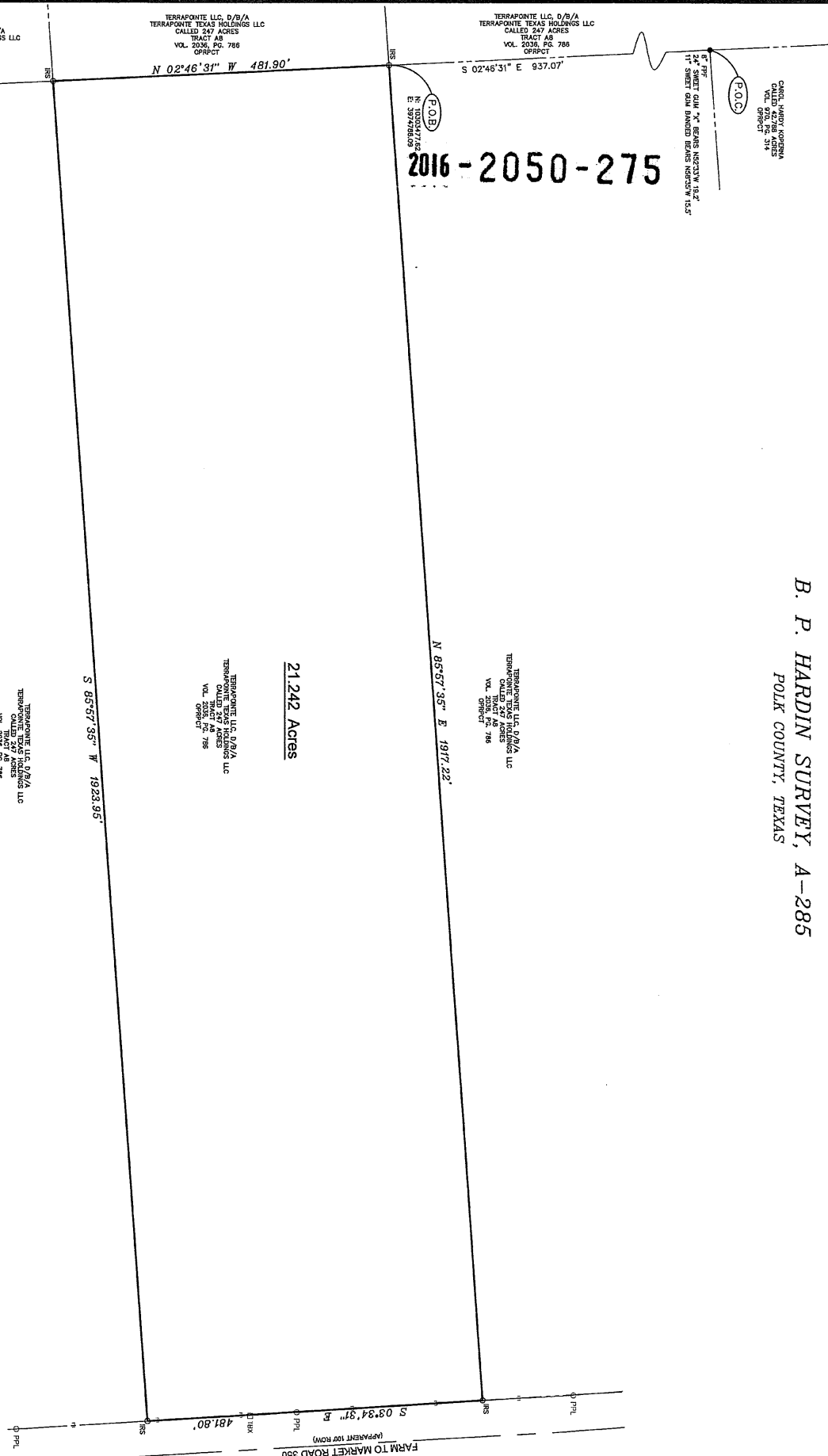
NO.	DATE	ISSUED FOR

©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.
H:\254\254157\254157-8INDRY(E).DWG

B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

2016-2050-275

21.242 Acres



LEGEND
 FOUND
 ● F.F. Fence Corner Post Found
 --- Overhead Electric Line
 SET
 1/2" Iron Rod set
 Official Public Records Polk County Texas

GOODWIN-LASITER-STRONG
 Daniel E. Goodwin
 Revised March 18, 2016
 R.P.L.S. No. 5295
 February 15, 2016



I, Daniel E. Goodwin, Registered Professional Land Surveyor do hereby certify that the foregoing is a true and correct plat of this survey was made on the ground under my supervision.

See Attached Field Notes
 This Survey was done without the benefit of a title report and may be subject to other easements or encumbrances not shown.
 Bearings of this survey are based on GPS observations taken February 5, 2016 using an OPU5 processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within this survey are based on the datum, SRS coordinates have a combined scale factor of 0.99987326.

