

A&amp;R v.1 1/20/21

PREPARED BY AND RETURN TO:  
 JOHN R. CAMPBELL, ESQ.  
 RAYONIER INC.  
 1 RAYONIER WAY  
 WILDLIGHT, FLORIDA 32097

3972

**DECLARATION OF  
 COVENANTS, CONDITIONS AND RESTRICTIONS  
 FOR STRYKER MILL**

STATE OF TEXAS  
 COUNTY OF POLK

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STRYKER MILL ("DECLARATION") is made this 9 day of April, 2021 by Raydient LLC dba Raydient Places + Properties LLC, a Delaware limited liability company, whose address is 1 Rayonier Way, Wildlight, Florida 32097 (hereinafter referred to as "the DECLARANT").

**RECITALS:**

WHEREAS, the DECLARANT is the owner of the real property situate, lying and being in Polk County, Texas, and generally shown on **Exhibit A** attached hereto and made a part hereof ("PROPERTY"); and

WHEREAS, it is contemplated that the PROPERTY will be a community, known as "Stryker Mill", consisting twenty (20) lots, which are approximately four (4) to one hundred (100) acres in size, as generally shown on **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the DECLARANT desires to provide for the preservation and enhancement of the property values and quality of environment in the PROPERTY and for the general health, safety and welfare of the owners of the PROPERTY and, to this end, desires to subject seventeen (17) of the twenty (20) lots, referred to herein as the TRACTS (as hereinafter defined), to the covenants, conditions and restrictions hereinafter set forth, each of which shall be binding upon, and run with the title to, those portions of the PROPERTY; and

WHEREAS, the TRACTS are described as Tracts 1-10, 13-16, 17, 19 and 20, are approximately four (4) to sixty-one (61) acres in size, and are further described in **Exhibit B** attached hereto and made a part hereof; and

WHEREAS, each TRACT shall be used for either recreational, single family residential or agricultural purposes. No common areas, accessways, utility, stormwater or any other improvements are made a part of this community or this DECLARATION.

NOW, THEREFORE, the DECLARANT, for itself and its successors and assigns, declares that the TRACTS are 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 TRACTS and shall be binding on, and inure to the benefit of, all parties having any right, title or interest in the TRACTS, and their heirs, successors, and assigns.

## ARTICLE I – INCORPORATION OF RECITALS

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

## ARTICLE II – DEFINITIONS

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

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

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

2.3 INTENTIONALLY DELETED

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

2.5 “PROPERTY” shall mean the approximate 597.064 acres of land situate in Polk County, Texas, and as is depicted on **Exhibit A** attached hereto, and which has been designated and named herein as “Stryker Mill”.

2.6 “TRACT” shall mean (A) each lot, parcel or tract situate within the PROPERTY depicted as Tracts 1 through 10 on **Exhibit B-1** attached hereto, (B) each lot, parcel or tract situate within the PROPERTY depicted as Tracts 13 through 16 on **Exhibit B-2** attached hereto, (C) that certain lot, parcel or tract depicted on **Exhibit B-3** attached hereto, (D) that certain lot, parcel or tract depicted on **Exhibit B-4** attached hereto, and (E) that certain lot, parcel or tract depicted on **Exhibit B-5** attached hereto, together with (F) any additional lots, parcels or tracts which may be made subject to this DECLARATION in the future. The legal descriptions for said TRACTS are more particularly described on **Exhibit B-6** attached hereto. “TRACTS” shall mean, collectively, each TRACT.

2.7 “RESIDENTIAL USE” shall mean a use by a person (defined as natural or legal) as living quarters for one household only. For avoidance of doubt, Residential Use does not include multi-family occupancy or institutional property.

2.8 “RECREATIONAL USE” shall mean recreational activities, including, but not limited to, swimming, fishing and wildlife viewing or similar recreational activities permissible in accordance with any and all applicable laws, ordinances and regulations.

2.9 “AGRICULTURAL USE” shall mean the cultivation of food crops, silviculture or livestock, and other ancillary uses thereto, including the marketing of agricultural products produced on a TRACT in compliance with any and all applicable laws, ordinances and regulations.

3.0 “MOBILE HOME” shall mean manufactured home, mobile home, modular home and house trailer.

### ARTICLE III – PURPOSE

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

### ARTICLE IV – USES AND RESTRICTIVE COVENANTS

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

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

4.2 Mobile Homes: No MOBILE HOME will be permitted on any TRACT.

4.3 Traditional Homes: Single family residences shall have a minimum of 1000 square feet exclusive of carports, porches and garages, and shall be completed within one (1) year of the date of issuance of the building permit by Polk County.

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

4.5 Setbacks: The minimum setback of any building, including, but not limited to, houses, barns, sheds, etc., shall be fifty feet (50’) from the front, fifty feet (50’) from the rear, and fifty feet (50’) from the side lines of a TRACT or in accordance with the applicable zoning regulations of Polk County, Texas, should such minimum setbacks established by the County be more restrictive than those stated herein.

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

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

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

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

4.10 Sign Easement: The DECLARANT has installed or will install a community sign on Tract 16 (said Tract, as depicted on **Exhibit B-2**) and hereby reserves to itself an easement for the sign, and access easement for ingress and egress to and from the sign ("SIGN EASEMENT"), as depicted on **Exhibit D**, both made a part hereof. DECLARANT shall have the right, but not the obligation or affirmative duty, to maintain, replace, or repair the sign in DECLARANT's sole and absolute discretion. The sign shall remain in place for the duration of this Declaration and may not be removed or modified by any OWNER without prior written consent of DECLARANT. The SIGN EASEMENT shall run with title to Tract 16.

## ARTICLE V - NOTICES

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

DECLARANT: Raydient LLC dba Raydient Places + Properties LLC  
Attention: CCR Manager  
1 Rayonier Way

Wildlight, FL 32097

WITH A COPY TO: Rayonier Inc.  
 Attention: Legal Department  
 1 Rayonier Way  
 Wildlight, FL 32097

## ARTICLE VI - MISCELLANEOUS PROVISIONS

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

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

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

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

6.5 Term: These COVENANTS shall be in full force and effect until January 1, 2046 at which time these COVENANTS shall be automatically extended for successive terms of ten years each; UNLESS within the two year period preceding the expiration of these COVENANTS (or, if applicable, any successive term) an instrument which terminates these COVENANTS is signed by OWNERS that own more than fifty percent of the TRACTS in the PROPERTY, along with written joinder and consent by all mortgagees, and recorded in the appropriate records of Polk County, Texas. For avoidance of doubt, the foregoing simple-majority percentage is intended to reflect a proportion based on the total number of TRACTS within the PROPERTY, not an acreage proportion.

6.6 Amendment:

6.6.1 Amendment by DECLARANT: The DECLARANT, as long as DECLARANT owns a TRACT, 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 TRACT which do not lower the standards of the covenants and restrictions herein contained; (c) release any TRACT 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.

6.6.2 Amendment by OWNERS: Provided DECLARANT no longer owns any TRACT in the PROPERTY, these COVENANTS may be amended, or modified or changed only if an instrument is signed by OWNERS that own more than sixty percent of the TRACTS in the PROPERTY, and recorded in the appropriate records of Polk County, Texas. For avoidance of doubt, the foregoing super-majority percentage is intended to reflect a proportion based on the total number of TRACTS within the PROPERTY, not an acreage proportion.

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

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

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

6.10 Annexations/Additions: In its sole discretion, DECLARANT shall have the right and privilege to annex and make subject to this DECLARATION and the COVENANTS hereof additional immovable property contiguous to the TRACTS. For these purposes, contiguous property shall include any property which may be separated from the other property subject to

these COVENANTS by a public right-of-way (e.g. a road or street). Any such addition shall be enforceable and recognized upon the recordation of a Supplemental Declaration to this one which is recorded in the public records of Polk County, Texas.

*[Remainder of Page Intentionally Blank]*

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed and by seal to be hereto affixed on April 9, 2021.

DECLARANT:

Raydient LLC dba Raydient Places + Properties LLC, a Delaware limited liability company

By: John R. Campbell  
JOHN R. CAMPBELL  
Its: Vice President

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STATE OF FLORIDA  
COUNTY OF Manatee

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 9 day of April, 2021, by John R. Campbell as Vice President of Raydient LLC dba Raydient Places + Properties LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

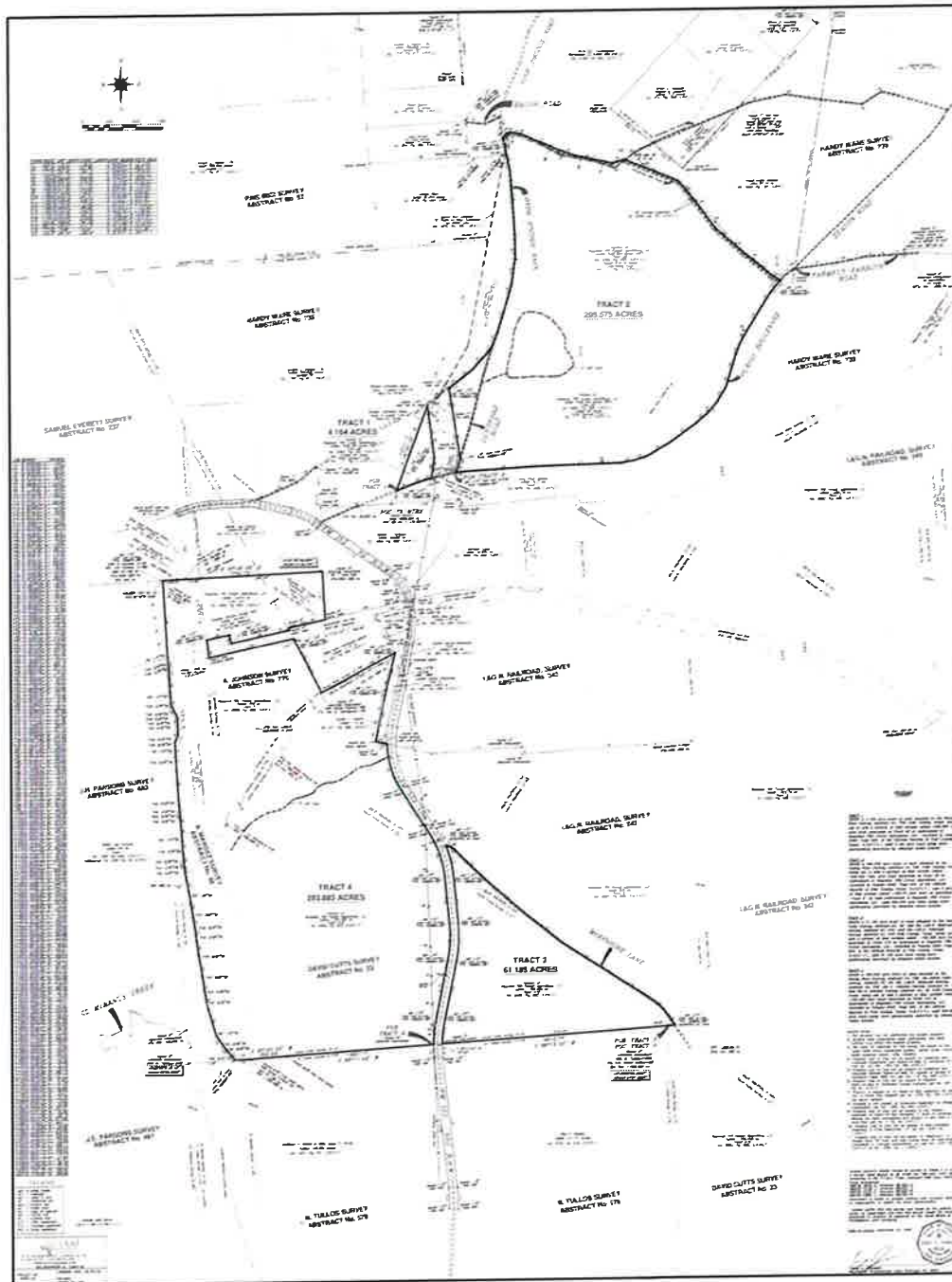
Chrystal C. Dietz  
Notary Public, State of Florida  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

