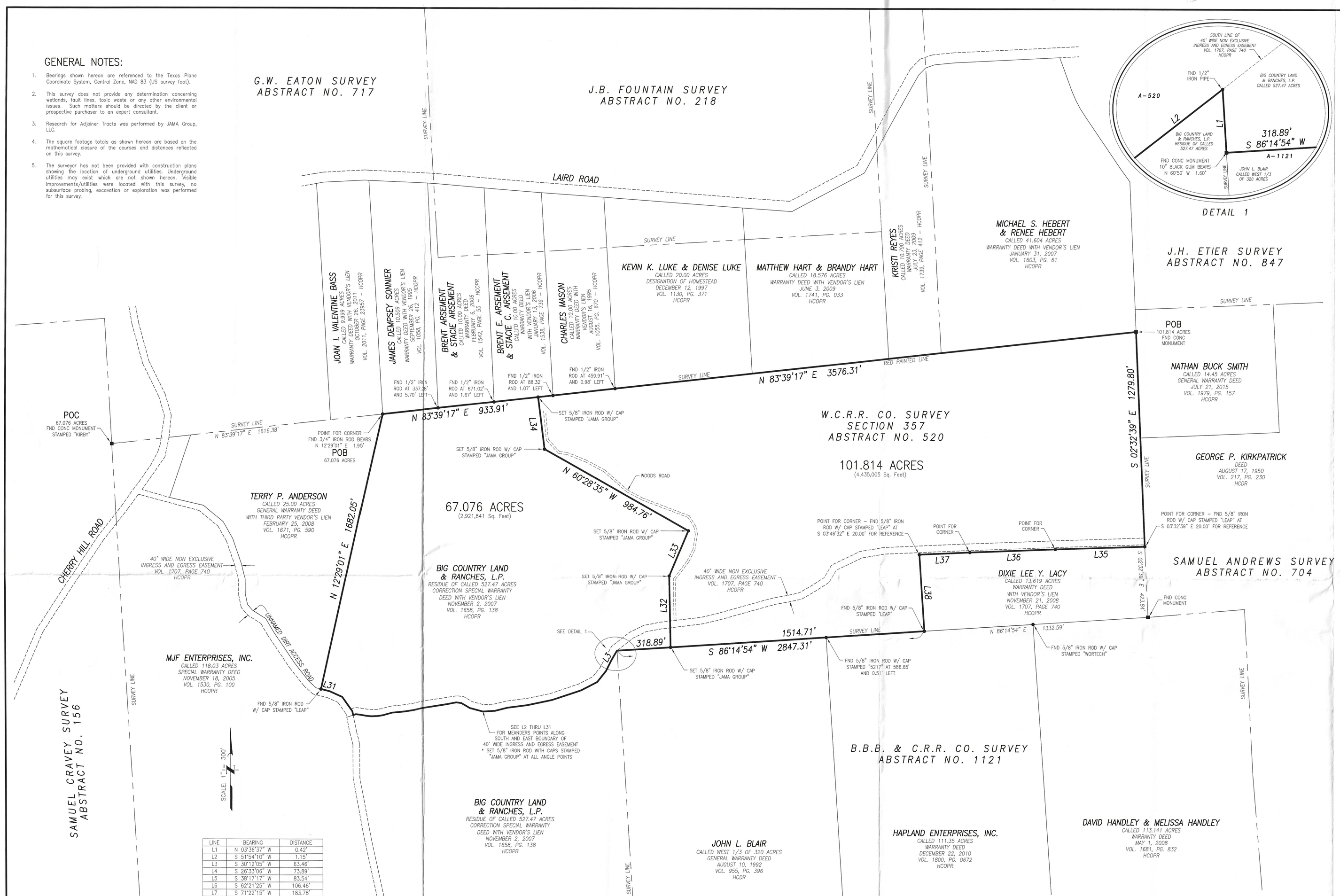
GENERAL NOTES:

1. Bearings shown hereon are referenced to the Texas Plane Coordinate System, Central Zone, NAD 83 (US survey foot).
2. This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
3. Research for Adjoiner Tracts was performed by JAMA Group, LLC.
4. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey.
5. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon. Visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed for this survey.