BOUNDARY SURVEY
 21.242 ACRE TRACT
 B. P. HARDIN SURVEY, A-285
 POLK COUNTY, TEXAS

CONTRACT NO.
254157
PARCEL NO.
9



GOODWIN-LASITER-STRONG
 ENGINEERING & ARCHITECTURE
 1508 B. CHRISTMAF ST. STE. 202 • LUFKIN, TEXAS 75801 • (409) 837-8500
 4577 CROSS PARK DR. STE. 100 • BRYAN, TEXAS 77802 • (409) 776-8700

NO.	DATE	ISSUED FOR

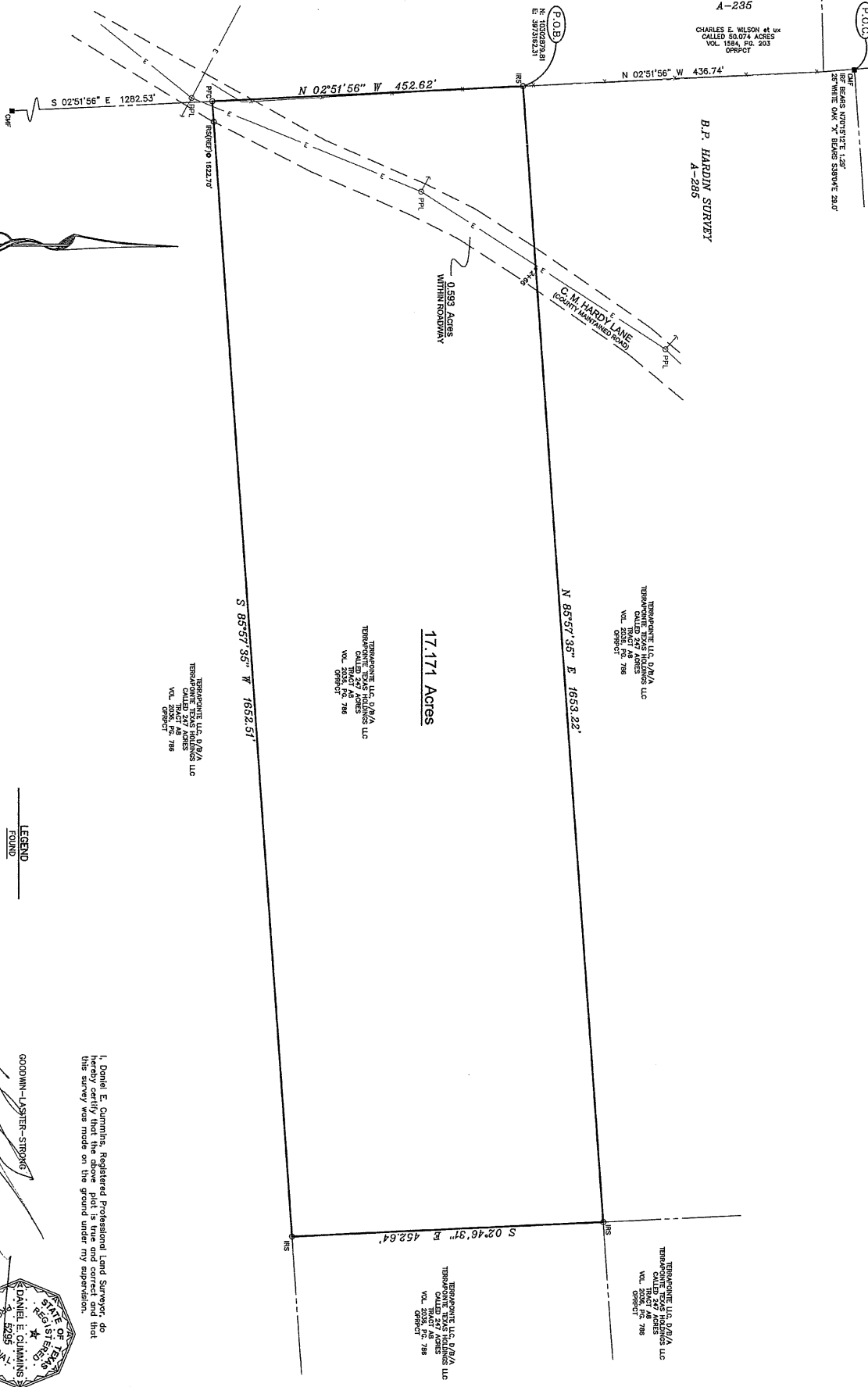
DRAWN BY: WEBB
 APP'VD BY: DEC
 FROM REGISTRATION: TRAVIS A. HODSON
 PLOT SCALE: 1"=100'
 ©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.
 H:\254157\254157-BNDRY(9).DWG