SEAL

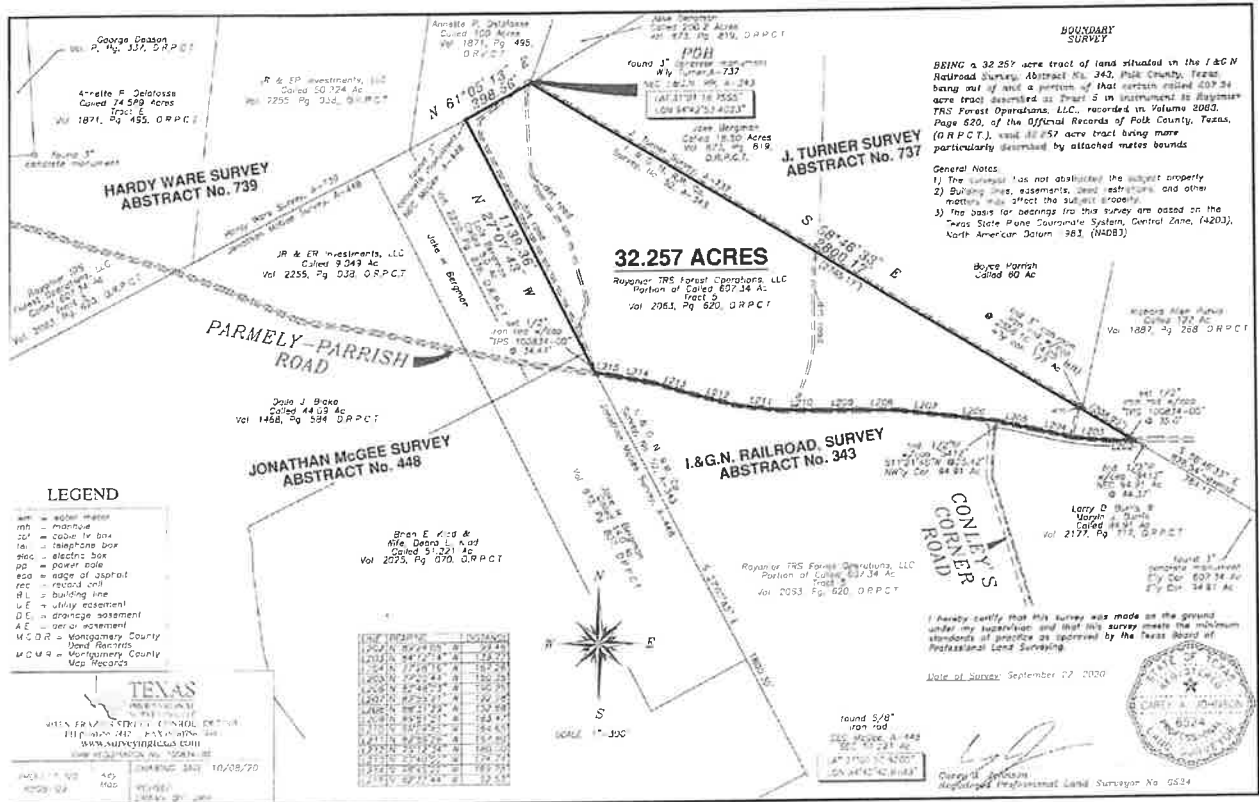




**Exhibit A – Boundary Surveys (includes 2 pages)**



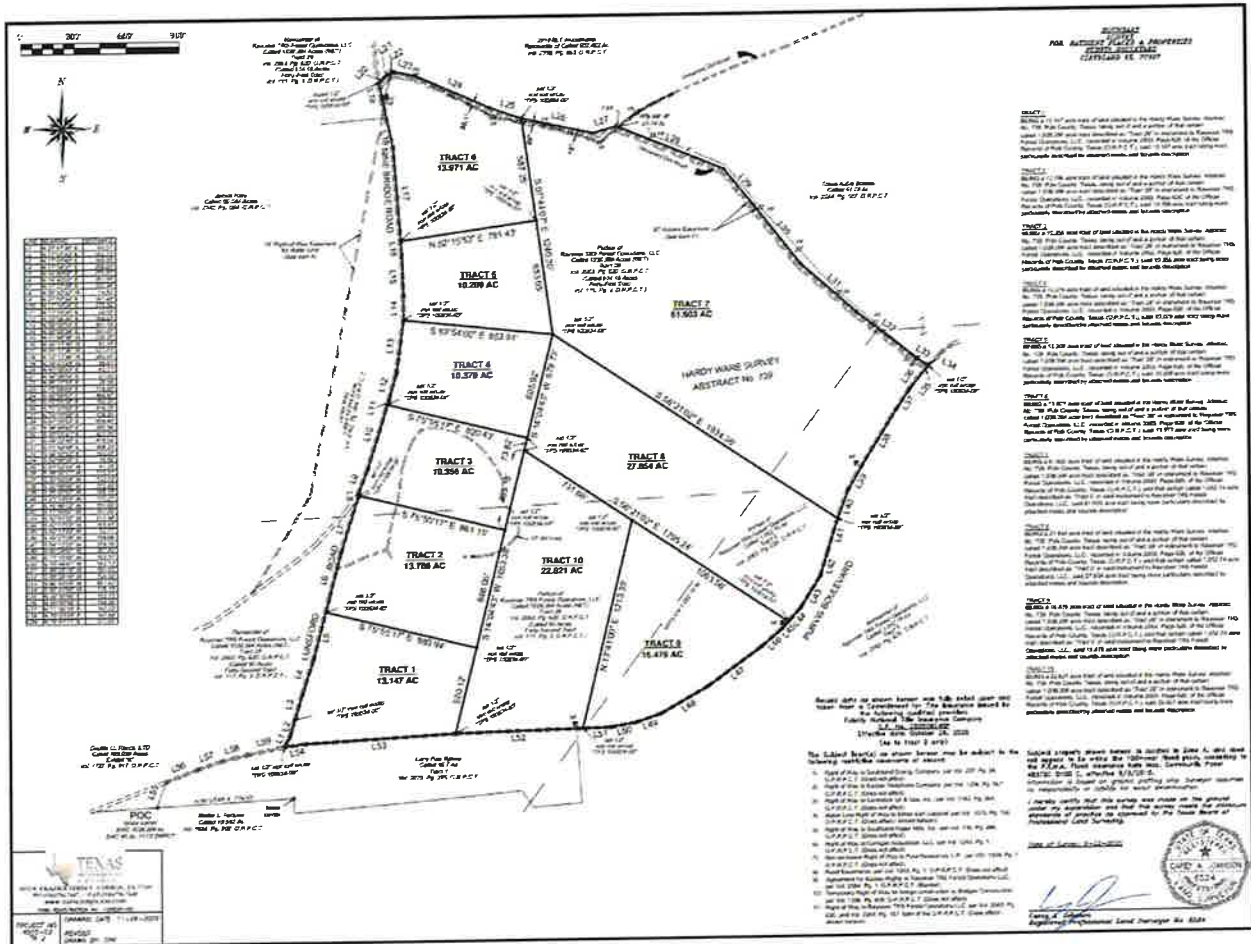
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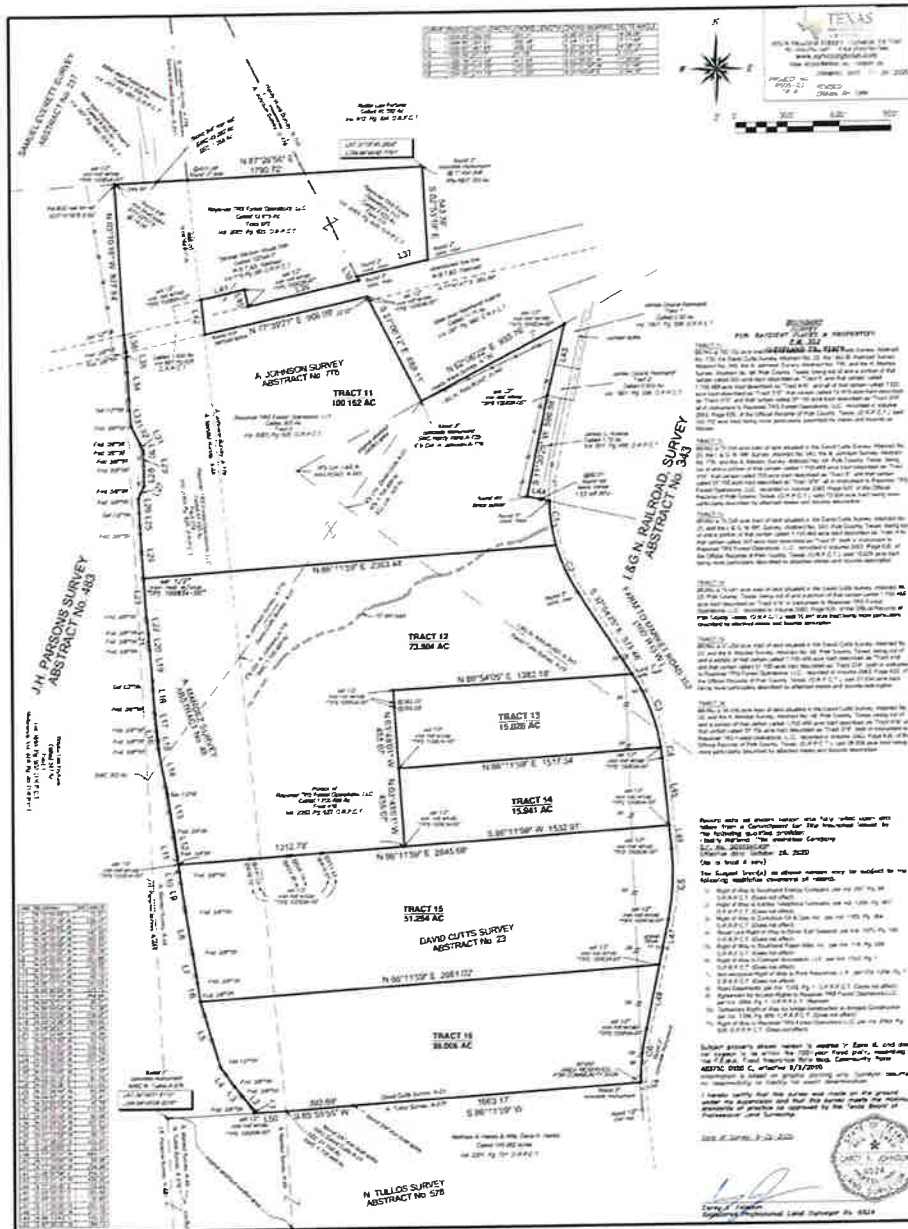
Exhibit B - Tracts (includes 42 pages)

Exhibit B-1 (Tracts 1 through 10):



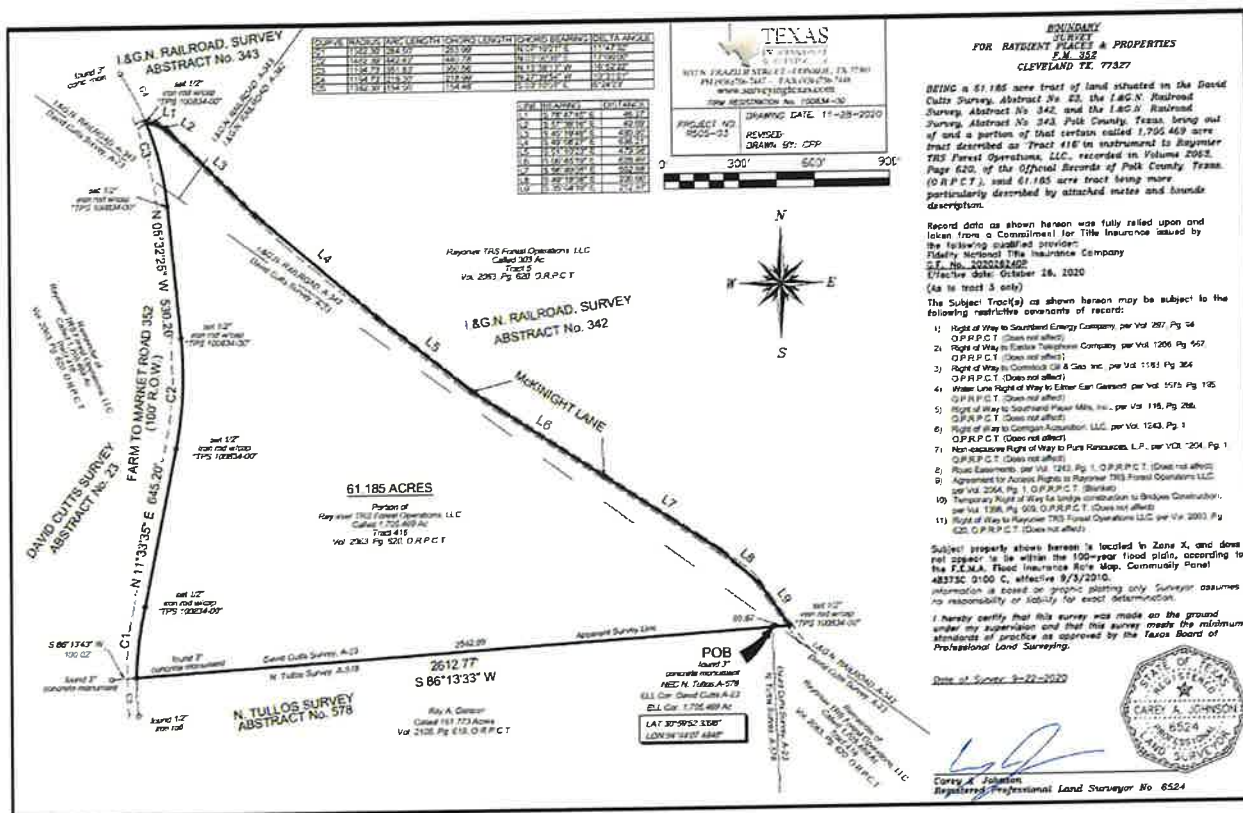
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Exhibit B-2 (Tracts 11 through 16):