DETAIL 1

LEGAL DESCRIPTION – 67.076 ACRES:

Being a 67.076 acre tract of land as situated in the W.C.R.R. Co. Survey, Section 357, Abstract No. 520 of Hardin County, Texas and being out of and a part of a called 527.47 acre tract as conveyed to Big Country Land & Ranches, L.P. by a Correction Special Warranty Deed with Vendor's Lien dated November 2, 2007 and filed for record under Volume 1658, Page 138 of the Hardin County Official Public Records. Said 67.076 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found for the northwest corner of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, the northwest corner of said Big Country Land & Ranches, LP called 527.47 acre tract, and the southwest corner of the G.W. Eaton Survey, Abstract No. 717, same being located on the east line of the Samuel Cravey Survey, Abstract No. 156;

THENCE, North 83°39'17" East, a distance of 1616.38 feet, along the north line of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, the north line of said Big Country Land & Ranches, LP called 527.47 acre tract, and the south line of the G.W. Eaton Survey, Abstract No. 717, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for the northwest corner and PLACE OF BEGINNING of the herein described tract, same being the northeast corner of a called 25.00 acre tract as conveyed to Terry P. Anderson by a General Warranty Deed with Third Party Vendor's Lien dated February 25, 2008 and filed for record under Volume 1671, Page 590 of the Hardin County Official Public Records, from which a 5/8-inch iron rod found for reference bears North 12°29'01" East a distance of 1.95 feet;

THENCE, North 83°39'17" East, (called North 86°43'53" East), along the north line of said Big Country Land & Ranches, LP called 527.47 acre tract, the north line of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, and the south line of said G.W. Eaton Survey, Abstract No. 717, at a distance of 337.28 feet passing a 1/2-inch iron rod found 5.70 feet left, at a distance of 671.02 feet passing a 1/2-inch iron rod found 1.67 feet left, IN ALL a total distance of 933.91 feet to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for the northeast corner of the herein described tract and the northwest corner of a 101.814 acre tract as surveyed this day out of and a part of said Big Country Land & Ranches, LP called 527.47 acre tract, from which a concrete monument found for the northeast corner of said Big Country Land & Ranches, LP called 527.47 acre tract and the northeast corner of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520 bears North 83°39'17" East a distance of 3576.31 feet;

THENCE, over and across said Big Country Land & Ranches, LP called 527.47 acre tract the following four (4) courses and distances:

1. South 07°05'02" East, a distance of 312.21 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA Group") for an angle corner of the herein described tract;
2. South 60°28'35" East, a distance of 984.76 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA Group") for an angle corner of the herein described tract;
3. South 22°54'51" West, a distance of 293.80 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA Group") for an angle corner of the herein described tract;
4. South 01°02'57" East, a distance of 427.38 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA Group") for the southeast corner of the herein described tract and the southwest corner of said 101.814 acre tract, same being located on the south line of said Big Country Land & Ranches, LP called 527.47 acre tract, a south line of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, the north line of the B.B.B. & C. R.R. Co. Survey, Abstract No. 1121, and the north line of a tract conveyed to John L. Blair more particularly described as the west one third (1/3) of 320 acres as conveyed by a Warranty Deed dated August 10, 1992 and filed for record under Volume 955, Page 396 of the Hardin County Deed Records, from which a concrete monument found for a southeast corner of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520 and said Big Country Land & Ranches, LP called 527.47 acre tract bears North 86°14'54" East a distance of 2847.31 feet;

THENCE, South 86°14'54" West, a distance of 318.89 feet, along the south line of said Big Country Land & Ranches, LP called 527.47 acre tract, a south line of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, the north line of said John L. Blair tract, a south line of said G.W. Eaton Survey, Abstract No. 717, and the north line of said John L. Blair tract, a concrete monument found for an angle corner of said Big Country Land & Ranches, LP called 527.47 acre tract, an angle corner of the herein described tract, and an interior "ell" corner of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, same being the northwest corner of said John L. Blair tract and the northwest corner of said B.B.B. & C. R.R. Co. Survey, Abstract No. 1121, from which a 10-inch Black Gum found bears North 60°50' West a distance of 1.60 feet;

THENCE, North 03°36'37" West, a distance of 0.42 feet, to a 1/2-inch iron pipe found in the south line of a called 40-foot wide non exclusive ingress and egress easement as filed for record under Volume 1707, Page740 of said Hardin County Official Public Records and the south edge of a dirt road for an angle corner of the herein described tract;

THENCE, along the south boundary of said 40-foot wide non exclusive ingress and egress easement and the south edge of said dirt road the following twenty-six (26) courses and distances:

1. South 51°54'10" West, a distance of 1.15 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
2. South 30°12'05" West, a distance of 63.46 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
3. South 26°33'06" West, a distance of 73.89 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
4. South 38°17'17" West, a distance of 83.54 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
5. South 62°21'25" West, a distance of 106.46 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
6. South 71°22'15" West, a distance of 183.78 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
7. South 78°09'18" West, a distance of 149.21 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
8. South 82°35'01" West, a distance of 119.81 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
9. South 75°45'05" West, a distance of 76.11 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
10. South 86°53'22" West, a distance of 71.93 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
11. North 74°55'52" West, a distance of 80.38 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
12. North 59°56'51" West, a distance of 57.29 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
13. North 82°20'34" West, a distance of 30.84 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
14. South 79°35'05" West, a distance of 57.02 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
15. South 81°03'17" West, a distance of 161.02 feet, to a 5/8-inch iron rod set (with cap stamped ""JAMA GROUP") for an angle corner of the herein described tract;
16. South 76°21'23" West, a distance of 46.96 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
17. South 81°02'36" West, a distance of 45.06 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
18. South 83°59'00" West, a distance of 78.57 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
19. South 76°23'38" West, a distance of 21.29 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
20. South 73°39'14" West, a distance of 36.11 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
21. South 80°55'56" West, a distance of 31.61 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
22. South 87°17'35" West, a distance of 38.00 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
23. North 84°24'04" West, a distance of 29.92 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
24. North 80°31'05" West, a distance of 35.29 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
25. North 83°24'32" West, a distance of 28.48 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;
26. South 71°02'23" West, a distance of 16.54 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for the most southerly southwest corner of the herein described tract, from which a 1/2-inch iron pipe found in the west edge of said dirt road for an angle corner of said 40-foot wide non exclusive ingress and egress easement bears South 71°02'23" West a distance of 40.61 feet and a 5/8-inch iron rod found (with cap stamped "LEAP") in the west edge of said dirt road bears North 79°21'50" West a distance of 43.10 feet;

THENCE, North 11°11'4" West, a distance of 24.24 feet, over and across said 40-foot wide non exclusive ingress and egress easement and 40-feet parallel to the west line of same, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") in the road bed of said dirt road for an angle corner of the herein described tract;

THENCE, North 35°16'23" West, over and across said 40-foot wide non exclusive ingress and egress easement and 40-feet parallel to the west line of same, at a distance of 16.25 feet passing the north edge of same and continuing along an east line of same and the east edge of said dirt road, IN ALL a total distance of 103.83 feet to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;

THENCE, North 65°53'31" West, a distance of 81.84 feet, along an east line of said 40-foot wide non exclusive ingress and egress easement and the east edge of said dirt road, to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for an angle corner of the herein described tract;

THENCE, North 75°41'16" West, a distance of 53.94 feet, along an east line of said 40-foot wide non exclusive ingress and egress easement and the east edge of said dirt road, to a 5/8-inch iron rod found (with cap stamped "LEAP") for the southwest corner of the herein described tract and the south corner of said Terry P. Anderson called 25.00 acre tract;

THENCE, North 12°29'01" East, a distance of 1682.05 feet, along the east line of said Terry P. Anderson called 25.00 acre tract, to the PLACE OF BEGINNING, CONTAINING 67.076 acres of land in Hardin County, Texas.

LEGAL DESCRIPTION – 101.814 ACRES:

Being a 101.814 acre tract of land as situated in the W.C.R.R. Co. Survey, Section 357, Abstract No. 520 of Hardin County, Texas and being out of and a part of a called 527.47 acre tract as conveyed to Big Country Land & Ranches, LP by a Correction Special Warranty Deed with Vendor's Lien dated November 2, 2007 and filed for record under Volume 1658, Page 138 of the Hardin County Official Public. Said 101.814 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found for the northeast corner of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, the northeast corner of said Big Country Land & Ranches, LP called 527.47 acre tract, the northeast corner of the herein described tract, the southeast corner of a called 41.604 acre tract as conveyed to Michael S. Hebert and Renee Hebert by a Warranty Deed with Vendor's Lien dated January 31, 2007 and filed for record under Volume 1603, Page 61 of the Hardin County Official Public Records, and a southeast corner of the J.H. Etier Survey, Abstract No. 847, same being in the west line of a called 14.45 acre tract as conveyed to Nathan Buck Smith by a General Warranty Deed dated July 21, 2015 and filed for record under Volume 1979, Page 157 of the Hardin County Official Public Records and being in the west line of the Samuel Andrews Survey, Abstract No. 704;

THENCE, South 02°32'39" East, a distance of 1279.80 feet, (called South 00°30'37" West) along the east line of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, the east line of said Big Country Land & Ranches, LP called 527.47 acre tract, and the east line of the herein described tract, same being in the west line of said Nathan Buck Smith called 14.45 acre tract, and the west line of said Samuel Andrews Survey, Abstract No. 704, to a point for the most easterly southeast corner of the herein described tract and the northeast corner of a called 13.619 acre tract as conveyed to Dixie Lee Y. Lacy by a Warranty Deed with Vendor's Lien dated November 21, 2008 and filed for record under Volume 1707, Page 740 of said Hardin County Official Public Records, from which a 5/8-inch iron rod found (with cap stamped "LEAP") bears South 02°32'39" East a distance of 20.00 feet and a concrete monument found for a southeast corner of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520 and a southeast corner of said Big Country Land & Ranches, LP called 527.47 acre tract bears South 02°32'39" East a distance of 423.84 feet;

THENCE, South 88°03'16" West, a distance of 532.41 feet, along a north line of said Dixie Lee Y. Lacy called 13.619 acre tract, to a point for an angle corner of same and of the herein described tract;

THENCE, South 87°47'14" West, a distance of 509.47 feet, along a north line of said Dixie Lee Y. Lacy called 13.619 acre tract, to a point for an angle corner of same and of the herein described tract;

THENCE, South 87°28'00" West, a distance of 300.36 feet, along a north line of said Dixie Lee Y. Lacy called 13.619 acre tract, to a point for the northwest corner of same and an interior angle corner of the herein described tract, from which a 5/8-inch iron rod found (with cap stamped "LEAP") bears South 03°46'32" East a distance of 20.00 feet;

THENCE, South 03°46'32" East, a distance of 460.60 feet, along the west line of said Dixie Lee Y. Lacy called 13.619 acre tract, to a 5/8-inch iron rod found (with cap stamped "LEAP") for the southwest corner of same and the most southerly southeast corner of the herein described tract, same being located in the south line of said Big Country Land & Ranches, LP called 527.47 acre tract, a south line of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, the north line of the B.B.B. & C. R.R. Co. Survey, Abstract No. 1121, and the north line of a called 111.35 acre tract as conveyed to Hapland Enterprises, Inc. by a Warranty Deed dated December 22, 2010 and filed for record under Volume 1800, Page 0672 of the Hardin County Official Public Records, from which the previously mentioned concrete monument found for a southeast corner of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520 and a southeast corner of said Big Country Land & Ranches, LP called 527.47 acre tract bears North 86°14'54" East a distance of 1332.59 feet;

LEGAL DESCRIPTION – 101.814 ACRES (CONTINUED):

THENCE, South 86°14'54" West, (called South 88°18'32" West) along a south line of said Big Country Land & Ranches, LP called 527.47 acre tract, a south line of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, the north line of said B.B.B. & C. R.R. Co. Survey, Abstract No. 1121, and the north line of said Hapland Enterprises, Inc. called 111.35 acre tract, at a distance of 586.65 feet passing a 5/8-inch iron rod found (with cap stamped "5217") 0.51 feet left for the northwest corner of same and the northeast corner of a tract conveyed to John L. Blair more particularly described as the west one third (1/3) of 320 acres as conveyed by a Warranty Deed dated August 10, 1992 and filed for record under Volume 955, Page 396 of the Hardin County Deed Records, IN ALL a total distance of 1514.71 feet to a 5/8-inch iron rod set (with cap stamped "JAMA GROUP") for the southwest corner of the herein described tract and the southeast corner of a 67.076 acre tract also surveyed this day out of and a part of said Big Country Land & Ranches, LP called 527.47 acre tract, from which a concrete monument found for an angle corner of said Big Country Land & Ranches, LP called 527.47 acre tract, an interior "ell" corner of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, the northwest corner of said John L. Blair tract and the northwest corner of said B.B.B. & C. R.R. Co. Survey, Abstract No. 1121 bears South 86°14'54" West a distance of 318.89 feet;

THENCE, over and across said Big Country Land & Ranches, LP called 527.47 acre tract the following four (4) courses and distances:

1. North 01°02'57" West, a distance of 427.38 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA Group") for an angle corner of the herein described tract;
2. North 22°54'51" East, a distance of 293.80 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA Group") for an angle corner of the herein described tract;
3. North 60°28'35" West, a distance of 984.76 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA Group") for an angle corner of the herein described tract;
4. North 07°05'02" West, a distance of 312.21 feet, to a 5/8-inch iron rod set (with cap stamped "JAMA Group") for the northwest corner of the herein described tract being and the northeast corner of said 67.076 acre tract, same being located in the north line of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, the north line of said Big Country Land & Ranches, LP called 527.47 acre tract, and the south line of the G.W. Eaton Survey, Abstract No. 717, from which a concrete monument found (stamped "KIRBY") for the northwest corner of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520 bears South 83°39'17" West a distance of 2550.29 feet;

THENCE, North 83°39'17" East, (called North 86°43'53" East) along the north line of said Big Country Land & Ranches, LP called 527.47 acre tract, the north line of said W.C.R.R. Co. Survey, Section 357, Abstract No. 520, and the south line of said G.W. Eaton Survey, Abstract No. 717, at a distance of 88.32 feet passing a 1/2-inch iron rod found 1.07 feet left, at a distance of 459.91 feet passing a 1/2-inch iron rod found 0.98 feet left, at a called distance of 2410.77 feet passing the most southerly southeast corner of said G.W. Eaton Survey, Abstract No. 717 and the southwest corner of said J.H. Etier Survey, Abstract No. 847, IN ALL a total distance of 3576.31 feet to the PLACE OF BEGINNING, CONTAINING 101.814 acres of land in Hardin County, Texas.

LINE	BEARING	DISTANCE
L1	N 03°36'37" W	0.42'
L2	S 51°54'10" W	1.15'
L3	S 30°12'05" W	63.46'
L4	S 26°33'06" W	73.89'
L5	S 38°17'17" W	83.54'
L6	S 62°21'25" W	106.46'
L7	S 71°22'15" W	183.78'
L8	S 78°09'18" W	149.21'
L9	S 82°35'01" W	119.81'
L10	S 75°45'05" W	76.11'
L11	S 86°53'22" W	71.93'
L12	N 74°55'52" W	80.38'
L13	N 59°56'51" W	57.29'
L14	N 82°20'34" W	30.84'
L15	S 79°35'05" W	57.02'
L16	S 81°03'17" W	161.02'
L17	S 76°21'23" W	46.96'
L18	S 81°02'36" W	45.06'
L19	S 83°59'00" W	78.57'
L20	S 76°23'38" W	21.29'
L21	S 73°39'14" W	36.11'
L22	S 80°55'56" W	31.61'
L23	S 87°17'35" W	38.00'
L24	N 84°24'04" W	29.92'
L25	N 80°31'05" W	35.29'
L26	N 83°24'32" W	28.48'
L27	S 71°02'23" W	16.54'
L28	N 11°11'49" W	24.24'
L29	N 35°16'23" W	103.83'
L30	N 65°53'31" W	81.84'
L31	N 75°41'16" W	53.94'
L32	N 01°02'57" W	427.38'
L33	N 22°54'51" E	293.80'
L34	N 07°05'02" W	312.21'
L35	S 88°03'16" W	532.41'
L36	S 87°47'14" W	509.47'
L37	S 87°28'00" W	300.36'
L38	S 03°46'32" E	460.60'

LEGEND & ABBREVIATIONS:

CF ------- CLERK'S FILE NUMBER
E ------ ELECTRICAL POWER LINE
FC ------- FILM CODE NUMBER
FND ------ FOUND
HCDR ----- HARDIN COUNTY DEED RECORDS
HCOPR ---- HARDIN COUNTY OFFICIAL PUBLIC RECORDS
POB ------ PLACE OF BEGINNING
PP -------- POWER POLE
R.O.W. ----- RIGHT-OF-WAY
SQ. FT. ---- SQUARE FEET
TPED ----- TELEPHONE PEDESTAL

Subject to the General Notes shown hereon:

We, JAMA Group, LLC acting by and through Michael Kethan, a Registered Professional Land Surveyor, hereby certify that this drawing shown hereon is a true and correct representation of a 101.814 acre tract and a 67.076 acre tract made on the ground, under my supervision, being situated in W.C.R.R. Co Survey, Section 357, A-520 of Hardin County, Texas.

The word "certify" as used above is understood to be an expression of professional judgement by the surveyor, which is based on his best knowledge, information, and belief. As such, it constitutes neither a guarantee nor a warranty, express or implied.

Surveyed: June 9, 2016

Michael Kethan
Registered Professional Land Surveyor No. 5709

STATE OF TEXAS REGISTERED MICHAEL KETHAN 5709 PROFESSIONAL LAND SURVEYOR

STANDARD LAND SURVEY

OF A SURVEY OF

101.814 ACRES & 67.076 ACRES

AS SITUATED IN THE

W.C.R.R. CO. SURVEY SECTION 357 ABSTRACT NO. 520

HARDIN COUNTY, TEXAS

JUNE 9, 2016

JAMA GROUP LLC
7485 Phelan Boulevard
Beaumont, Texas 77706
Office (409) 899-5050
TBPLS Firm #10130400