2016 - 2050 - 276

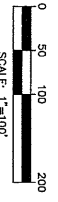
T. EPPERSON SURVEY
A-235

TERRAPONTE LLC, D/B/A
TERRAPONTE TEXAS HOLDINGS LLC
CALLED 200 ACRES
VOL. 2008, PG. 786
OPRFCT
T. EPPERSON SURVEY
A-234

CHARLES E. WILSON et ux
CALLED 50.74 ACRES
VOL. 1584, PG. 203
OPRFCT



B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS



North

LEGEND
 FOUND
 - Concrete Monument
 - X - Broken Wire Fence
 - E - Overhead Electric Line
 SET
 - 1/2" Iron Rod Set
 - Official Public Records Polk County Texas

GOODWIN-LASITER-STRONG
 Daniel E. Gurnine
 R.P.L.S. No. 5295
 February 15, 2016
 revised March 16, 2016



I, Daniel E. Gurnine, Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct and that this survey was made on the ground under my supervision.

This Survey was done without the benefit of a title report and may be subject to other easements or encumbrances not shown.
 Bearings of this survey are based on GPS observations taken February 5, 2016 based on NAD83 (Epoch 2010). Any coordinates given within this survey are based on NAD83 (Epoch 2010), SRS coordinates given within have a combined scale factor of 0.99987526.

BOUNDARY SURVEY
 17.171 ACRE TRACT
 B. P. HARDIN SURVEY, A-285
 POLK COUNTY, TEXAS

CONTRACT NO.
254157

PARCEL NO.
10



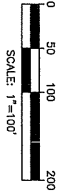
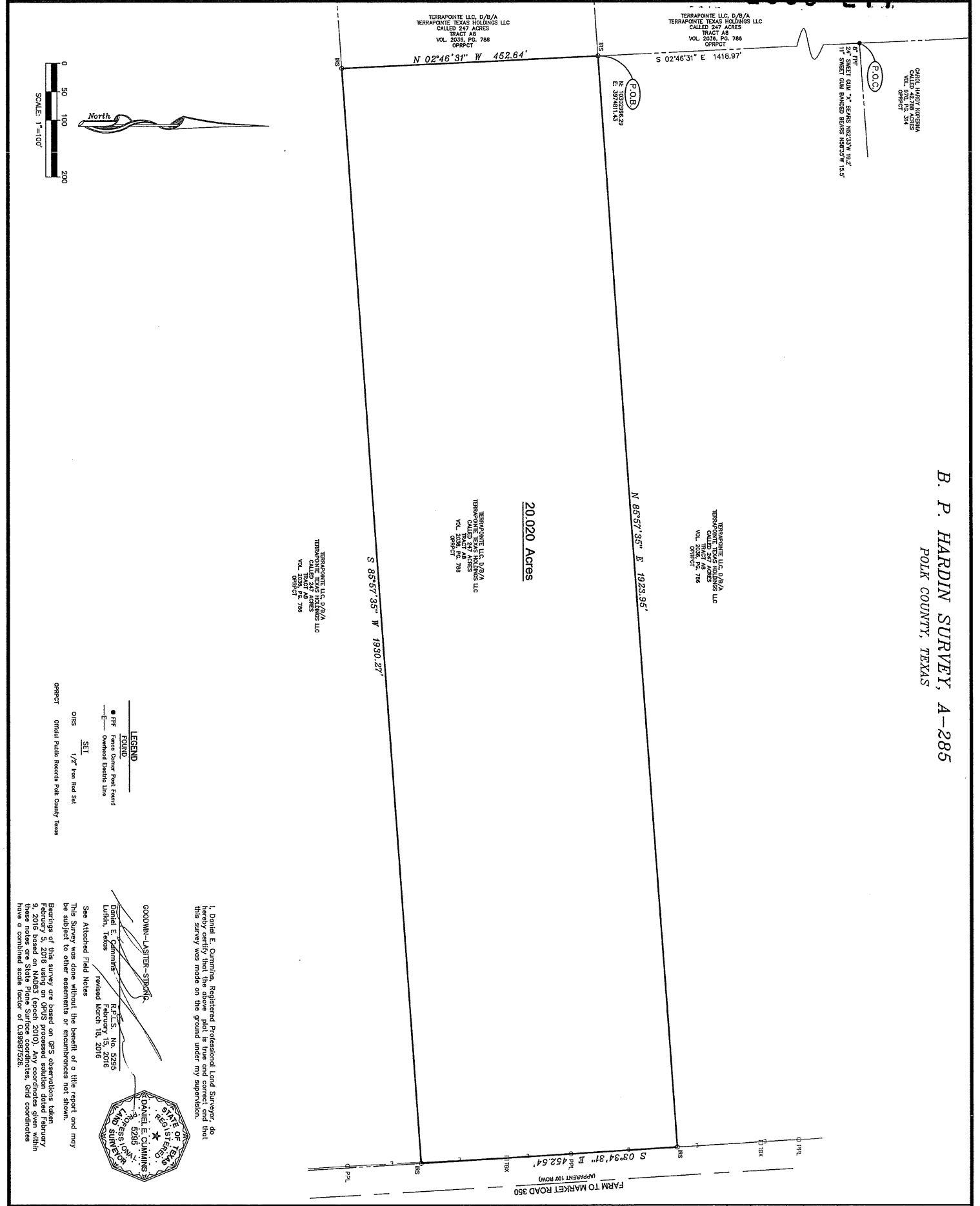
GOODWIN-LASITER-STRONG
 ENGINEERING & SURVEYING
 1808 S. CHESTNUT ST. STE. 502 • LUTKIN, TEXAS 77602 • 281.637-4800
 4077 CROSS PARK DR. STE. 100 • BRYAN, TEXAS 77802 • 817.850-7760