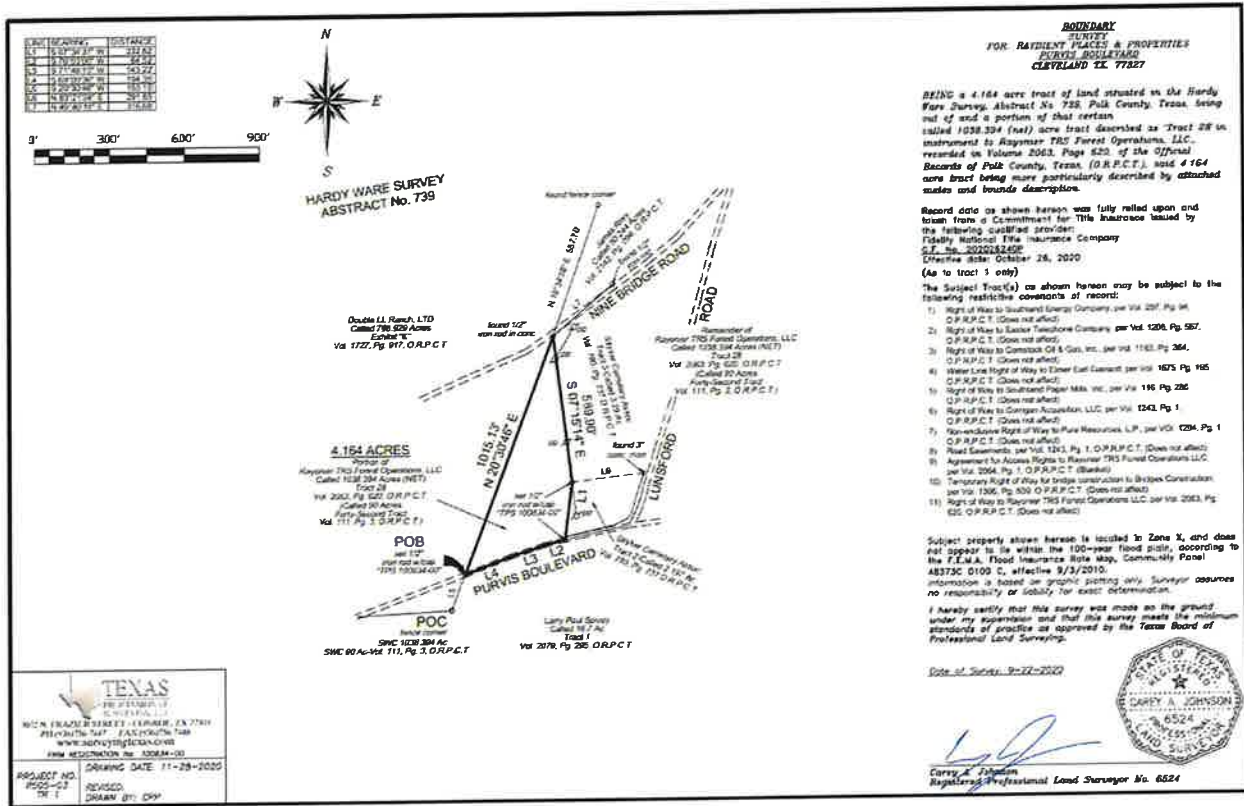
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### Exhibit B-3 (Tract 17)



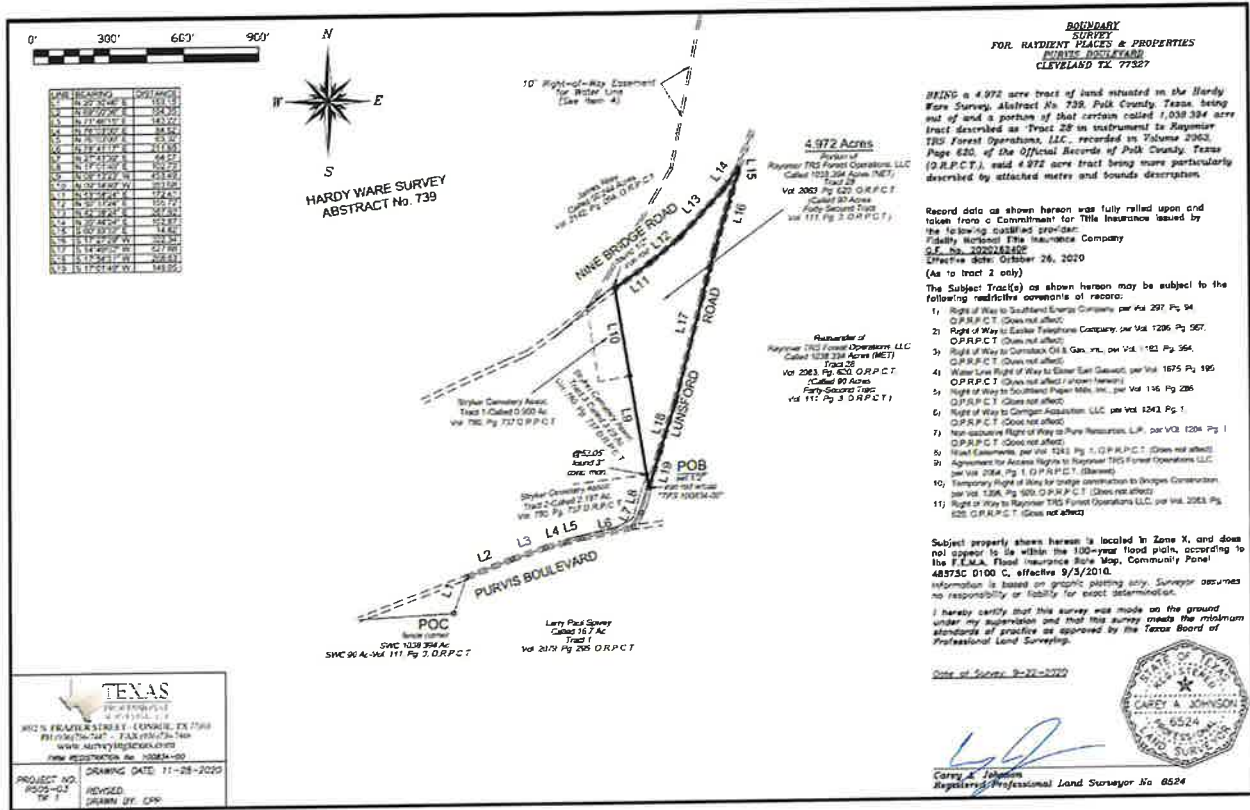
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**Exhibit B-4 (Tract 19):**



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Exhibit B-5 (Tract 20):



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**Exhibit B-6**

**TRACT 1**  
**13.147 ACRES**  
**IN THE HARDY WARE SURVEY, ABSTRACT NO. 739,**  
**POLK COUNTY, TEXAS**

BEING a 13.147 acre tract of land situated in the Hardy Ware Survey, Abstract No. 739, Polk County, Texas, being out of and a portion of that certain called 1,038.394 acre tract described as "Tract 28" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas (O.R.P.C.T.), said 13.147 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence corner post found in the northerly line of a called 19.582 acre tract described in instrument to Walter L. Fortune, recorded in Volume 1634, Page 955, O.R.P.C.T., for the common southerly corner of a called 788.929 acre tract described in instrument to Double LL Ranch, Ltd., recorded in Volume 1727, Page 917, O.R.P.C.T., and a called 16.7 acre tract described in instrument to Larry Paul Spivey, recorded in Volume 2079, Page 295, O.R.P.C.T., being the southwesterly corner of said 1038.394 acre tract;

THENCE, North 20°30'46" East, 153.15 feet, with the common line of said 1038.394 tract and said 788.929 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Purvis Boulevard;

THENCE, along the approximate centerline of Purvis Boulevard, the following five (5) courses and distances:

- 1) North 69°00'36" East, 194.35 feet, to a calculated point;
- 2) North 71°46'15" East, 143.22 feet, to a calculated point;
- 3) North 76°03'00" East, 84.52 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set;
- 4) North 76°03'00" East, 63.32 feet, to a calculated point;
- 5) North 78°41'17" East, 211.65 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the intersection of Lunsford Road and said Purvis Boulevard for the southwesterly corner and **POINT OF BEGINNING** of the herein described 13.147 acre tract;

THENCE along the approximate centerline of said Lunsford Road, the following four (4) courses and distances:

- 1) North 27°41'39" East, 64.57 feet, to a point for corner;
- 2) North 17°01'40" East, 251.78 feet, to a point for corner;
- 3) North 17°54'31" East, 208.63 feet, to a point for corner;



- 4) North 14°49'02" East, 275.91 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 13.147 acre tract;

THENCE South 75°55'17" East, 880.94 feet, severing said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 13.147 acre tract;

THENCE South 14°04'43" West, 500.12 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said Purvis Boulevard for the southeasterly corner of the herein described 13.147 acre tract;

THENCE South 86°43'29" West, 857.43 feet, along the approximate centerline of said Purvis Boulevard, to a point for corner;

THENCE South 82°41'05" West, 116.19 feet, continuing along the approximate centerline of said Purvis Boulevard, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 13.147 acres of land within this Field Note Description.

**TRACT 2**  
**13.786 ACRES**  
**IN THE HARDY WARE SURVEY, ABSTRACT NO. 739,**  
**POLK COUNTY, TEXAS**

BEING a 13.786 acre tract of land situated in the Hardy Ware Survey, Abstract No. 739, Polk County, Texas, being out of and a portion of that certain called 1,038.394 acre tract described as "Tract 28" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas (O.R.P.C.T.), said 13.786 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence corner post found in the northerly line of a called 19.582 acre tract described in instrument to Walter L. Fortune, recorded in Volume 1634, Page 955, O.R.P.C.T., for the common southerly corner of a called 788.929 acre tract described in instrument to Double LL Ranch, Ltd., recorded in Volume 1727, Page 917, O.R.P.C.T., and a called 16.7 acre tract described in instrument to Larry Paul Spivey, recorded in Volume 2079, Page 295, O.R.P.C.T., being the southwesterly corner of said 1038.394 acre tract;

THENCE, North 20°30'46" East, 153.15 feet, with the common line of said 1038.394 tract and said 788.929 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Purvis Boulevard;

THENCE, along the approximate centerline of Purvis Boulevard, the following five (5) courses and distances:

- 1) North 69°00'36" East, 194.35 feet, to a calculated point;
- 2) North 71°46'15" East, 143.22 feet, to a calculated point;
- 3) North 76°03'00" East, 84.52 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set;
- 4) North 76°03'00" East, 63.32 feet, to a calculated point;
- 5) North 78°41'17" East, 211.65 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the intersection of Lunsford Road and said Purvis Boulevard;

THENCE along the approximate centerline of said Lunsford Road, the following four (4) courses and distances:

- 1) North 27°41'39" East, 64.57 feet, to a point for corner;
- 2) North 17°01'40" East, 251.78 feet, to a point for corner;
- 3) North 17°54'31" East, 208.63 feet, to a point for corner;
- 4) North 14°49'02" East, 275.91 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner and **POINT OF BEGINNING** of the herein described 13.786 acre tract;

THENCE continuing along the approximate centerline of said Lunsford Road, the following three (3) courses and distances:

- 1) North 14°49'02" East, 351.97 feet, to a point for corner;
- 2) North 17°27'29" East, 322.34 feet, to a point for corner;
- 3) North 00°33'32" West, 14.82 feet, to ½ inch iron rod with cap stamped "TPS 100834-00" set at the intersection of said Lunsford Road with Nine Bridges Road, for the northwesterly corner of the herein described 13.786 acre tract;

THENCE South 75°55'17" East, 861.15 feet, severing, over and across said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 10834-00" set for the northeasterly corner of the herein described 13.786 acre tract;

THENCE South 14°04'43" West, 688.06 feet, continuing across said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 10834-00" set for the southeasterly corner of the herein described 13.786 acre tract;

THENCE North 75°55'17" West, 880.94 feet, continuing across said 1,038.394 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 13.786 acres of land within this Field Note Description.

**TRACT 3**  
**10.356 ACRES**  
**IN THE HARDY WARE SURVEY, ABSTRACT NO. 739,**  
**POLK COUNTY, TEXAS**

BEING a 10.356 acre tract of land situated in the Hardy Ware Survey, Abstract No. 739, Polk County, Texas, being out of and a portion of that certain called 1,038.394 acre tract described as "Tract 28" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas (O.R.P.C.T.), said 10.356 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence corner post found in the northerly line of a called 19.582 acre tract described in instrument to Walter L. Fortune, recorded in Volume 1634, Page 955, O.R.P.C.T., for the common southerly corner of a called 788.929 acre tract described in instrument to Double LL Ranch, Ltd., recorded in Volume 1727, Page 917, O.R.P.C.T., and a called 16.7 acre tract described in instrument to Larry Paul Spivey, recorded in Volume 2079, Page 295, O.R.P.C.T., being the southwesterly corner of said 1,038.394 acre tract;

THENCE, North 20°30'46" East, 153.15 feet, with the common line of said 1038.394 tract and said 788.929 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Purvis Boulevard;

THENCE, along the approximate centerline of Purvis Boulevard, the following five (5) courses and distances:

- 1) North 69°00'36" East, 194.35 feet, to a calculated point;
- 2) North 71°46'15" East, 143.22 feet, to a calculated point;
- 3) North 76°03'00" East, 84.52 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set;
- 4) North 76°03'00" East, 63.32 feet, to a calculated point;
- 5) North 78°41'17" East, 211.65 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the intersection of Lunsford Road and said Purvis Boulevard;

THENCE along the approximate centerline of said Lunsford Road, the following six (6) courses and distances:

- 1) North 27°41'39" East, 64.57 feet, to a point for corner;
- 2) North 17°01'40" East, 251.78 feet, to a point for corner;
- 3) North 17°54'31" East, 208.63 feet, to a point for corner;
- 4) North 14°49'02" East, 627.88 feet, to a point for corner;
- 5) North 17°27'29" East, 322.34 feet, to a point for corner;
- 6) North 00°33'32" West, 14.82 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set at the intersection of said Lunsford Road with Nine Bridges Road for the southwesterly corner and **POINT OF BEGINNING** of the herein described 10.356 acre tract;

THENCE North 21°07'24" East, 161.48 feet, along the approximate centerline of said Nine Bridges Road, to a point for corner;

THENCE North 17°14'24" East, 379.32 feet, continuing along the approximate centerline of said Nine Bridges Road, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 10.356 acre tract;

THENCE South 75°55'17" East, 820.43 feet, severing said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 10.356 acre tract;

THENCE South 14°04'43" West, 539.00 feet, continuing across said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 10.356 acre tract;

THENCE North 75°55'17" West, 861.15 feet, continuing across said 1,038.394 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 10.356 acres of land within this Field Note Description.

**TRACT 4**  
**10.379 ACRES**  
**IN THE HARDY WARE SURVEY, ABSTRACT NO. 739,**  
**POLK COUNTY, TEXAS**

BEING a 10.379 acre tract of land situated in the Hardy Ware Survey, Abstract No. 739, Polk County, Texas, being out of and a portion of that certain called 1,038.394 acre tract described as "Tract 28" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas (O.R.P.C.T.), said 10.379 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence corner post found in the northerly line of a called 19.582 acre tract described in instrument to Walter L. Fortune, recorded in Volume 1634, Page 955, O.R.P.C.T., for the common southerly corner of a called 788.929 acre tract described in instrument to Double LL Ranch, Ltd., recorded in Volume 1727, Page 917, O.R.P.C.T., and a called 16.7 acre tract described in instrument to Larry Paul Spivey, recorded in Volume 2079, Page 295, O.R.P.C.T., being the southwesterly corner of said 1,038.394 acre tract;

THENCE, North 20°30'46" East, 153.15 feet, with the common line of said 1038.394 tract and said 788.929 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Purvis Boulevard;

THENCE, along the approximate centerline of Purvis Boulevard, the following four (4) courses and distances:

- 1) North 69°00'36" East, 194.35 feet, to a calculated point;
- 2) North 71°46'15" East, 143.22 feet, to a calculated point;
- 3) North 76°03'00" East, 147.84 feet, to a calculated point;
- 4) North 78°41'17" East, 211.65 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the intersection of Lunsford Road and said Purvis Boulevard;

THENCE along the approximate centerline of said Lunsford Road, the following six (6) courses and distances:

- 1) North 27°41'39" East, 64.57 feet, to a point for corner;
- 2) North 17°01'40" East, 251.78 feet, to a point for corner;
- 3) North 17°54'31" East, 208.63 feet, to a point for corner;
- 4) North 14°49'02" East, 627.88 feet, to a point for corner;
- 5) North 17°27'29" East, 322.34 feet, to a point for corner;
- 6) North 00°33'32" West, 14.82 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set at the intersection of said Lunsford Road with Nine Bridges Road;

THENCE North 21°07'24" East, 161.48 feet, along the approximate centerline of said Nine Bridges Road, to a point for corner;

THENCE North 17°14'24" East, 379.32 feet, continuing along the approximate centerline of said Nine Bridges Road, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner and **POINT OF BEGINNING** of the herein described 10.379 acre tract;

THENCE along the approximate centerline of said Nine Bridges Road, the following three (3) courses and distances:

- 1) North 17°14'24" East, 22.03 feet, to a point for corner;
- 2) North 15°56'24" East, 165.97 feet, to a point for corner;
- 3) North 08°00'54" East, 301.19 feet, continuing along the approximate centerline of said Nine Bridges Road, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 10.379 acre tract;

THENCE South 83°54'00" East, 853.91 feet, severing said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 10.379 acre tract;

THENCE South 14°04'43" West, 605.92 feet, continuing across said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 10.379 acre tract;

THENCE North 75°55'17" West, 820.43 feet, continuing across said 1,038.394 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 10.379 acres of land within this Field Note Description.

**TRACT 5**  
**10.209 ACRES**  
**IN THE HARDY WARE SURVEY, ABSTRACT NO. 739,**  
**POLK COUNTY, TEXAS**

BEING a 10.209 acre tract of land situated in the Hardy Ware Survey, Abstract No. 739, Polk County, Texas, being out of and a portion of that certain called 1,038.394 acre tract described as "Tract 28" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas (O.R.P.C.T.), said 10.209 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence corner post found in the northerly line of a called 19.582 acre tract described in instrument to Walter L. Fortune, recorded in Volume 1634, Page 955, O.R.P.C.T., for the common southerly corner of a called 788.929 acre tract described in instrument to Double LL Ranch, Ltd., recorded in Volume 1727, Page 917, O.R.P.C.T., and a called 16.7 acre tract described in instrument to Larry Paul Spivey, recorded in Volume 2079, Page 295, O.R.P.C.T., being the southwesterly corner of said 1,038.394 acre tract;

THENCE, North 20°30'46" East, 153.15 feet, with the common line of said 1038.394 tract and said 788.929 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Purvis Boulevard;

THENCE, along the approximate centerline of Purvis Boulevard, the following four (4) courses and distances:

- 1) North 69°00'36" East, 194.35 feet, to a calculated point;
- 2) North 71°46'15" East, 143.22 feet, to a calculated point;
- 3) North 76°03'00" East, 147.84 feet, to a calculated point;
- 4) North 78°41'17" East, 211.65 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the intersection of Lunsford Road and said Purvis Boulevard;

THENCE along the approximate centerline of said Lunsford Road, the following six (6) courses and distances:

- 1) North 27°41'39" East, 64.57 feet, to a point for corner;
- 2) North 17°01'40" East, 251.78 feet, to a point for corner;
- 3) North 17°54'31" East, 208.63 feet, to a point for corner;
- 4) North 14°49'02" East, 627.88 feet, to a point for corner;
- 5) North 17°27'29" East, 322.34 feet, to a point for corner;
- 6) North 00°33'32" West, 14.82 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set at the intersection of said Lunsford Road with Nine Bridges Road;



THENCE along the approximate centerline of said Nine Bridges Road, the following four (4) courses and distances:

- 1) North 21°07'24" East, 161.48 feet,
- 2) North 17°14'24" East, 401.35 feet, to a point for corner;
- 3) North 15°56'24" East, 165.97 feet, to a point for corner;
- 4) North 08°00'54" East, 301.19 feet, continuing along the approximate centerline of said Nine Bridges Road, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner and **POINT OF BEGINNING** of the herein described 10.209 acre tract;

THENCE continuing along the approximate centerline of said Nine Bridges Road, the following three (3) courses and distances:

- 1) North 00°05'24" East, 141.07 feet, to a point for corner;
- 2) North 01°48'36" West, 228.28 feet, to a point for corner;
- 3) North 04°17'36" West, 82.18 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 10.209 acre tract;

THENCE North 82°15'53" East, 781.43 feet, severing said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 10.209 acre tract;

THENCE South 07°44'07" East, 653.05 feet, continuing across said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 10.209 acre tract;

THENCE North 83°54'00" West, 853.91 feet, continuing across said 1,038.394 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 10.209 acres of land within this Field Note Description.

**TRACT 6**  
**13.971 ACRES**  
**IN THE HARDY WARE SURVEY, ABSTRACT NO. 739,**  
**POLK COUNTY, TEXAS**

BEING a 13.971 acre tract of land situated in the Hardy Ware Survey, Abstract No. 739, Polk County, Texas, being out of and a portion of that certain called 1,038.394 acre tract described as "Tract 28" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas (O.R.P.C.T.), said 13.971 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence corner post found in the northerly line of a called 19.582 acre tract described in instrument to Walter L. Fortune, recorded in Volume 1634, Page 955, O.R.P.C.T., for the common southerly corner of a called 788.929 acre tract described in instrument to Double LL Ranch, Ltd., recorded in Volume 1727, Page 917, O.R.P.C.T., and a called 16.7 acre tract described in instrument to Larry Paul Spivey, recorded in Volume 2079, Page 295, O.R.P.C.T., being the southwesterly corner of said 1,038.394 acre tract;

THENCE, North 20°30'46" East, 153.15 feet, with the common line of said 1038.394 tract and said 788.929 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Purvis Boulevard;

THENCE, along the approximate centerline of Purvis Boulevard, the following four (4) courses and distances:

- 1) North 69°00'36" East, 194.35 feet, to a calculated point;
- 2) North 71°46'15" East, 143.22 feet, to a calculated point;
- 3) North 76°03'00" East, 147.84 feet, to a calculated point;
- 4) North 78°41'17" East, 211.65 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the intersection of Lunsford Road and said Purvis Boulevard;

THENCE along the approximate centerline of said Lunsford Road, the following six (6) courses and distances:

- 1) North 27°41'39" East, 64.57 feet, to a calculated point;
- 2) North 17°01'40" East, 251.78 feet, to a calculated point;
- 3) North 17°54'31" East, 208.63 feet, to a calculated point;
- 4) North 14°49'02" East, 627.88 feet, to a calculated point;
- 5) North 17°27'29" East, 322.34 feet, to a calculated point;
- 6) North 00°33'32" West, 14.82 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set at the intersection of said Lunsford Road with Nine Bridges Road;

THENCE along the approximate centerline of said Nine Bridges Road, the following four (4) courses and distances:

- 1) North 21°07'24" East, 161.48 feet,
- 2) North 17°14'24" East, 401.35 feet, to a calculated point;
- 3) North 15°56'24" East, 165.97 feet, to a calculated point;
- 4) North 08°00'54" East, 301.19 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set;
- 5) North 00°05'24" East, 141.07 feet, to a calculated point;
- 6) North 01°48'36" West, 228.28 feet, to a calculated point;
- 7) North 04°17'36" West, 82.18 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner and **POINT OF BEGINNING** of the herein described 13.971 acre tract;

THENCE continuing along the approximate centerline of said Nine Bridges Road, the following three (3) courses and distances:

- 1) North 04°17'36" West, 531.61 feet, to a point for corner;
- 2) North 12°12'36" West, 282.00 feet, to a point for corner;
- 3) North 09°41'49" West, 96.81 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for the northwesterly corner of a 30-foot wide access easement recorded in Volume 2244, Page 187, O.R.P.C.T., for the most northerly northwest corner of the herein described 13.971 acre tract;

THENCE, departing Nine Bridge Road, with the northerly line of said access easement, the following six (6) courses and distances:

- 1) North 43°08'43" East, 43.11 feet, to a point for corner;
- 2) North 58°28'55" East, 27.02 feet, to a point for corner;
- 3) North 66°17'33" East, 36.34 feet, to a point for corner;
- 4) South 79°08'03" East, 118.69 feet, to a point for corner;
- 5) South 66°06'53" East, 466.87 feet, to a point for corner;
- 6) South 70°55'32" East, 192.35 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 13.971 acre tract;

THENCE South 07°44'07" East, 587.25 feet, severing said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 13.971 acre tract;

THENCE South 82°15'53" West, 781.43 feet, continuing across said 1,038.394 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 13.971 acres of land within this Field Note Description.