DRAWN BY:
WGB
 APP'D BY:
DEC
 FROM REGISTRATION:
TITLE # 0105800
 PLOT SCALE:
1"=100'

NO.	DATE	ISSUED FOR

©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.
 RL\254157\254157-BNDRY(10).DWG

B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS



LEGEND

- F.F. Found Corner Post Found
- E. Overlaid Electric Line

SET

0.125" 1/2" from Rod Set
Official Public Records Polk County Texas

GOODWIN-LASITER-STRONG
DANIEL E. CLIMMINS
R.L.S. No. 5295
February 15, 2016
revised March 10, 2016



I, Daniel E. Climmins, Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct and that this survey was made on the ground under my supervision.

BOUNDARY SURVEY
20.020 ACRE TRACT
B. P. HARDIN SURVEY, A-285
POLK COUNTY, TEXAS

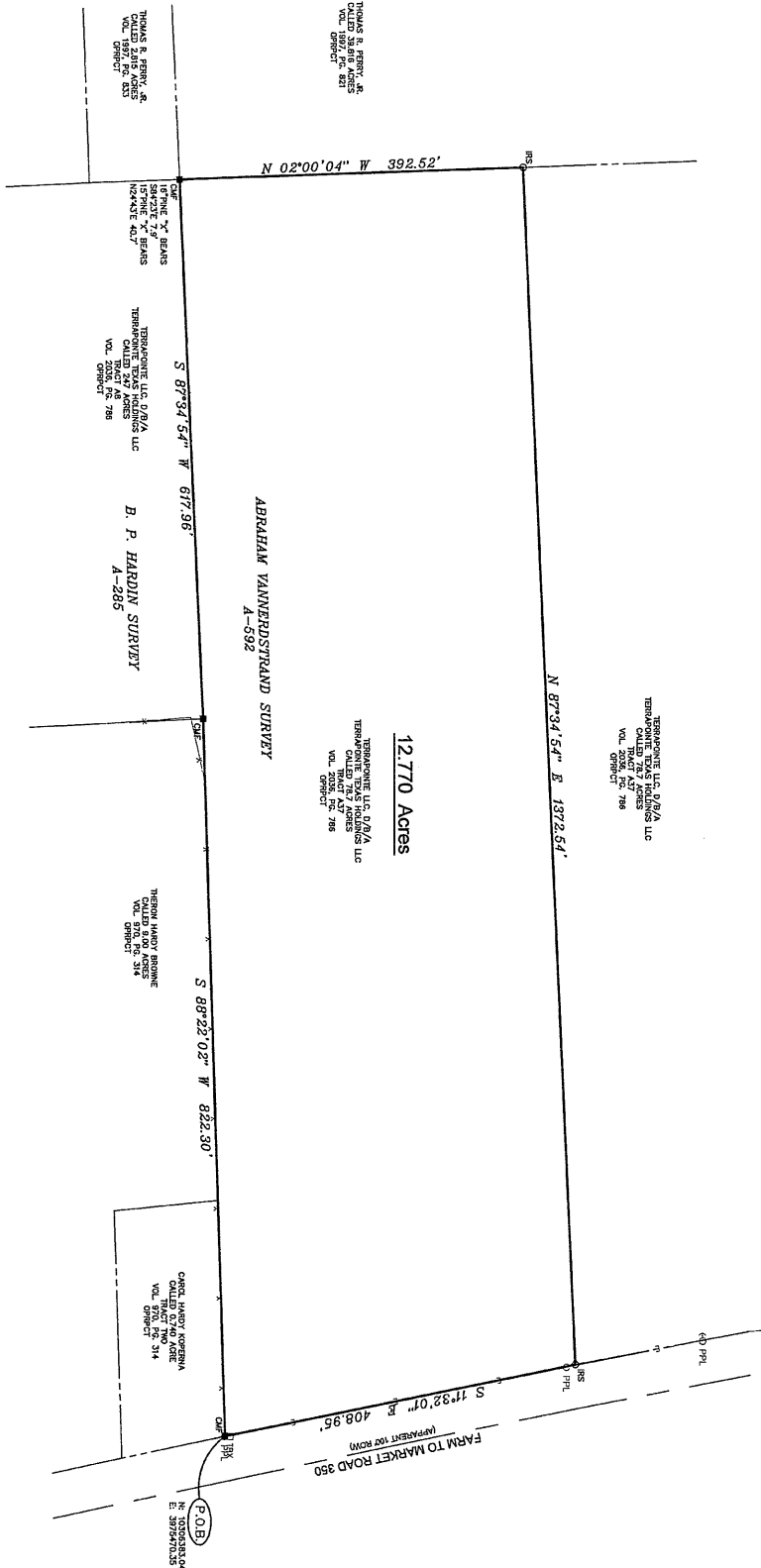
CONTRACT NO.
254157
PARCEL NO.
11

GOODWIN-LASITER-STRONG
1808 S. CHESTNUT ST., STE. 202 • LUFKIN, TEXAS 75801 • (832) 837-4800
4077 CROSBY PARK DR., STE. 100 • BRYAN, TEXAS 77802 • (876) 778-9700

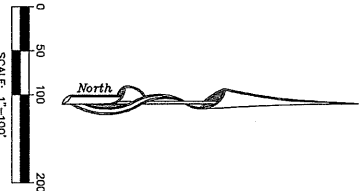
DRAWN BY: WBB	NO.	DATE	ISSUED FOR
	APPROVED BY: DEC		
FROM REGISTRATION: TITLE # 010980	PLOT SCALE: 1"=100'		
<small>©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC. H:\254\254157\254157-BNDRY(11).DWG</small>			