**TRACT 7**  
**61.603 ACRES**  
**IN THE HARDY WARE SURVEY, ABSTRACT NO. 739,**  
**POLK COUNTY, TEXAS**

BEING a 61.603 acre tract of land situated in the Hardy Ware Survey, Abstract No. 739, Polk County, Texas, being out of and a portion of that certain called 1,038.394 acre tract described as "Tract 28" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas (O.R.P.C.T.), and that certain called 1,052.74 acre tract described as "Tract 5" in said instrument to Rayonier TRS Forest Operations, LLC., said 61.603 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence corner post found in the northerly line of a called 19.582 acre tract described in instrument to Walter L. Fortune, recorded in Volume 1634, Page 955, O.R.P.C.T., for the common southerly corner of a called 788.929 acre tract described in instrument to Double LL Ranch, Ltd., recorded in Volume 1727, Page 917, O.R.P.C.T., and a called 16.7 acre tract described in instrument to Larry Paul Spivey, recorded in Volume 2079, Page 295, O.R.P.C.T., being the southwesterly corner of said 1038.394 acre tract;

THENCE, North 20°30'46" East, 153.15 feet, with the common line of said 1038.394 tract and said 788.929 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Purvis Boulevard;

THENCE, along the approximate centerline of Purvis Boulevard, the following seventeen (17) courses and distances:

- 1) North 69°00'36" East, 194.35 feet, to a calculated point;
- 2) North 71°46'15" East, 143.22 feet, to a calculated point;
- 3) North 76°03'00" East, 84.52 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set;
- 4) North 76°03'00" East, 63.32 feet, to a calculated point;
- 5) North 78°41'17" East, 211.65 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the intersection of Lunsford Road and said Purvis Boulevard;
- 6) North 82°41'05" East, 116.19 feet, to a calculated point;
- 7) North 86°43'29" East, 857.43 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set;
- 8) North 88°28'19" East, 886.13 feet, to a calculated point;
- 9) North 79°48'41" East 143.13 feet to a calculated point;
- 10) North 71°15'55" East 152.37 feet to a calculated point;
- 11) North 60°34'07" East 307.49 feet to a calculated point;
- 12) North 54°12'23" East 374.16 feet to a calculated point;
- 13) North 49°21'29" East 156.68 feet to a calculated point;
- 14) North 42°13'22" East 156.24 feet to a calculated point;
- 15) North 32°01'02" East, 212.98 feet, to a calculated point;
- 16) North 17°03'07" East, 147.99 feet, to a calculated point;
- 17) North 16°46'12" East, 191.69 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the most southerly corner and **POINT OF BEGINNING** of the herein described 61.603 acre tract;

THENCE North 56°21'02" West 1934.36 feet, severing said 1,052.74 acre tract and said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 61.603 acre tract;

THENCE North 07°44'07" West 1,240.30 feet, continuing across said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of a 30-foot wide access easement recorded in Volume 2244, Page 187, O.R.P.C.T., in the common line of said 1,038.394 acre tract and the remainder of a called 652.402 acre tract described in instrument to 2019 BLT Investments, recorded in Volume 2198, Page 863, O.R.P.C.T., for the most westerly northwest corner of the herein described 61.603 acre tract;

THENCE along the northerly line of said 30-foot access easement, the following nine (9) courses and distances:

- 1) South 77°37'02" East, 416.25 feet, to a point for corner;
- 2) North 74°19'38" East, 138.29 feet, to a point for corner;
- 3) South 67°39'52" East, 659.89 feet, to a point for corner;
- 4) South 38°49'42" East, 265.96 feet, to a point for corner;
- 5) South 37°51'41" East, 427.70 feet, to a point for corner;
- 6) South 48°23'40" East, 419.56 feet, to a point for corner;
- 7) South 51°42'49" East, 398.23 feet, to a point for corner;
- 8) South 54°57'52" East, 103.07 feet, to a point for corner;
- 9) South 62°08'26" East, 16.82 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said Purvis Boulevard for the most easterly corner of the herein described 61.603 acre tract;

THENCE along the approximate centerline of said Purvis Boulevard, the following six (6) courses and distances:

- 1) South 41°52'43" West, 61.28 feet, to a point for corner;
- 2) South 38°50'21" West, 115.91 feet, to a point for corner;
- 3) South 33°55'24" West, 133.72 feet, to a point for corner;
- 4) South 32°08'56" West, 372.42 feet, to a point for corner;
- 5) South 29°47'02" West, 158.18 feet, to a point for corner;
- 6) South 21°14'03" West, 173.27 feet, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 61.603 acres of land within this Field Note Description.

**TRACT 8**  
**27.854 ACRES**  
**IN THE HARDY WARE SURVEY, ABSTRACT NO. 739,**  
**POLK COUNTY, TEXAS**

BEING a 27.854 acre tract of land situated in the Hardy Ware Survey, Abstract No. 739, Polk County, Texas, being out of and a portion of that certain called 1,038.394 acre tract described as "Tract 28" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas (O.R.P.C.T.), and that certain called 1,052.74 acre tract described as "Tract 5" in said instrument to Rayonier TRS Forest Operations, LLC., said 27.854 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence corner post found in the northerly line of a called 19.582 acre tract described in instrument to Walter L. Fortune, recorded in Volume 1634, Page 955, O.R.P.C.T., for the common southerly corner of a called 788.929 acre tract described in instrument to Double LL Ranch, Ltd., recorded in Volume 1727, Page 917, O.R.P.C.T., and a called 16.7 acre tract described in instrument to Larry Paul Spivey, recorded in Volume 2079, Page 295, O.R.P.C.T., being the southwesterly corner of said 1038.394 acre tract;

THENCE, North 20°30'46" East, 153.15 feet, with the common line of said 1038.394 tract and said 788.929 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Purvis Boulevard;

THENCE, along the approximate centerline of Purvis Boulevard, the following fourteen (14) courses and distances:

- 1) North 69°00'36" East, 194.35 feet, to a calculated point;
- 2) North 71°46'15" East, 143.22 feet, to a calculated point;
- 3) North 76°03'00" East, 84.52 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set;
- 4) North 76°03'00" East, 63.32 feet, to a calculated point;
- 5) North 78°41'17" East, 211.65 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the intersection of Lunsford Road and said Purvis Boulevard;
- 6) North 82°41'05" East, 116.19 feet, to a calculated point;
- 7) North 86°43'29" East, 857.43 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set;
- 8) North 88°28'19" East, 886.13 feet, to a calculated point;
- 9) North 79°48'41" East 143.13 feet to a calculated point;
- 10) North 71°15'55" East 152.37 feet to a calculated point;
- 11) North 60°34'07" East 307.49 feet to a calculated point;
- 12) North 54°12'23" East 374.16 feet to a calculated point;
- 13) North 49°21'29" East 156.68 feet to a calculated point;
- 14) North 42°13'22" East 52.77 feet to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the most southerly corner and **POINT OF BEGINNING** of the herein described 27.854 acre tract;

THENCE North 56°21'02" West, 1,795.24 feet, severing said 1,052.74 acre tract and said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the most westerly corner of the herein described 27.854 acre tract;

THENCE North 14°04'43" East, 679.73 feet, continuing across said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the most northerly corner of the herein described 27.854 acre tract;

THENCE South 56°21'02" East, 1,934.36 feet, continuing across said 1,038.394 acre tract and said 1,052.74 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said Purvis Boulevard for the most easterly corner of the herein described 27.854 acre tract;

THENCE along the approximate centerline of said Purvis Boulevard, the following four (4) courses and distances:

- 1) South 16°46'12" West, 191.69 feet to a point for corner;
- 2) South 17°03'07" West, 147.99 feet to a point for corner;
- 3) South 32°01'02" West, 212.98 feet to a point for corner;
- 4) South 42°13'22" West, 103.47 feet to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 27.854 acres of land within this Field Note Description.

**TRACT 9**  
**16.478 ACRES**  
**IN THE HARDY WARE SURVEY, ABSTRACT NO. 739,**  
**POLK COUNTY, TEXAS**

BEING a 16.478 acre tract of land situated in the Hardy Ware Survey, Abstract No. 739, Polk County, Texas, being out of and a portion of that certain called 1,038.394 acre tract described as "Tract 28" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas (O.R.P.C.T.), and that certain called 1,052.74 acre tract described as "Tract 5" in said instrument to Rayonier TRS Forest Operations, LLC., said 16.478 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence corner post found in the northerly line of a called 19.582 acre tract described in instrument to Walter L. Fortune, recorded in Volume 1634, Page 955, O.R.P.C.T., for the common southerly corner of a called 788.929 acre tract described in instrument to Double LL Ranch, Ltd., recorded in Volume 1727, Page 917, O.R.P.C.T., and a called 16.7 acre tract described in instrument to Larry Paul Spivey, recorded in Volume 2079, Page 295, O.R.P.C.T., being the southwesterly corner of said 1038.394 acre tract;

THENCE, North 20°30'46" East, 153.15 feet, with the common line of said 1038.394 tract and said 788.929 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Purvis Boulevard;

THENCE, along the approximate centerline of Purvis Boulevard, the following eight (8) courses and distances:

- 1) North 69°00'36" East, 194.35 feet, to a calculated point;
- 2) North 71°46'15" East, 143.22 feet, to a calculated point;
- 3) North 76°03'00" East, 84.52 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set;
- 4) North 76°03'00" East, 63.32 feet, to a calculated point;
- 5) North 78°41'17" East, 211.65 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the intersection of Lunsford Road and said Purvis Boulevard;
- 6) North 82°41'05" East, 116.19 feet, to a ½ calculated point;
- 7) North 86°43'29" East, 857.43 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
- 8) North 88°28'19" East, 724.50 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner and **POINT OF BEGINNING** of the herein described 16.478 acre tract;

THENCE North 13°41'00" East, 1,213.39 feet, severing said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northerly corner of the herein described 16.478 acre tract;

THENCE South 56°21'02" East, 1,063.56 feet, continuing across said 1,038.394 acre tract, and severing said 1,052.74 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in



the approximate centerline of said Purvis Boulevard for the easterly corner of the herein described 16.478 acre tract;

THENCE along the approximate centerline of said Purvis Boulevard, the following seven (7) courses and distances:

- 1) South 42°13'22" West, 52.77 feet to a point for corner;
- 2) South 49°21'29" West, 156.68 feet to a point for corner;
- 3) South 54°12'23" West, 374.16 feet to a point for corner;
- 4) South 60°34'07" West, 307.49 feet to a point for corner;
- 5) South 71°15'55" West, 152.37 feet to a point for corner;
- 6) South 79°48'41" West, 143.13 feet to a point for corner;
- 7) South 88°28'19" West, 161.63 feet to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 16.478 acres of land within this Field Note Description.

**TRACT 10**  
**22.821 ACRES**  
**IN THE HARDY WARE SURVEY, ABSTRACT NO. 739,**  
**POLK COUNTY, TEXAS**

BEING a 22.821 acre tract of land situated in the Hardy Ware Survey, Abstract No. 739, Polk County, Texas, being out of and a portion of that certain called 1,038.394 acre tract described as "Tract 28" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas (O.R.P.C.T.), said 22.821 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence corner post found in the northerly line of a called 19.582 acre tract described in instrument to Walter L. Fortune, recorded in Volume 1634, Page 955, O.R.P.C.T., for the common southerly corner of a called 788.929 acre tract described in instrument to Double LL Ranch, Ltd., recorded in Volume 1727, Page 917, O.R.P.C.T., and a called 16.7 acre tract described in instrument to Larry Paul Spivey, recorded in Volume 2079, Page 295, O.R.P.C.T., being the southwesterly corner of said 1038.394 acre tract;

THENCE, North 20°30'46" East, 153.15 feet, with the common line of said 1038.394 tract and said 788.929 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Purvis Boulevard;

THENCE, along the approximate centerline of Purvis Boulevard, the following seven (7) courses and distances:

- 1) North 69°00'36" East, 194.35 feet, to a calculated point;
- 2) North 71°46'15" East, 143.22 feet, to a calculated point;
- 3) North 76°03'00" East, 84.52 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set;
- 4) North 76°03'00" East, 63.32 feet, to a calculated point;
- 5) North 78°41'17" East, 211.65 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the intersection of Lunsford Road and said Purvis Boulevard;
- 6) North 82°41'05" East, 116.19 feet, to a ½ calculated point;
- 7) North 86°43'29" East, 857.43 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner and **POINT OF BEGINNING** of the herein described 22.821 acre tract;

THENCE North 14°04'43" East, 1,653.36 feet, severing said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 22.821 acre tract;

THENCE South 56°21'02" East, 731.68 feet, continuing across said 1,038.394 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 22.821 acre tract;

THENCE South  $13^{\circ}41'00''$  West, 1,213.39 feet, continuing across said 1,038.394 acre tract, to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said Purvis Boulevard for the southeasterly corner of the herein described 22.821 acre tract;

THENCE South  $88^{\circ}28'19''$  West, 724.50 feet, along the approximate centerline of said Purvis Boulevard, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 22.821 acres of land within this Field Note Description.

**TRACT 13**  
**15.026 ACRES**  
**THE DAVID CUTTS SURVEY, ABSTRACT NO. 23,**  
**AND THE I. & G. N. RR. SURVEY, ABSTRACT NO. 343,**  
**POLK COUNTY, TEXAS**

BEING a 15.026 acre tract of land situated in the David Cutts Survey, Abstract No. 23, and the I. & G. N. RR. Survey, Abstract No. 343, Polk County, Texas, being out of and a portion of that certain called 1,705.469 acre tract described as "Tract 416", that certain called 303 acre tract described as "Tract 5", both in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas, (O.R.P.C.T.), said 15.026 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line of said Cutts Survey and the N. Tullos Survey, Abstract No. 578, in the northerly line of a called 145.062 acre tract described in instrument to Matthew A. Hanks and wife, Dena A. Hanks, recorded in Volume 2201, Page 701, O.R.P.C.T., for the common southerly corner of a called 57.155 acre tract described as "Tract 374" in said instrument to Rayonier TRS Forest Operations, LLC., and a called 347 acre tract described as "Tract 1" in instrument to Walter Lee Fortune, recorded in Volume 1695, Page 902, O.R.P.C.T., and further described in Volume 928, Page 20 of the Deed Records of Polk County, Texas (D.R.P.C.T.), from which a 3 inch concrete monument found in the apparent easterly line of the J.H. Parsons Survey, Abstract No. 483, also the apparent westerly (conflicted) line of the A. Mardez Survey, Abstract No. 48, for the apparent northwesterly (conflicted) corner of said Tullos Survey, bears South 87°20'25" West, 496.07 feet;

THENCE North 10°54'45" East, 15.07 feet, with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 40°37'18" West, 108.47 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 37°52'40" West, 73.41 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 34°51'37" West, 140.45 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same;

THENCE North 16°25'32" West, 394.56 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 08°43'49" West, 109.44 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 08°51'52" West, 168.29 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 09°20'30" West, 251.66 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 08°15'13" West, 228.08 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 07°20'01" West, 48.10 feet continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a set 1/2 inch iron rod with cap stamped "TPS 100834-00";

THENCE North 86°11'59" East, over and across said 57.155 acre tract and said 1,705.469 acre tract, at a distance of 409.72 feet, pass a 1/2 inch iron rod with cap found for reference, at a distance of 430.03 feet, pass a 1/2 inch iron rod with cap found for reference, at a distance of 624.95 feet, pass a 1/2 inch iron rod found for reference, at a distance of 646.16 feet, pass a 1/2 inch iron rod with cap found for reference, at a distance of 819.97 feet, pass a 1/2 inch iron rod found for reference, at a distance of 833.33 feet, pass a 1/2 inch iron rod with cap found for reference, in all, a total distance of 1,312.78 feet to a set 1/2 inch iron rod with cap stamped "TPS 100834-00";

THENCE North 03°48'01" West, 455.07 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner and **POINT OF BEGINNING** of the herein described 15.026 acre tract;

THENCE North 03°48'01" West, severing, over and across said 1,705.469 acre tract, at a distance of 355.58 feet, pass a 1/2 inch iron rod with cap found for reference, at a distance of 382.70 feet, pass a 1/2 inch iron rod with cap found for reference, in all, a total distance of 455.07 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 15.026 acre tract;

THENCE North 86°54'05" East, 1,383.18 feet, continuing across said 1,705.469 acre tract, severing, over and across said 303 acre tract, to a 3 inch concrete monument found for the beginning of a curve to the right in the westerly right-of-way of Farm to Market Road 352 (FM 352) (100 feet wide), for the northeasterly corner of the herein described 15.026 acre tract, from which a 3 inch concrete monument found for reference bears North 32°54'25" West, 573.48 feet;

THENCE southeasterly, 461.65 feet, with the arc of said curve to the right in the westerly right-of-way of FM 352, having a radius of 1,095.85 feet, a central angle of 24°08'13", and a chord that bears South 20°50'18" East, 458.24 feet to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 15.026 acre tract;

THENCE South 86°11'59" West, 1,517.34 feet, continuing over and across said 1,705.469 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 15.026 acres of land within this Field Note Description.

**TRACT 14**  
**15.941 ACRES**  
**THE DAVID CUTTS SURVEY, ABSTRACT NO. 23,**  
**POLK COUNTY, TEXAS**

BEING a 15.941 acre tract of land situated in the David Cutts Survey, Abstract No. 23, Polk County, Texas, being out of and a portion of that certain called 1,705.469 acre tract described as "Tract 416" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas, (O.R.P.C.T.), said 15.941 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line of said Cutts Survey and N. Tullos Survey, Abstract No. 578, in the northerly line of a called 145.062 acre tract described in instrument to Matthew A. Hanks and wife, Dena A. Hanks, recorded in Volume 2201, Page 701, O.R.P.C.T., for the common southerly corner of a called 57.155 acre tract described as "Tract 374" in said instrument to Rayonier TRS Forest Operations, LLC., and a called 347 acre tract described as "Tract 1" in instrument to Walter Lee Fortune, recorded in Volume 1695, Page 902, O.R.P.C.T., and further described in Volume 928, Page 20 of the Deed Records of Polk County, Texas (D.R.P.C.T.), from which a 3 inch concrete monument found in the apparent easterly line of the J.H. Parsons Survey, Abstract No. 483, also the apparent westerly (conflicted) line of the A. Mardez Survey, Abstract No. 48, for the apparent northwesterly (conflicted) corner of said Tullos Survey, bears South 87°20'25" West, 496.07 feet;

THENCE North 10°54'45" East, 15.07 feet, with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 40°37'18" West, 108.47 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 37°52'40" West, 73.41 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 34°51'37" West, 140.45 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same;

THENCE North 16°25'32" West, 394.56 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 08°43'49" West, 109.44 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 08°51'52" West, 168.29 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 09°20'30" West, 251.66 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 08°15'13" West, 228.08 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 07°20'01" West, 48.10 feet continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a set 1/2 inch iron rod with cap stamped "TPS 100834-00";

THENCE North 86°11'59" East, over and across said 57.155 acre tract and said 1,705.469 acre tract, at a distance of 409.72 feet, pass a 1/2 inch iron rod with cap found for reference, at a distance of 430.03 feet, pass a 1/2 inch iron rod with cap found for reference, at a distance of 624.95 feet, pass a 1/2 inch iron rod found for reference, at a distance of 646.16 feet, pass a 1/2 inch iron rod with cap found for reference, at a distance of 819.97 feet, pass a 1/2 inch iron rod found for reference, at a distance of 833.33 feet, pass a 1/2 inch iron rod with cap found for reference, in all, a total distance of 1,312.78 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner and **POINT OF BEGINNING** of the herein described 15.941 acre tract;

THENCE North 03°48'01" West, 455.07 feet, severing said 1,705.469 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 15.941 acre tract, from which a 1/2 inch iron rod with cap found for reference bears North 03°48'01" West, 355.58 feet;

THENCE North 86°11'59" East, 1,517.34 feet, continuing across said 1,705.469 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the arc of a curve to the right in the westerly right-of-way of Farm to Market Road 352 (FM 352) (100 feet wide), for the northeasterly corner of the herein described 15.941 acre tract, from which a 3 inch concrete monument found for reference bears North 20°50'18" West, 458.24 feet (chord bearing and distance);

THENCE southeasterly, 61.77 feet, with the arc of said curve to the right in the westerly right-of-way of FM 352, having a radius of 1,095.85 feet, a central angle of 03°13'47", and a chord that bears South 07°09'18" East, 61.76 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;

THENCE South 05°32'25" East, 393.60 feet, continuing with the westerly right-of-way of said



FM 352, to a ½ inch iron rod with cap stamped “TPS 100834-00” set for the southeasterly corner of the herein described 15.941 acre tract;

THENCE South 86°11’59” West, 1,532.91 feet, continuing over and across said 1,705.469 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 15.941 acres of land within this Field Note Description.

**TRACT 15**  
**51.254 ACRES**  
**THE DAVID CUTTS SURVEY, ABSTRACT NO. 23,**  
**AND THE A. MARDEZ SURVEY, ABSTRACT NO. 48,**  
**POLK COUNTY, TEXAS**

BEING a 51.254 acre tract of land situated in the David Cutts Survey, Abstract No. 23, and the A. Mardez Survey, Abstract No. 48, Polk County, Texas, being out of and a portion of that certain called 1,705.469 acre tract described as "Tract 416" and that certain called 57.155 acre tract described as "Tract 374", both in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas, (O.R.P.C.T.), said 51.254 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line of said Cutts Survey and N. Tullos Survey, Abstract No. 578, in the northerly line of a called 145.062 acre tract described in instrument to Matthew A. Hanks and wife, Dena A. Hanks, recorded in Volume 2201, Page 701, O.R.P.C.T., for the common southerly corner of said 57.155 acre tract and a called 347 acre tract described as "Tract 1" in instrument to Walter Lee Fortune, recorded in Volume 1695, Page 902, O.R.P.C.T., and further described in Volume 928, Page 20 of the Deed Records of Polk County, Texas (D.R.P.C.T.), from which a 3 inch concrete monument found in the apparent easterly line of the J.H. Parsons Survey, Abstract No. 483, also the apparent westerly (conflicted) line of the A. Mardez Survey, Abstract No. 48, for the apparent northwesterly (conflicted) corner of said Tullos Survey, bears South 87°20'25" West, 496.07 feet;

THENCE North 10°54'45" East, 15.07 feet, with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 40°37'18" West, 108.47 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 37°52'40" West, 73.41 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same;

THENCE North 34°51'37" West, 140.45 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same;

THENCE North 16°25'32" West, 394.56 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same, being the southwesterly corner and **POINT OF BEGINNING** of the herein described 51.254 acre tract;

THENCE North 08°43'49" West, 109.44 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same, being a southwesterly corner of the herein described 51.254 acre tract;

THENCE North 08°51'52" West, 168.29 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same, being a southwesterly corner of the herein described 51.254 acre tract;

THENCE North 09°20'30" West, 251.66 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same, being a southwesterly corner of the herein described 51.254 acre tract;

THENCE North 08°15'13" West, 228.08 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same, being a southwesterly corner of the herein described 51.254 acre tract;

THENCE North 07°20'01" West, 48.10 feet continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 51.254 acre tract, from which a 3/8 inch iron rod found for reference bears North 07°20'01" West, 48.10 feet;

THENCE North 86°11'59" East, severing said 57.155 acre tract and said 1,705.469 acre tract, at a distance of 409.72 feet, pass a 1/2 inch iron rod with cap found for reference, at a distance of 430.03 feet, pass a 1/2 inch iron rod with cap found for reference, at a distance of 624.95 feet, pass a 1/2 inch iron rod found for reference, at a distance of 646.16 feet, pass a 1/2 inch iron rod with cap found for reference, at a distance of 819.97 feet, pass a 1/2 inch iron rod found for reference, at a distance of 833.33 feet, pass a 1/2 inch iron rod with cap found for reference, in all, a total distance of 2,845.68 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of Farm to Market Road 352 (FM 352) (100 feet wide), for the northeasterly corner of the herein described 51.254 acre tract;

THENCE South 05°32'25" East, 136.60 feet, with the westerly right-of-way of said FM 352, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the right;

THENCE southwesterly, 412.58 feet, with the arc of said curve to the right in the westerly right-of-way of FM 352, having a radius of 1,382.39 feet, a central angle of 17°06'00", and a chord that bears South 03°00'35" West, 411.05 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;

THENCE South 11°33'35" West, 267.42 feet, continuing with the westerly right-of-way of said FM 352, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 51.254 acre tract;

THENCE South 86°11'59" West, 2,661.02 feet, continuing across said 1,705.469 acre tract and said 57.155 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 51.254 acres of land within this Field Note Description.

**TRACT 16**  
**38.006 ACRES**  
**THE DAVID CUTTS SURVEY, ABSTRACT NO. 23,**  
**AND THE A. MARDEZ SURVEY, ABSTRACT NO. 48,**  
**POLK COUNTY, TEXAS**

BEING a 38.006 acre tract of land situated in the David Cutts Survey, Abstract No. 23, and the A. Mardez Survey, Abstract No. 48, Polk County, Texas, being out of and a portion of that certain called 1,705.469 acre tract described as "Tract 416" and that certain called 57.155 acre tract described as "Tract 374", both in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas, (O.R.P.C.T.), said 38.006 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line of said Cutts Survey and N. Tullos Survey, Abstract No. 578, in the northerly line of a called 145.062 acre tract described in instrument to Matthew A. Hanks and wife, Dena A. Hanks, recorded in Volume 2201, Page 701, O.R.P.C.T., for the common southerly corner of said 57.155 acre tract and a called 347 acre tract described as "Tract 1" in instrument to Walter Lee Fortune, recorded in Volume 1695, Page 902, O.R.P.C.T., and further described in Volume 928, Page 20 of the Deed Records of Polk County, Texas (D.R.P.C.T.), being the southwesterly corner of the herein described 38.006 acre tract, from which a 3 inch concrete monument found in the apparent easterly line of the J.H. Parsons Survey, Abstract No. 483, also the apparent westerly (conflicted) line of the A. Mardez Survey, Abstract No. 48, for the apparent northwesterly (conflicted) corner of said Tullos Survey, bears South 87°20'25" West, 496.07 feet;

THENCE North 10°54'45" East, 15.07 feet, with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same, being a southwesterly corner of the herein described 38.006 acre tract;

THENCE North 40°37'18" West, 108.47 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same, being a southwesterly corner of the herein described 38.006 acre tract;

THENCE North 37°52'40" West, 73.41 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a 3/8 inch iron rod found for a common corner of the same, being a southwesterly corner of the herein described 38.006 acre tract;

THENCE North 34°51'37" West, 140.45 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same, being a southwesterly corner of the herein described 38.006 acre tract;

THENCE North  $16^{\circ}25'32''$  West, 394.56 feet, continuing with the common line of said 57.155 acre tract and said 347 acre tract, to a  $\frac{3}{8}$  inch iron rod found for a common corner of the same, being the northwesterly corner of the herein described 38.006 acre tract, from which a  $\frac{3}{8}$  inch iron rod found for reference bears North  $08^{\circ}43'49''$  West, 109.44 feet;

THENCE North  $86^{\circ}11'59''$  East, 2,661.02 feet, severing said 57.155 acre tract and said 1,705.469 acre tract, to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of Farm to Market Road 352 (FM 352) (100 feet wide), for the northeasterly corner of the herein described 38.006 acre tract;

THENCE South  $11^{\circ}33'35''$  West, 377.78 feet, with the westerly right-of-way of said FM 352, to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the left;

THENCE southwesterly, 311.20 feet, with the arc of said curve to the left in the westerly right-of-way of FM 352, having a radius of 1,482.30 feet, a central angle of  $12^{\circ}01'44''$ , and a chord that bears South  $07^{\circ}01'54''$  West, 310.63 feet to a 3 inch concrete monument found in the apparent common line of said Cutts Survey and said Tullos Survey, the southerly line of said 1,705.469 acre tract, for the northeasterly corner of said 145.062 acre tract, being the southeasterly corner of the herein described 38.006 acre tract, from which a 3 inch concrete monument found for reference in the easterly right-of-way of said FM 352, bears North  $86^{\circ}13'43''$  East, 100.02 feet;

THENCE South  $86^{\circ}11'59''$  West, 1,663.17 feet, along the apparent common line of said Cutts Survey and said Tullos Survey, with the common line of said 1,705.469 acre tract and said 145.062 acre tract, to a  $\frac{3}{8}$  inch iron boat spike found for a common corner of the same, being an angle corner in the southerly line of the herein described 38.006 acre tract;

THENCE South  $85^{\circ}55'55''$  West, 393.69 feet, continuing along the apparent common line of said Cutts Survey and said Tullos Survey, with the common line of said 1,705.469 acre tract and said 145.062 acre tract, to a  $\frac{3}{8}$  inch iron boat spike found in the apparent easterly (conflicted) line of said Mardez Survey, for the apparent southwesterly corner of said Cutts Survey, the common southerly corner of said 1,705.469 acre tract and said 57.155 acre tract, being an angle corner in the southerly line of the herein described 38.006 acre tract;

THENCE South  $87^{\circ}20'25''$  West, 184.73 feet, along the apparent northerly (conflicted) line of said Tullos Survey, with the common line of said 57.155 acre tract and said 145.062 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 38.006 acres of land within this Field Note Description.

**TRACT 17**  
**61.185 ACRES**  
**IN THE DAVID CUTTS SURVEY, ABSTRACT NO. 23**  
**IN THE I.&G.N. RAILROAD SURVEY, ABSTRACT NO. 342**  
**IN THE I.&G.N. RAILROAD SURVEY, ABSTRACT NO. 343**  
**POLK COUNTY, TEXAS**

BEING a 61.185 acre tract of land situated in the David Cutts Survey, Abstract No. 23, the I.&G.N. Railroad Survey, Abstract No. 342, and the I.&G.N. Railroad Survey, Abstract No. 343, Polk County, Texas, being out of and a portion of that certain called 1,705.469 acre tract described as "Tract 416" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas, (O.R.P.C.T.), said 61.185 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3 inch concrete monument found for the northeasterly corner of a called 161.773 acre tract described in instrument to Ray A. Denson, recorded in Volume 2105, Page 619, O.R.P.C.T., for an apparent common corner of said Cutts Survey and the N. Tullos Survey, Abstract No. 578, Polk County, Texas, and an interior corner of said 1,705.469 acre tract, being an angle corner in the southerly line of the herein described 61.185 acre tract;

THENCE, South  $86^{\circ}13'33''$  West, 2,542.95 feet, along the apparent common line of said Cutts Survey and said Tullos Survey, with the common line of said 1,705.469 acre tract and said 161.773 acre tract, to a 3 inch concrete monument found in a curve to the right in the easterly right-of-way line of Farm to Market Road 352 (F.M. 352) (100 feet wide), for the northwesterly corner of said 161.773 acre tract, being the southwestly corner of the herein described 61.185 acre tract;

THENCE, with the easterly right-of-way line of said F.M. 352, the following five (5) courses and distances:

- 1) Northeasterly, with said curve to right, 284.50 feet, having a radius of 1,382.30 feet, a central angle of  $11^{\circ}47'32''$ , and a chord that bears North  $07^{\circ}19'21''$  East, 283.99 feet to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;
- 2) North  $11^{\circ}33'35''$  East, 645.20 feet to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the left;
- 3) Northeasterly, 442.42 feet, with said curve to left, having a radius of 1,482.39 feet, a central angle of  $17^{\circ}06'00''$ , and a chord that bears North  $03^{\circ}00'35''$  East, 440.78 feet to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;
- 4) North  $05^{\circ}32'25''$  West, 530.20 feet, to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set for the beginning point of a curve to the left;
- 5) Northwesterly, 351.83 feet, with said curve to left, having a radius of 1,194.73 feet, a central angle of  $16^{\circ}52'22''$ , and a chord that bears North  $13^{\circ}58'13''$  West, 350.56 feet to a  $\frac{1}{2}$  inch iron rod with cap stamped "TPS 100834-00" set at the intersection of McKnight Lane and the easterly right-of-way line of said F.M. 352, being the most northerly corner of the herein described 61.185 acre tract;



THENCE, departing the easterly right-of-way line of said F.M. 352, with the approximate centerline of said McKnight Lane, the following nine (9) courses and distances:

- 1) South 78°47'45" East, 46.37 feet, to a point for corner;
- 2) South 57°38'16" East, 49.69 feet, to a point for corner;
- 3) South 45°19'46" East, 490.95 feet, to a point for corner;
- 4) South 49°08'27" East, 636.21 feet, to a point for corner;
- 5) South 51°10'23" East, 479.58 feet, to a point for corner;
- 6) South 56°45'19" East, 628.49 feet, to a point for corner;
- 7) South 56°49'05" East, 552.88 feet, to a point for corner;
- 8) South 49°18'58" East, 200.66 feet, to a point for corner;
- 9) South 35°04'18" East, 212.97 feet, to a ½ inch iron with cap stamped "TPS 100834-00" set for the most easterly corner of the herein described 61.185 acre tract;

THENCE, South 86°13'33" West, 69.82 feet, departing said McKnight Lane, across said 1705.489 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 61.185 acres of land within this Field Note Description.

**TRACT 19**  
**4.164 ACRES**  
**IN THE HARDY WARE SURVEY, ABSTRACT NO. 739**  
**POLK COUNTY, TEXAS**

BEING a 4.164 acre tract of land situated in the Hardy Ware Survey, Abstract No. 739, Polk County, Texas, being out of and a portion of that certain called 1038.394 (net) acre tract described as "Tract 28" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas, (O.R.P.C.T.), said 4.164 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence corner post found in the northerly line of a called 19.582 acre tract described in instrument to Walter L. Fortune, recorded in Volume 1634, Page 955, (O.R.P.C.T.), for the southeasterly corner of called 788.929 acre tract as described in instrument to Double LL Ranch, Ltd., recorded in Volume 1727, Page 917, O.R.P.C.T., being the southwesterly corner of a called 16.7 acre tract as described in deed to Larry Paul Spivey, as recorded in Volume 2079, Page 295, O.R.P.C.T., being the southwesterly corner of said 1038.394 acre tract;

THENCE, North 20°30'46" East, 153.15 feet, with the common line of said 1038.394 tract and said 788.929 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Purvis Boulevard, for the southwesterly corner and **POINT OF BEGINNING** of the herein described 4.164 acre tract;

THENCE, North 20°30'46" East, 1015.13 feet, departing said Purvis Boulevard and continuing with said common line, to a ½ inch iron rod found in concrete in the southerly line of Nine Bridge Road, for the northwesterly corner of a called 3.29 acre tract, known as "Tract 3", as described in deed to Stryker Cemetery Assoc., recorded in Volume 780, Page 737, of the Deed Records of Polk County, Texas, (D.R.P.C.T), being the northerly corner of the herein described 4.164 acre tract, from which a ½ iron rod found for the northeasterly corner of a called 0.950 acre tract described as "Tract 1" in said instrument to Stryker Cemetery Assoc., bears North 49°40'18" East, 316.68 feet;

THENCE, South 07°15'14" East, 589.90 feet, departing said Nine Bridge Road, with the westerly line of said 3.29 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of said 3.29 acre tract and the northwesterly corner of a called 2.197 acre tract described as "Tract 2" in said instrument to Stryker Cemetery Assoc., being an easterly corner of the herein described 4.164 acre tract;

THENCE, South 07°34'31" West, with the westerly line of said 2.197 acre tract, at a distance of 220.32 feet, pass the southwesterly corner of said 2.197 acre tract, in all, 232.82 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said Purvis

Boulevard, in the northerly line of said 16.7 acre tract, for the southeasterly corner of the herein described 4.164 acre tract;

THENCE, along the approximate centerline of said Purvis Boulevard and the northerly line of said 16.7 acre tract, with the following three (3) courses and distances:

- 1) South 76°03'00" West, 84.52 feet, to a calculated point for corner;
- 2) South 71°46'15" West, 143.22 feet, to a calculated point for corner;
- 3) South 69°00'36" West, 194.35 feet, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 4.164 acres of land within this Field Note Description.

**TRACT 20**  
**4.972 ACRES**  
**IN THE HARDY WARE SURVEY, ABSTRACT NO. 739,**  
**POLK COUNTY, TEXAS**

BEING a 4.972 acre tract of land situated in the Hardy Ware Survey, Abstract No. 739, Polk County, Texas, being out of and a portion of that certain called 1,038.394 acre tract described as "Tract 28" in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 2063, Page 620, of the Official Records of Polk County, Texas (O.R.P.C.T.), said 4.972 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a fence corner post found in the northerly line of a called 19.582 acre tract described in instrument to Walter L. Fortune, recorded in Volume 1634, Page 955, O.R.P.C.T., for the common southerly corner of a called 788.929 acre tract described in instrument to Double LL Ranch, Ltd., recorded in Volume 1727, Page 917, O.R.P.C.T., and a called 16.7 acre tract described in instrument to Larry Paul Spivey, recorded in Volume 2079, Page 295, O.R.P.C.T., being the southwesterly corner of said 1038.394 acre tract;

THENCE, North 20°30'46" East, 153.15 feet, with the common line of said 1038.394 tract and said 788.929 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Purvis Boulevard;

THENCE, along the approximate centerline of Purvis Boulevard, the following five (5) courses and distances:

- 1) North 69°00'36" East, 194.35 feet, to a calculated point;
- 2) North 71°46'15" East, 143.22 feet, to a calculated point;
- 3) North 76°03'00" East, 84.52 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set;
- 4) North 76°03'00" East, 63.32 feet, to a calculated point;
- 5) North 78°41'17" East, 211.65 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the intersection of Lunsford Road and said Purvis Boulevard;

THENCE North 27°41'39" East, 64.57 feet, along the approximate centerline of said Lunsford Road, to a calculated point;

THENCE North 17°01'40" East, 102.73 feet, continuing along the approximate centerline of said Lunsford Road, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southerly corner and **POINT OF BEGINNING** of the herein described 4.972 acre tract;

THENCE, North 09°13'23" West, with a westerly line of said 1038.394 acre tract, common to the easterly line of a called 2.197 acre tract described as "Tract 2" in instrument to Stryker Cemetery Assoc., recorded in Volume 780, Page 737, of the Deed Records of Polk County, Texas, (D.R.P.C.T), at a distance of 53.05 feet, pass a 3 inch concrete monument found for the common easterly corner of said 2.197 acre tract and a called 3.29 acre tract described as "Tract 3" in said instrument to Stryker Cemetery Assoc., and continuing with the common line of said 1038.394 acre tract and said 3.29 acre tract, in all, 453.49 feet, to a 2 inch iron pipe found for the common easterly corner of said 3.29 acre tract and a called 0.950 acre tract described as "Tract 1" in said instrument to Stryker Cemetery Assoc., being an angle corner in a westerly line of the herein described 4.972 acre tract;

THENCE North 09°14'40" West, 353.68 feet, with the common line of said 1038.394 acre tract and said 0.950 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Nine Bridge Road, in the southeasterly line of a called 50.244 acre tract described in instrument to James Riley, recorded in Volume 2142, Page 094, O.R.P.C.T., from which a ½ inch iron rod found for the northeasterly corner of said 0.950 acre tract, bears North 09°14'40" West, 12.18 feet;

THENCE, along the approximate centerline of said Nine Bridge Road and with the common line of said 1038.394 acre tract and said 50.244 acre tract, the following four (4) courses and distances:

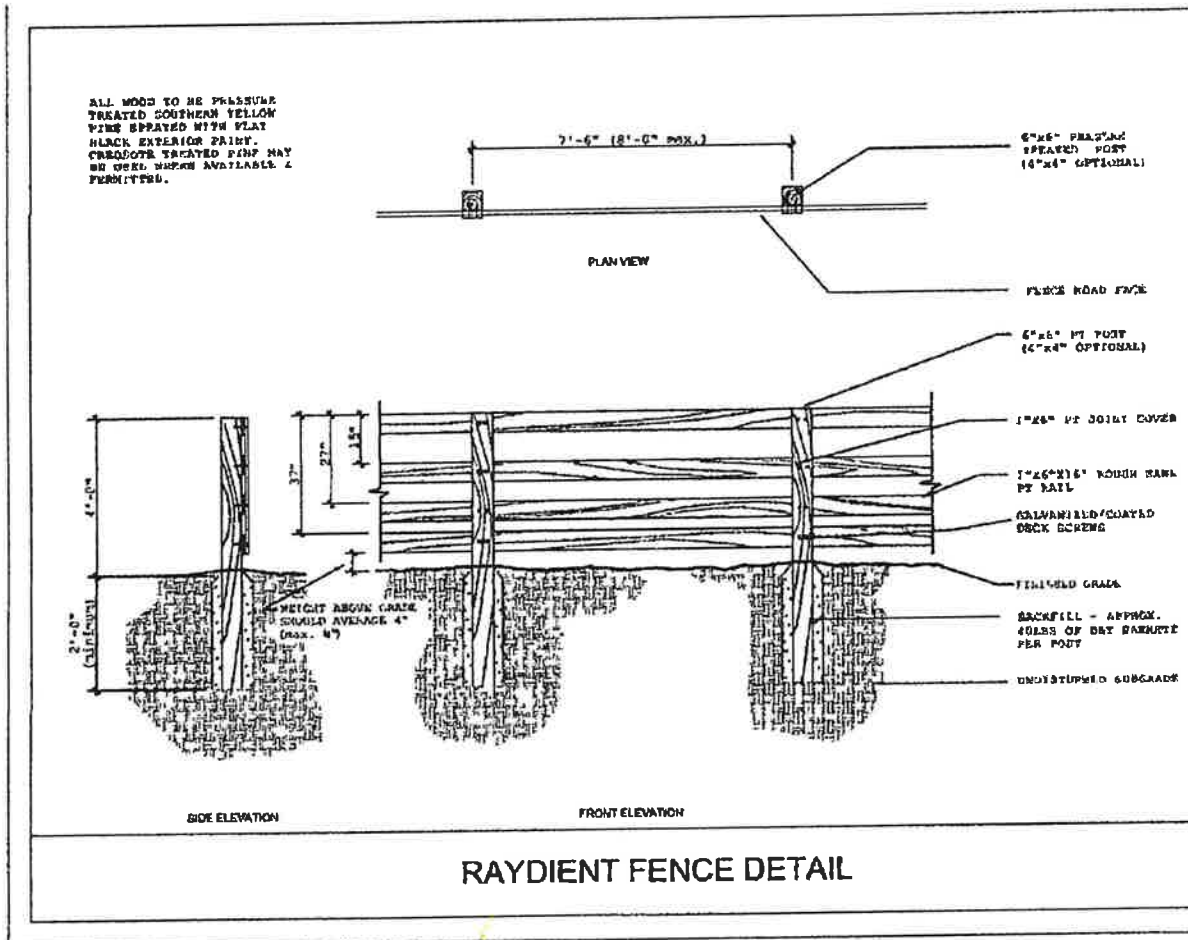
- 1) North 53°58'24" East, 172.41 feet, to a point for corner;
- 2) North 50°31'24" East, 155.72 feet, to a point for corner;
- 3) North 42°38'24" East, 257.92 feet, to a point for corner;
- 4) North 35°44'24" East, 102.87 feet, to a point at the intersection of said Nine Bridges Road and said Lunsford Road;

THENCE, severing said 1038.394 acre tract, along the approximate centerline of said Lunsford Road, the following five (5) courses and distances:

- 1) South 00°33'32" East, 14.82 feet, to a point for corner;
- 2) South 17°27'29" West, 322.34 feet, to a point for corner;
- 3) South 14°49'02" West, 627.88 feet, to a point for corner;
- 4) South 17°54'31" West, 208.63 feet, to a point for corner;
- 5) South 17°01'40" West, 149.05 feet, to the **PLACE OF BEGINNING**;

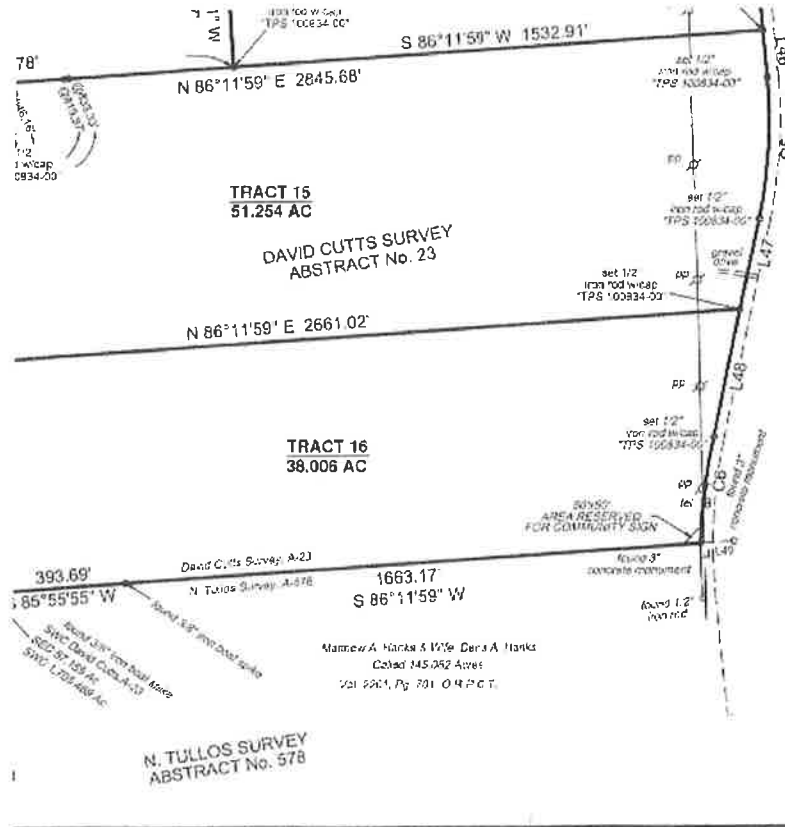
CONTAINING a computed area of 4.972 acres of land within this Field Note Description.

**Exhibit C – Fence Specifications**



**RECORDER'S MEMORANDUM**  
 All or Parts of the Text on This Page  
 Were Not Clearly Legible For Satisfactory  
 Recordation and/or Reproduction

**Exhibit D – Survey With Sign Easement**



Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:  
**Fidelity National Title Insurance Company**  
 G.F. No. 2020283402  
 Effective date: October 26, 2020  
 (As to tract 4 only)

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

- 1) Right of Way to Southland Energy Company, per Vol. 297, Pg. 64, O.P.R.P.C.T. (Does not affect)
- 2) Right of Way to Eastern Telephone Company, per Vol. 1206, Pg. 587, O.P.R.P.C.T. (Does not affect)
- 3) Right of Way to Comstock Oil & Gas, Inc., per Vol. 1183, Pg. 364, O.P.R.P.C.T. (Does not affect)
- 4) Water Line Right of Way to Elmer Ehn Gesellschaft, per Vol. 1675, Pg. 165, O.P.R.P.C.T. (Does not affect)
- 5) Right of Way to Southland Paper Mills, Inc., per Vol. 116, Pg. 286, O.P.R.P.C.T. (Does not affect)
- 6) Right of Way to Compton Acquisition, LLC, per Vol. 1243, Pg. 1, O.P.R.P.C.T. (Does not affect)
- 7) Non-exclusive Right of Way to Pure Resources, L.P., per Vol. 1204, Pg. 1, O.P.R.P.C.T. (Does not affect)
- 8) Road Easements, per Vol. 1243, Pg. 1, O.P.R.P.C.T. (Does not affect)
- 9) Agreement for Access Rights to Rayonier TRS Forest Operations, L.C., per Vol. 2034, Pg. 1, O.P.R.P.C.T. (Blanket)
- 10) Temporary Right of Way for bridge construction to Bridges Construction, per Vol. 1329, Pg. 530, O.P.R.P.C.T. (Does not affect)
- 11) Right of Way to Rayonier TRS Forest Operations LLC, per Vol. 2063, Pg. 622, O.P.R.P.C.T. (Does not affect)

Subject property shown hereon is located in Zone X, and does not appear to be within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48373C D100 C, effective 9/3/2010.

Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 9-22-2020



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

FILED FOR RECORD  
 2021 APR 19 PM 2:41

WD

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.

APR 19 2021

*Schelana Hock*  
 POLK COUNTY CLERK



*Schelana Hock*  
 COUNTY CLERK  
 POLK COUNTY, TEXAS

**RECORDER'S MEMORANDUM**  
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