2016-2050-278

ABRAHAM VANNERDSTRAND SURVEY, A-592
POLK COUNTY, TEXAS



12.770 Acres



LEGEND
 FOUND
 — Concrete Monument
 — Buried Wire Fence
 — Overlaid Electric Line
 — SET
 OMS 1/2" Iron Rod Set

I, Daniel E. Cummins, Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct and that this survey was made on the ground under my supervision.

GOODWIN-LASTER-STRONG
 DANIEL E. CUMMINS
 3008 S. W. 10TH ST.
 WACO, TEXAS 76798
 R.P.L.S. No. 5295
 February 15, 2016
 Revised March 18, 2016



This Survey was done without the benefit of a title report and may be subject to other easements or encumbrances not shown.
 Bearings of this survey are based on GPS observations taken February 5, 2016 using an OMS processed solution dated February 5, 2016. The OMS solution was processed using the OMS software. These notes are State Plane Survey coordinates. Grid coordinates have a combined scale factor of 0.99987526.

BOUNDARY SURVEY
 12.770 ACRE TRACT
 ABRAHAM VANNERDSTRAND SURVEY, A-592
 POLK COUNTY, TEXAS

CONTRACT NO. 254157
 PARCEL NO. 12

GOODWIN-LASTER-STRONG
 ENGINEERING, INC.
 1808 S. CHESTNUT ST., STE. 200 • WUPKIN, TEXAS 75601 • (817) 837-4800
 4077 CROSS PARK DR., STE. 100 • BRYAN, TEXAS 77803 • (817) 776-9700

NO.	DATE	ISSUED FOR

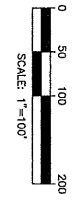
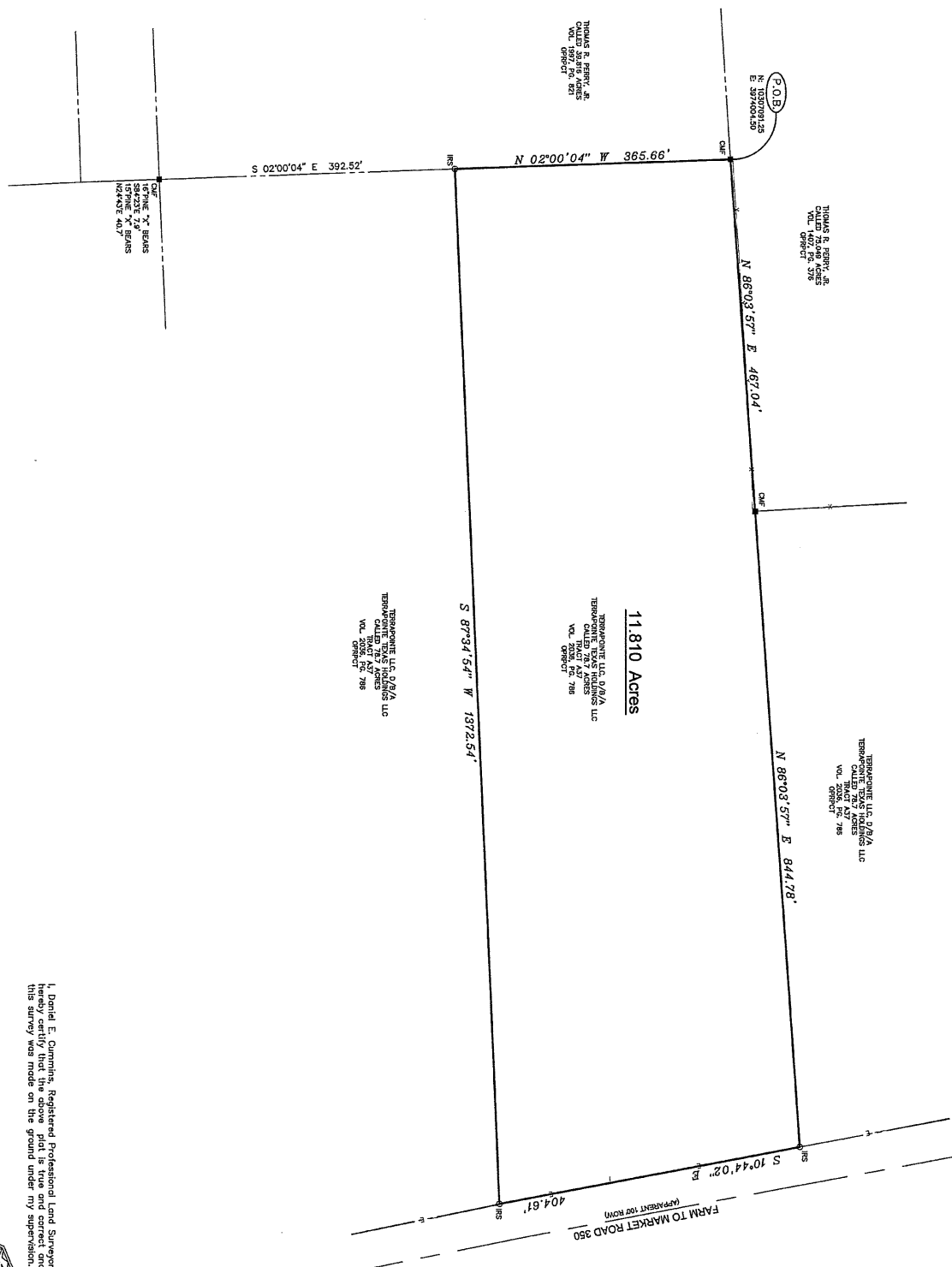
DRAWN BY: WBB
 APP'D BY: DEC
 FIRM REGISTRATION: TPLS #1010800

PLOT SCALE: 1"=100'

©2016 ALL RIGHTS RESERVED BY GOODWIN-LASTER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASTER, INC.
 H:\254\254157\254157-BNDRY(12).DWG

2016-2050-279

ABRAHAM VANNERDSTRAND SURVEY, A-592
POLK COUNTY, TEXAS



11.810 Acres

- LEGEND**
- C&F Concrete Monument
 - X- Buried Wire Fence
 - E- Overhead Electric Line
 - SET
 - 1/2" Iron Rod Set

OBJECT Official Public Records Polk County Texas

I, Daniel E. Cummins, Registered Professional Land Surveyor, do hereby certify that the above plat is true and correct and that this survey was made on the ground under my supervision.

See Attached Field Notes

This Survey was done without the benefit of a title report and may be subject to other easements or encumbrances not shown.

Bearings of this survey are based on GPS observations taken February 5, 2016 using an OPUS processed solution dated February 5, 2016. The OPUS solution was obtained from the National Geodetic Survey's State Plane Station Observations. SVD coordinates have a combined scale factor of 0.99987328.

GOODWIN-LASTER-STRONG
DANIEL E. CUMMINS
REGISTERED LAND SURVEYOR
NO. 62395
R.P.L.S. No. 5295
February 15, 2016
Lufkin, Texas
revised March 16, 2016



BOUNDARY SURVEY
11.810 ACRE TRACT
ABRAHAM VANNERDSTRAND SURVEY, A-592
POLK COUNTY, TEXAS

CONTRACT NO. 254157
PARCEL NO. 13

GOODWIN-LASTER-STRONG
ENGINEERING & SURVEYING, INC.
1808 B. CHESTNUT ST., STE. 202 • LUFKIN, TEXAS 75601 • (806) 837-4900
4077 CROSS PARK DR., STE. *00 • BRYAN, TEXAS 77802 • (876) 776-0700

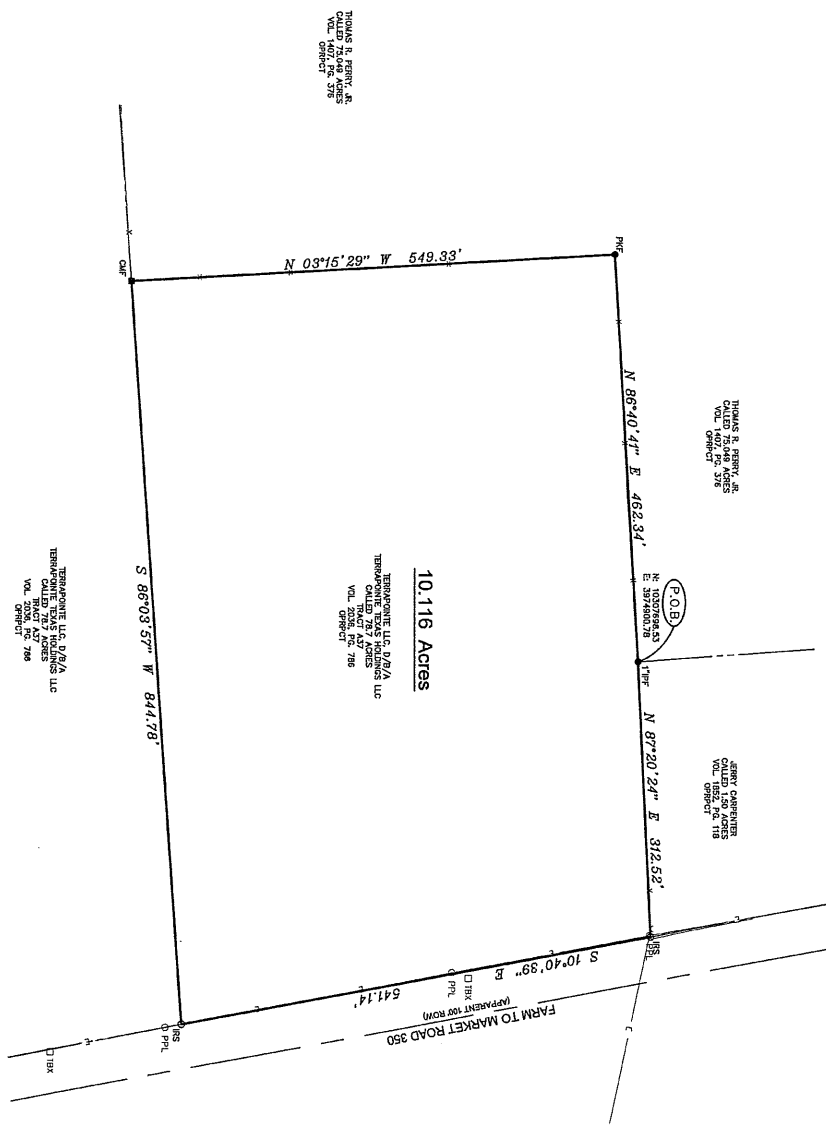
NO.	DATE	ISSUED FOR

DRAWN BY: WBB
APPROVED BY: DEC
FIRM REGISTRATION: TPLS #110580
PLOT SCALE: 1"=100'

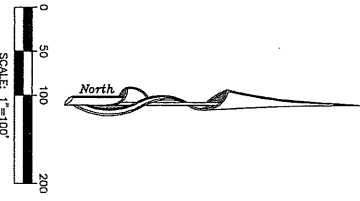
©2016 ALL RIGHTS RESERVED BY GOODWIN-LASTER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASTER, INC.
R:\254157\254157-254157-BNDRY(13).DWG

2016-2050-280

ABRAHAM VANNERDSTRAND SURVEY, A-592
POLK COUNTY, TEXAS



10.116 Acres



- LEGEND**
- 1/2" Iron Pipe (unless noted)
 - 1/2" Iron Pipe Monument
 - Baked Wire Fence
 - Overhead Electric Line
- SET**
- 1/2" Iron Rod Set

OFFICIAL PUBLIC RECORDS POLK COUNTY TEXAS

GOODWIN-LASITER-STRONG
DANIEL E. CLIMMINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5295
FEBRUARY 15, 2016
REVISED MARCH 18, 2016



I, Daniel E. Climmins, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground under my supervision.

See Attached Field Notes
This Survey was done without the benefit of a title report and may be subject to other easements or encumbrances not shown.
Bearings of this survey are based on GPS observations taken February 5, 2016 using an oPLS processed solution dated February 9, 2016 based on NAD83 (epoch 2010). Any coordinates given within these notes are State Plane Surface coordinates, and coordinates have a standard scale factor of 0.9999326.

BOUNDARY SURVEY
10.116 ACRE TRACT
ABRAHAM VANNERDSTRAND SURVEY, A-592
POLK COUNTY, TEXAS

CONTRACT NO. 254157
PARCEL NO. 14

NO.	DATE	ISSUED FOR
1	DEC 2016	FINAL REGISTRATION

DRAWN BY: WBB
APPROVED BY: DEC

PLAT SCALE: 1" = 100'

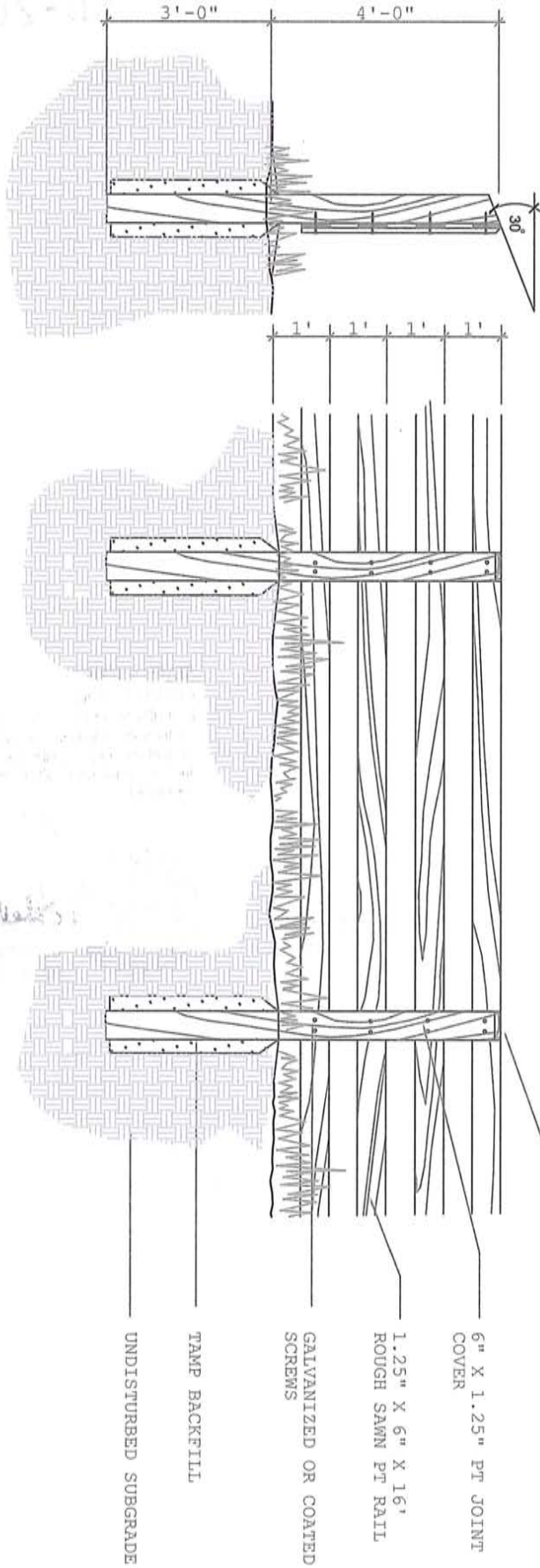
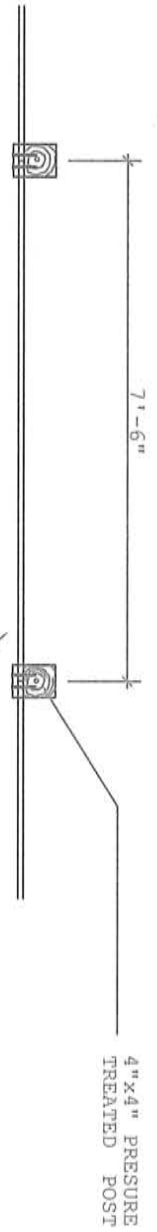
©2016 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.
H:\254\254157\254157-BDRY(14).DWG

EXHIBIT "C"
Fencing Specifications

PLEASE SEE ATTACHED.

2016-2050-282

ALL WOOD TO BE PRESSURE
TREATED SOUTHERN YELLOW
PINE. ALL WOOD TO BE
Painted - Sherwin
Williams™ SW2738 Obsidian



4" X 4" PRESSURE
TREATED POST

7'-6"

4" X 4" PT POST

FENCE ROAD FACE

6" X 1.25" PT JOINT
COVER

1.25" X 6" X 16'
ROUGH SAWN PT RAIL

GALVANIZED OR COATED
SCREWS

TAMP BACKFILL

UNDISTURBED SUBGRADE

FOUR BOARD FENCE DETAIL

2016 - 2050 - 283

FILED FOR RECORD

2016 JUN 10 AM 9:02

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK

JH

STATE OF TEXAS }
COUNTY OF POLK }

I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped hereon by me.

JUN 10 2016



Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS