

PREPARED BY AND RETURN TO:  
JAIME NORTHRUP, ESQ.  
RAYONIER INC.  
1 RAYONIER WAY  
WILDLIGHT, FLORIDA 32097

**DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR PLUM CREEK FARMS**

THIS DECLARATION is made this 14<sup>th</sup> day of Sept., 2023 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 described 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 "Plum Creek Farms", consisting of twenty (20) lots, which are approximately 10.8 acres to 89.12 acres in size, as generally shown on **Exhibit B** attached hereto and made a part hereof. Each lot shall be used for either recreational, single family residential, and/or agricultural purposes. No common areas, easements, accessways, utility, stormwater or any other improvements are made a part of this community or this DECLARATION other than as referenced in the legal description;

WHEREAS, the DECLARANT desires to provide for the protection 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 the PROPERTY to the covenants, conditions and restrictions hereinafter set forth, each of which shall be binding upon, and run with the title to, the PROPERTY; and

WHEREAS, all present and future OWNERS, tenants and occupants of TRACTS, shall be subject to and shall comply with the provisions of this Declaration, as may be amended from time to time. The acceptance of a deed or conveyance or the entering into of a lease, or the entering into occupancy of any TRACT, shall constitute an adoption and ratification of the provisions of this Declaration, as they may be amended from time to time.

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

## 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. “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 the PROPERTY in compliance with any and all applicable laws, ordinances and regulations.

2.2. “ALLOWABLE COMMERCIAL USE” shall mean and be limited to use of any IMPROVEMENT on the PROPERTY or TRACT within the PROPERTY as a home office and/or for telecommuting work. No trade, business, profession or other type of commercial activity, which can be detected by sight, sound, or odor from the exterior of the TRACT or causes increases in traffic or transient guests, shall be carried on upon any TRACT, except that real estate brokers, Owners and their agents may show properties for sale or lease.

2.3. “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.

2.4. “MOBILE HOME” shall mean manufactured home, mobile home, modular home, or house trailer.

2.5. “OWNER” or “OWNERS” shall mean the legal title holder of record of any TRACT (including the DECLARANT), to include any natural person or legal entity holding title; 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.

2.6. “PROPERTY” shall mean the approximate 506.440 acres of land situate in Polk County, Texas and as is more particularly described on **Exhibit A** and is depicted on **Exhibit B**, both attached hereto and which has been designated and named herein as “Plum Creek Farms”.

2.7. “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.

2.8. “RESIDENTIAL USE” shall mean use of the PROPERTY as living quarters for one household only. For avoidance of doubt, Residential Use does not include multi-family occupancy or institutional property.



2.9. “TRACT” or “TRACTS” shall mean those lots, parcels or tracts within the PROPERTY, and as is more particularly described on **Exhibit A** and/or **Exhibit B** attached hereto.

### ARTICLE III – PURPOSE

The purpose of this DECLARATION is to impose the COVENANTS set forth herein on the PROPERTY and TRACTS within the PROPERTY to provide for and encourage the orderly development of the PROPERTY by and through a common scheme of development. Any word or term used in this DECLARATION that is not defined in Article II shall have the meaning as defined in the local development or zoning codes and ordinances. If not defined in this DECLARATION or in local development or zoning codes, the ordinarily accepted meaning will apply.

### ARTICLE IV – USES AND RESTRICTIVE COVENANTS

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

4.1. Permitted Use: The PROPERTY and any TRACT within the PROPERTY shall be used solely for RESIDENTIAL, RECREATIONAL or AGRICULTURAL USES or a combination of said uses. ALLOWABLE COMMERCIAL USE as defined in Article II of this DECLARATION shall also be permitted 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 HOMES may be placed on any TRACT.

4.3. Single Family Residences: Single family residences shall have a minimum of 1500 square feet exclusive of carports, porches and garages. Construction of the residence shall be completed within one (1) year of the date of issuance of the local government building permit.

4.4. Temporary Improvements for Residential Purposes: Temporary IMPROVEMENTS for residential purposes shall be allowed only during a period of active construction of a permanent residential structure on a TRACT, and shall not exist on the site for longer than twelve (12) total months.

4.5. Setbacks: The minimum setback of any structure, including, but not limited to, houses, barns, sheds, etc. constructed on any TRACT shall be one hundred feet (100’) from the front, twenty-five feet (25’) from the rear, and twenty-five feet (25’) from the side lines of a TRACT or as stated in 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. Each TRACT shall be maintained clean and free from refuse, debris, unsightly growth, and any fire hazard.

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 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 and may not be disposed of on the PROPERTY by burning or burial.

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

4.10 Mining Prohibited: No commercial borrow pits or mining of any kind shall be allowed on the Property.

4.11 Towers: No commercial cellular towers, other communication towers, or other towers above forty (40) feet high shall be allowed on the Property.

4.12 Billboards Prohibited; Community Sign: No billboards shall be allowed on the Property. The DECLARANT has installed or will install a community sign on TRACT 16 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 described and depicted on **Exhibit D** attached hereto and 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 mail, 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.

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. DECLARANT and/or any OWNER may enforce these COVENANTS against any other OWNER in violation in a court of competent jurisdiction located 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.

DECLARANT specifically retains the right, but not the obligation, at its sole discretion, to enforce the terms and conditions and provisions of this DECLARATION FOR fifteen (15 years) following the conveyance of the last TRACT owned by DECLARANT to an OWNER.

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

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

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

6.5 Term: These COVENANTS shall be in full force and effect until December 1, 2043 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 take the following actions without vote or consent of the OWNERS:

- (a) amend this DECLARATION for the purpose of curing any ambiguity or any inconsistency between the provisions contained herein; and
- (b) amend this DECLARATION in any manner which does not adversely affect the substantive rights of an existing OWNER or mortgagee; and
- (c) amend this DECLARATION for the purpose of adding other property to be included within the scope of this DECLARATION; and
- (d) 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; and
- (e) 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.

6.6.2 Amendment by OWNERS: Provided DECLARANT no longer owns any TRACT in the PROPERTY, this DECLARATION may be amended, modified or changed only if an instrument is signed by OWNERS that own more than three-quarters (3/4) of the TRACTS in the PROPERTY, provided to DECLARANT for review, and subsequently recorded in the official records of Polk County, Texas. The instrument may not be recorded until approval from DECLARANT to do so is obtained in writing. 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.

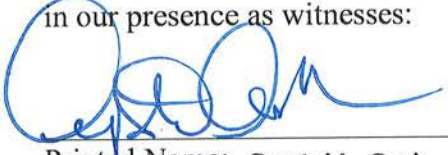
6.9 Right to Subdivide: Once a TRACT has been purchased from DECLARANT, such parcel of land may be combined with other TRACTS, but shall not be subdivided nor shall only a portion of a TRACT be sold unless written approval is given by the DECLARANT.

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 land contiguous to the PROPERTY. For these purposes, contiguous property shall include any property which may be separated from the other property subject to these COVENANTS by a public right-of-way (e.g. a road or street). Any such addition shall be enforceable and recognized upon the recordation of a Supplemental Declaration that 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 in its name and its seal to be affixed hereto as of the day and year first above written:

Signed, sealed and delivered  
in our presence as witnesses:

  
Printed Name: Crystal L. Cook

  
Printed Name: Sarah Miles

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

By: Jaime Northrup  
Jaime Northrup  
Its: Vice President

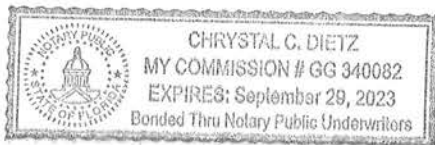
STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of Sept.,  
2023 by Jaime Northrup 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.

  
Notary Public

SEAL

Name: Chrystal C. Dietz  
My Commission Expires: 9-29-23





**Exhibit A – Description of the Property**

[See attached]



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION**  
**TRACT 1**  
**11.000 ACRES**  
**IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332**  
**POLK COUNTY, TEXAS**

BEING an 11.000 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 11.000 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the apparent common line between said Irwin Survey and the B.P. Hardin Survey, Abstract Number 285, in the westerly margin of Farm to Market Road 350 North (FM 350), for the common easterly corner of said 313.766 acre tract and the remainder of that certain called 247.00 acre tract described as "Tract A8" in instrument to Rayonier Forest Operations, LLC, recorded in Volume 1874, Page 330, O.P.R.M.C.T., being the northeasterly corner of the herein described 11.000 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,301,394.62, E: 3,976,260.62**, Central Zone (4203), grid measurements;

THENCE South 03°26'36" East, 400.35 feet, with an easterly line of said 313.766 acre tract, common to the westerly margin of said FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the southeasterly corner of the herein described 11.000 acre tract;

THENCE severing over and across said 313.766 acre tract, the following two (2) courses and distances:

1. South 86°33'24" West, 1215.96 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, South 65°24'59" West, 2548.48 feet;
2. North 03°26'36" West, 387.77 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said apparent common line between said Irwin Survey and said Hardin Survey, in the common line between said 313.766 acre tract and said remainder of 247.00 acre tract, being the northwesterly corner of the herein described 11.000 acre tract, from which a 1/2 inch iron rod with cap found for reference in the northerly line of said 313.766 acre tract bears, South 85°57'50" West, 712.20 feet;

THENCE North 85°57'50" East, 1216.03 feet, with the apparent common line between said Irwin Survey and said Hardin Survey, with the common line between said 313.766 acre tract and said remainder of 247.00 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 11.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR1.

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

June 27, 2023  
Date

\_\_\_\_\_  
Thomas A. McIntyre  
R.P.L.S. No. 6921

**RECORDER'S MEMORANDUM**  
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# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 2

10.800 ACRES

### IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332 POLK COUNTY, TEXAS

BEING a 10.800 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 10.800 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of Farm to Market Road 350 North (FM 350), common to an easterly line of said 313.766 acre tract, being the northeasterly corner of the herein described 10.800 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,300,995.00, E: 3,976,284.66**, Central Zone (4203), grid measurements;

THENCE South 03°26'36" East, 386.89 feet, with an easterly line of said 313.766 acre tract, common to the westerly margin of said FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the southeasterly corner of the herein described 10.800 acre tract;

THENCE severing over and across said 313.766 acre tract, the following three (3) courses and distances:

1. South 86°33'24" West, 1215.96 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, South 73°56'09" West, 2435.82 feet;
2. North 03°26'36" West, 386.89 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 86°33'24" East, 1215.96 feet, to the **POINT OF BEGINNING** and containing a computed area of 10.800 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR2.

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

June 27, 2023

Date

### RECORDER'S MEMORANDUM

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Thomas A. McIntyre  
 R.P.L.S. No. 6921



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 3

10.900 ACRES

### IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332 POLK COUNTY, TEXAS

BEING a 10.900 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 10.900 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of Farm to Market Road 350 North (FM 350), common to an easterly line of said 313.766 acre tract, being the northeasterly corner of the herein described 10.900 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: **10,300,608.80**, E: **3,976,307.90**, Central Zone (4203), grid measurements;

THENCE South 03°26'36" East, 330.30 feet, with an easterly line of said 313.766 acre tract, common to the westerly margin of said FM 350, to a 60D nail found in said common line, for the beginning of a curve to the left in the easterly line of the herein described 10.900 acre tract;

THENCE Southeasterly 57.13 feet, with the arc of said curve to the left, having a radius of 1004.93 feet, a delta angle of 03°15'26", and a chord which bears South 06°33'21" East, 57.12 feet, with an easterly arc of said 313.766 acre tract, common to the westerly margin of said FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the same, being the southeasterly corner of the herein described 10.900 acre tract;

THENCE severing over and across said 313.766 acre tract, the following three (3) courses and distances:

1. South 86°16'06" West, 1219.08 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, South 83°12'58" West, 2381.01 feet;
2. North 03°26'36" West, 393.48 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 86°33'24" East, 1215.96 feet, to the **POINT OF BEGINNING** and containing a computed area of 10.900 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR3.

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

June 27, 2023  
 Date

**RECORDER'S MEMORANDUM**  
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Thomas A. McIntyre  
 R.P.L.S. No. 6921





# TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION**  
**TRACT 4**  
**13.599 ACRES**  
**IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332**  
**POLK COUNTY, TEXAS**

BEING a 13.599 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 13.599 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of Farm to Market Road 350 North (FM 350), common to an easterly arc of said 313.766 acre tract, being the northeasterly corner of the herein described 13.599 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,300,222.34, E: 3,976,334.26**, Central Zone (4203), grid measurements;

THENCE Southeasterly 285.00 feet, with the arc of a curve to the left, having a radius of 1004.93 feet, a delta angle of  $16^{\circ}14'58''$ , and a chord which bears South  $16^{\circ}18'33''$  East, 284.05 feet, with an easterly arc of said 313.766 acre tract, common to the westerly margin of said FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the same, being the southeasterly corner of the herein described 13.599 acre tract;

THENCE severing over and across said 313.766 acre tract, the following four (4) courses and distances:

1. South  $67^{\circ}11'17''$  West, 1171.14 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North  $29^{\circ}47'47''$  West, 399.75 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North  $03^{\circ}26'36''$  West, 300.98 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, South  $83^{\circ}12'58''$  West, 2381.01 feet;
4. North  $86^{\circ}16'06''$  East, 1219.08 feet, to the **POINT OF BEGINNING** and containing a computed area of 13.599 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR4.

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

June 27, 2023  
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Thomas A. McIntyre  
 R.P.L.S. No. 6921



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 5

12.898 ACRES

**IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332  
 AND IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46  
 POLK COUNTY, TEXAS**

BEING a 12.898 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332 and in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), and also a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said 12.898 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of Farm to Market Road 350 North (FM 350), common to an easterly arc of said 313.766 acre tract, being the northerly corner of the herein described 12.898 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,299,949.73, E: 3,976,414.03**, Central Zone (4203), grid measurements;

THENCE Southeasterly 81.45 feet, with the arc of a curve to the left, having a radius of 1004.93 feet, a delta angle of 04°38'38", and a chord which bears South 26°45'21" East, 81.43 feet, with an easterly arc of said 313.766 acre tract, common to the westerly margin of said FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the same, being a northeasterly angle corner of the herein described 12.898 acre tract;

THENCE South 29°11'12" East, 120.39 feet, with a northeasterly line of said 313.766 acre tract, common to the southwesterly margin of said FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common northerly corner of said 313.766 acre tract and said 192 acre tract, being a northeasterly angle corner of the herein described 12.898 acre tract;

THENCE South 29°47'47" East, 238.92 feet, with the northeasterly line of said 192 acre tract, common to the southwesterly margin of said FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the easterly corner of the herein described 12.898 acre tract;

THENCE South 62°51'11" West, 1158.09 feet, severing over and across said 192 acre tract and said 313.766 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set within said 313.766 acre tract, being the southerly corner of the herein described 12.898 acre tract;

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THENCE severing over and across said 313.766 acre tract, the following two (2) courses and distances:

1. North 29°47'47" West, 529.49 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 81°55'39" West, 2606.89 feet;
2. North 67°11'17" East, 1171.14 feet, to the **POINT OF BEGINNING** and containing a computed area of 12.898 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR5.

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

June 27, 2023

Date

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Thomas A. McIntyre  
R.P.L.S. No. 6921

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# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 6

11.301 ACRES

**IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332  
 AND IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46  
 POLK COUNTY, TEXAS**

BEING an 11.301 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332 and in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), and also a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said 11.301 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 192 acre tract, common to the southwesterly margin of Farm to Market Road 350 North (FM 350), being the northerly corner of the herein described 11.301 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,299,564.58, E: 3,976,628.12**, Central Zone (4203), grid measurements;

THENCE South 29°47'47" East, 425.52 feet, with the northeasterly line of said 192 acre tract, common to the southwesterly margin of said FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line and being the easterly corner of the herein described 11.301 acre tract;

THENCE severing over and across said 192 acre tract and said 313.766 acre tract, the following three (3) courses and distances:

1. South 62°51'11" West, 1158.09 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 29°47'47" West, 425.52 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 73°48'49" West, 2961.57 feet;
3. North 62°51'11" East, 1158.09 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.301 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR6.

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

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# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 7

11.300 ACRES

IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332  
 AND IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46  
 POLK COUNTY, TEXAS

BEING an 11.300 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332 and in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), and also a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said 11.300 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 192 acre tract, common to the southwesterly margin of Farm to Market Road 350 North (FM 350), being the northerly corner of the herein described 11.300 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,299,195.32, E: 3,976,839.56, Central Zone (4203), grid measurements;

THENCE South 29°47'47" East, 425.49 feet, with the northeasterly line of said 192 acre tract, common to the southwesterly margin of said FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line and being the easterly corner of the herein described 11.300 acre tract;

THENCE severing over and across said 192 acre tract and said 313.766 acre tract, the following three (3) courses and distances:

1. South 62°51'11" West, 1158.09 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 29°47'47" West, 425.49 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 68°38'35" West, 3280.92 feet;
3. North 62°51'11" East, 1158.09 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.300 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR7.

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

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 R.P.L.S. No. 6921



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 8

11.200 ACRES

### IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332 AND IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46 POLK COUNTY, TEXAS

BEING an 11.200 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332 and in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), and also a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said 11.200 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 192 acre tract, common to the southwesterly margin of Farm to Market Road 350 North (FM 350), being the northerly corner of the herein described 11.200 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,298,826.08, E: 3,977,051.00**, Central Zone (4203), grid measurements;

THENCE South 29°47'47" East, 421.72 feet, with the northeasterly line of said 192 acre tract, common to the southwesterly margin of said FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line and being the easterly corner of the herein described 11.200 acre tract;

THENCE severing over and across said 192 acre tract and said 313.766 acre tract, the following three (3) courses and distances:

1. South 62°51'11" West, 1158.09 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 29°47'47" West, 421.72 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 64°25'04" West, 3622.15 feet;
3. North 62°51'11" East, 1158.09 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.200 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR8.

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

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R.P.L.S. No. 6921





# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 9

11.700 ACRES

### IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332 AND IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46 POLK COUNTY, TEXAS

BEING an 11.700 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332 and in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), and also a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said 11.700 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 192 acre tract, common to the southwesterly margin of Farm to Market Road 350 North (FM 350), being the northerly corner of the herein described 11.700 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,298,460.11, E: 3,977,260.56**, Central Zone (4203), grid measurements;

THENCE South 29°47'47" East, 442.93 feet, with the northeasterly line of said 192 acre tract, common to the southwesterly margin of said FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line and being the easterly corner of the herein described 11.700 acre tract;

THENCE South 62°51'11" West, 1047.50 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Irwin Survey and the John Butchee Survey, Abstract Number 121, in the common line between said 313.766 acre tract and that certain called 1755.85 acre tract described in instrument to Foster Timber, LTD, recorded in Volume 1992, Page 582, O.P.R.P.C.T., being the southeasterly corner of the herein described 11.700 acre tract, from which a 1/2 inch iron rod found for the apparent common easterly corner of said Irwin Survey and said Butchee Survey, in the apparent westerly line of the John Lindsey Survey, Abstract Number 46, for the common easterly corner of said 313.766 acre tract and said 1755.85 acre tract, in the westerly line of said 192 acre tract bears, North 86°37'22" East, 114.11 feet;

THENCE South 86°37'22" West, 123.35 feet, with the apparent common line between said Irwin Survey and said Butchee Survey, the common line between said 313.766 acre tract and said 1755.85 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the southwesterly corner of the herein described 11.700 acre tract;

THENCE North 29°47'47" West, 393.16 feet, severing over and across said 313.766 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the westerly corner of the herein described 11.700 acre tract, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 60°57'47" West, 3976.42 feet;

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THENCE North 62°51'11" East, 1158.09 feet, severing over and across said 313.766 acre tract and said 192 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 11.700 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR9.

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

June 27, 2023  
Date

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Thomas A. McIntyre  
R.P.L.S. No. 6921

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# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 10

15.998 ACRES

### IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332 AND IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46 POLK COUNTY, TEXAS

BEING a 15.998 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332 and in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), and also a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said 15.998 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 192 acre tract, common to the southwesterly margin of Farm to Market Road 350 North (FM 350), being the northerly corner of the herein described 15.998 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,298,075.74, E: 3,977,480.66**, Central Zone (4203), grid measurements;

THENCE with the northeasterly line of said 192 acre tract, common to the southwesterly margin of FM 350, the following two (2) courses and distances:

1. South 29°47'47" East, 293.22 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 29°49'53" East, 355.87 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the easterly corner of the herein described 15.998 acre tract;

THENCE severing over and across said 192 acre tract, the following two (2) courses and distances:

1. South 62°51'11" West, 1158.19 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 29°44'19" West, 165.73 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Lindsey Survey and the John Butchee Survey, Abstract Number 121, in the common line between said 192 acre tract and that certain called 1755.85 acre tract described in instrument to Foster Timber, LTD, recorded in Volume 1992, Page 582, O.P.R.P.C.T., being the southwesterly angle corner of the herein described 15.998 acre tract;

THENCE North 03°22'34" West, 477.32 feet, with the apparent common line between said Lindsey Survey and said Butchee Survey, a common line between said 192 acre tract and said 1755.85 acre tract, to a 1/2 inch iron rod found for the apparent common easterly corner of said Irwin Survey and said Butchee Survey, in the apparent westerly line of the John Lindsey Survey, Abstract Number 46, for the common easterly corner of said 313.766 acre tract and said 1755.85 acre tract, in the westerly line of said 192 acre tract, being the interior corner of the herein described 15.998 acre tract;

THENCE South 86°37'22" West, 114.11 feet, with the apparent common line between said Irwin Survey and said Butchee Survey, the common line between said 313.766 acre tract and said 1755.85 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the westerly corner of the herein described 15.998 acre tract, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 59°10'55" West, 4419.10 feet;

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THENCE North 62°51'11" East, 1047.50 feet, severing over and across said 313.766 acre tract and said 192 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 15.998 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR10.

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

June 27, 2023  
Date

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Thomas A. McIntyre  
R.P.L.S. No. 6921

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# TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION**  
**TRACT 11**  
**17.600 ACRES**  
**IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46**  
**POLK COUNTY, TEXAS**

BEING a 17.600 acre tract of land situated in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said 17.600 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 192 acre tract, common to the southwesterly margin of Farm to Market Road 350 North (FM 350), being the northerly corner of the herein described 17.600 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,297,512.57, E: 3,977,803.39**, Central Zone (4203), grid measurements;

THENCE South 29°49'53" East, 662.37 feet, with the northeasterly line of said 192 acre tract, common to the southwesterly margin of FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the easterly corner of the herein described 17.600 acre tract;

THENCE severing over and across said 192 acre tract, the following three (3) courses and distances:

1. South 62°51'12" West, 1159.27 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 29°44'19" West, 662.32 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of the James O. Irwin Survey, for the common easterly corner of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981, O.P.R.P.C.T. and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 54°23'58" West, 4943.27 feet;
3. North 62°51'11" East, 1158.19 feet, to the **POINT OF BEGINNING** and containing a computed area of 17.600 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR11.

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

June 27, 2023

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 R.P.L.S. No. 6921



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION**  
**TRACT 12**  
**16.204 ACRES**  
**IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46**  
**POLK COUNTY, TEXAS**

BEING a 16.204 acre tract of land situated in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said 16.204 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 192 acre tract, common to the southwesterly margin of Farm to Market Road 350 North (FM 350), being the northerly corner of the herein described 16.204 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,296,937.96, E: 3,978,132.89**, Central Zone (4203), grid measurements;

THENCE South 29°49'53" East, 609.27 feet, with the northeasterly line of said 192 acre tract, common to the southwesterly margin of FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the easterly corner of the herein described 16.204 acre tract;

THENCE severing over and across said 192 acre tract, the following three (3) courses and distances:

1. South 62°51'12" West, 1160.25 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 29°44'19" West, 609.23 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of the James O. Irwin Survey, for the common easterly corner of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981, O.P.R.P.C.T. and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 51°32'47" West, 5552.07 feet;
3. North 62°51'12" East, 1159.27 feet, to the **POINT OF BEGINNING** and containing a computed area of 16.204 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR12.

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

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# TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION**  
**TRACT 13**  
**11.002 ACRES**  
**IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46**  
**POLK COUNTY, TEXAS**

BEING an 11.002 acre tract of land situated in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said 11.002 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 192 acre tract, common to the southwesterly margin of Farm to Market Road 350 North (FM 350), being the northerly corner of the herein described 11.002 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,296,409.42, E: 3,978,435.97**, Central Zone (4203), grid measurements;

THENCE South 29°49'53" East, 413.38 feet, with the northeasterly line of said 192 acre tract, common to the southwesterly margin of FM 350, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the easterly corner of the herein described 11.002 acre tract;

THENCE severing over and across said 192 acre tract, the following three (3) courses and distances:

1. South 62°51'12" West, 1160.92 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 29°44'19" West, 413.35 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of the James O. Irwin Survey, for the common easterly corner of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981, O.P.R.P.C.T. and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 49°25'40" West, 6121.88 feet;
3. North 62°51'12" East, 1160.25 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.002 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR13.

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

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

**FIELD NOTE DESCRIPTION**  
**TRACT 14**  
**11.010 ACRES**  
**IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46**  
**POLK COUNTY, TEXAS**

BEING an 11.010 acre tract of land situated in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said 11.010 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 192 acre tract, common to the southwesterly margin of Farm to Market Road 350 North (FM 350), being the northerly corner of the herein described 11.010 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: **10,296,050.82**, E: **3,978,641.60**, Central Zone (4203), grid measurements;

THENCE with the northeasterly line of said 192 acre tract, common to the southwesterly margin of FM 350, the following two (2) courses and distances:

1. South 29°49'53" East, 188.13 feet, to a calculated corner in a power pole;
2. South 29°59'06" East, 225.28 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the easterly corner of the herein described 11.010 acre tract;

THENCE severing over and across said 192 acre tract, the following three (3) courses and distances:

1. South 62°51'12" West, 1162.19 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 29°44'19" West, 413.35 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of the James O. Irwin Survey, for the common easterly corner of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981, O.P.R.P.C.T. and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 48°12'09" West, 6512.55 feet;
3. North 62°51'12" East, 1160.92 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.010 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR14.

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

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# TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION**  
**TRACT 15**  
**11.101 ACRES**  
**IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46**  
**POLK COUNTY, TEXAS**

BEING an 11.101 acre tract of land situated in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said 11.101 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 192 acre tract, common to the southwesterly margin of Farm to Market Road 350 North (FM 350), being the northerly corner of the herein described 11.101 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,295,692.50, E: 3,978,847.77, Central Zone (4203), grid measurements;

THENCE with the northeasterly line of said 192 acre tract, common to the southwesterly margin of FM 350, the following three (3) courses and distances:

1. South 29°59'06" East, 51.26 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 32°48'49" East, 301.21 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 33°55'39" East, 62.42 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common line, being the easterly corner of the herein described 11.101 acre tract, from which a 3/4 inch iron rod found for a northeasterly angle corner of said 192 acre tract bears, South 33°55'39" East, 83.02 feet;

THENCE severing over and across said 192 acre tract, the following three (3) courses and distances:

1. South 62°51'12" West, 1183.15 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 29°44'19" West, 413.35 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of the James O. Irwin Survey, for the common easterly corner of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981, O.P.R.P.C.T. and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 47°06'59" West, 6905.86 feet;
3. North 62°51'12" East, 1162.19 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.101 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR15.

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

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

## FIELD NOTE DESCRIPTION

### TRACT 16

89.129 ACRES

### IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46 POLK COUNTY, TEXAS

BEING an 89.129 acre tract of land situated in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being a portion of that certain called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said 89.129 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 192 acre tract, common to the southwesterly margin of Farm to Market Road 350 North (FM 350), being the easterly north corner of the herein described 89.129 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: **10,295,343.15, E: 3,979,071.46**, Central Zone (4203), grid measurements;

THENCE South 33°55'39" East, 83.02 feet, with the northeasterly line of said 192 acre tract, common to the southwesterly margin of said FM 350, to a 3/4 inch iron rod found in the southwesterly margin of said FM 350, in the westerly line of that certain called 1.195 acre tract described in instrument to Richard Weiss, recorded in Volume 2175, Page 694, O.P.R.P.C.T., being a northeasterly angle corner of said 192 acre tract and the herein described 89.129 acre tract;

THENCE South 03°06'27" East, 1347.17 feet, with the easterly line of said 192 acre tract, common to westerly lines of said 1.195 acre tract and that certain called 8.20 acre tract described in instrument to Lori D. Lowrie and Richard L. Weiss, recorded in Volume 1725, Page 352, O.P.R.P.C.T., to a 4 inch by 4 inch concrete monument found for the common southerly corner of said 192 acre tract and said 8.20 acre tract, in the northerly line of that certain called 30.000 acre tract described in instrument to Steven Edward Ward and Kristin Coila Ward, recorded in Volume 2134, Page 884, O.P.R.P.C.T., being the southeasterly corner of the herein described 89.129 acre tract;

THENCE South 86°31'07" West, 2307.53 feet, with the common line between said 192 acre tract and said 30.000 acre tract, to a 1/2 inch iron rod with cap found in the apparent common line between said Lindsey Survey and the Charles Kneass Survey, Abstract Number 378, for the common westerly corner of said 192 acre tract and said 30.000 acre tract, in an easterly line of that certain called 1755.85 acre tract described in instrument to Foster Timber LTD, recorded in Volume 1992, Page 582, O.P.R.P.C.T., being the southwesterly corner of the herein described 89.129 acre tract;

THENCE North 03°22'34" West, 3344.87 feet, with the apparent westerly line of said Lindsey Survey, common to apparent easterly lines of said Kneass Survey and the John Butchee Survey, Abstract Number 121, with the common line between said 192 acre tract and said 1755.85 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Lindsey Survey and said Butchee Survey, in the common line between said 192 acre tract and said 1755.85 acre tract, being the northernmost corner of the herein described 89.129 acre tract, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of the James O. Irwin Survey, for the common easterly corner of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981, O.P.R.P.C.T. and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 55°13'34" West, 4793.16 feet, also from which a 1/2 inch iron rod found for the southeasterly corner of said 313.766 acre tract bears, North 03°22'34" West, 477.32 feet;

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THENCE severing over and across said 192 acre tract, the following two (2) courses and distances:

1. South 29°44'19" East, 2677.31 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 62°51'12" East, 1183.15 feet, to the **POINT OF BEGINNING** and containing a computed area of 89.129 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR16.

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

June 27, 2023

Date

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Thomas A. McIntyre  
R.P.L.S. No. 6921

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

**FIELD NOTE DESCRIPTION**  
**TRACT 17**  
**55.492 ACRES**  
**IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332**  
**POLK COUNTY, TEXAS**

BEING a 55.492 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 55.492 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of said 313.766 acre tract, in the approximate centerline of C.M. Hardy Lane, being the northwesterly corner of the herein described 55.492 acre tract, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 11°36'47" West, 1727.97 feet said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: **10,298,169.15**, E: **3,973,101.27**, Central Zone (4203), grid measurements;

THENCE severing over and across said 313.766 acre tract, the following two (2) courses and distances:

1. North 86°37'22" East, at a distance of 30.00 feet, passing a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said C.M. Hardy Lane, in all, a total distance of 2900.02 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 29°47'47" East, 863.64 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Irwin Survey and the John Butchee Survey, Abstract Number 121, in the common line between said 313.766 acre tract and that certain called 1755.85 acre tract described in instrument to Foster Timber, LTD, recorded in Volume 1992, Page 582, O.P.R.P.C.T., being the southeasterly corner of the herein described 55.492 acre tract, from which a 1/2 inch iron rod found for the southeasterly corner of said 313.766 acre tract bears, North 86°37'22" East, 237.46 feet;

THENCE South 86°37'22" West, with the apparent common line between said Irwin Survey and said Butchee Survey, the common line between said 313.766 acre tract and said 1755.85 acre tract, at a distance of 3377.41 feet, passing a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the easterly margin of said C.M. Hardy Lane, in all, a total distance of 3407.41 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said common abstract line, for the southwestly corner of said 313.766 acre tract, in the approximate centerline of said C.M. Hardy Lane, being the southwestly corner of the herein described 55.492 acre tract, from which a 1/2 inch iron rod with cap found for reference bears, South 86°37'22" West, 605.84 feet;

THENCE with westerly lines of said 313.766 acre tract and with the approximate centerline of said C.M. Hardy Lane, the following seven (7) courses and distances:

1. North 20°42'03" East, 140.65 feet, to a calculated point for corner;
2. North 16°11'24" East, 73.26 feet, to a calculated point for corner;
3. North 07°07'45" East, 70.96 feet, to a calculated point for corner;
4. North 00°21'10" East, 75.52 feet, to a calculated point for corner;
5. North 00°48'42" West, 201.21 feet, to a calculated point for corner;
6. North 00°13'59" East, 200.69 feet, to a calculated point for corner;

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7. North 00°04'32" West, 29.62 feet, to the **POINT OF BEGINNING** and containing a computed area of 55.492 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR17.

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

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Thomas A. McIntyre  
R.P.L.S. No. 6921

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 FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

**TRACT 18**

**47.900 ACRES**

**IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332  
 POLK COUNTY, TEXAS**

BEING a 47.900 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 47.900 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of said 313.766 acre tract, in the approximate centerline of C.M. Hardy Lane, being the northwesterly corner of the herein described 47.900 acre tract, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 15°02'21" West, 962.89 feet said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: **10,298,931.84**, E: **3,973,003.27**, Central Zone (4203), grid measurements;

THENCE severing over and across said 313.766 acre tract, the following three (3) courses and distances:

1. North 86°37'22" East, at a distance of 30.00 feet, passing a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said C.M. Hardy Lane, in all, a total distance of 2571.78 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 29°47'47" East, 856.60 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 86°37'22" West, at a distance of 2870.02 feet, passing a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said C.M. Hardy Lane, in all, a total distance of 2900.02 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in a westerly line of said 313.766 acre tract, in the approximate centerline of said C.M. Hardy Lane, being the southwestly corner of the herein described 47.900 acre tract;

THENCE with westerly lines of said 313.766 acre tract and with the approximate centerline of said C.M. Hardy Lane, the following seven (7) courses and distances:

1. North 00°04'32" West, 72.62 feet, to a calculated point for corner;
2. North 02°29'31" West, 110.21 feet, to a calculated point for corner;
3. North 05°01'49" West, 99.76 feet, to a calculated point for corner;
4. North 07°02'46" West, 105.74 feet, to a calculated point for corner;
5. North 08°59'39" West, 253.24 feet, to a calculated point for corner;
6. North 12°34'58" West, 74.86 feet, to a calculated point for corner;

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7. North 16°26'55" West, 54.70 feet, to the **POINT OF BEGINNING** and containing a computed area of 47.900 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR18.

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

June 27, 2023  
Date

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Thomas A. McIntyre  
R.P.L.S. No. 6921

**RECORDER'S MEMORANDUM**  
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# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 19

44.833 ACRES

### IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332 AND IN THE J. SIKES SURVEY, ABSTRACT NUMBER 538 POLK COUNTY, TEXAS

BEING a 44.833 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332, and in the J. Sikes Survey, Abstract Number 538, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 44.833 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of said 313.766 acre tract, in the approximate centerline of C.M. Hardy Lane, being the northwesterly corner of the herein described 44.833 acre tract, from which a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T. bears, North 47°20'37" East, 294.91 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,299,661.91, E: 3,972,536.54, Central Zone (4203), grid measurements;

THENCE severing over and across said 313.766 acre tract, the following three (3) courses and distances:

1. North 86°37'22" East, at a distance of 30.00 feet, passing a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said C.M. Hardy Lane, in all, a total distance of 2618.96 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 29°47'47" East, 844.50 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 86°37'22" West, at a distance of 2541.78 feet, passing a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said C.M. Hardy Lane, in all, a total distance of 2571.78 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in a westerly line of said 313.766 acre tract, in the approximate centerline of said C.M. Hardy Lane, being the southwestly corner of the herein described 44.833 acre tract;

THENCE with westerly lines of said 313.766 acre tract and with the approximate centerline of said C.M. Hardy Lane, the following nine (9) courses and distances:

1. North 16°26'55" West, 19.52 feet, to a calculated point for corner;
2. North 22°51'04" West, 74.89 feet, to a calculated point for corner;
3. North 27°41'58" West, 75.55 feet, to a calculated point for corner;
4. North 32°43'03" West, 76.19 feet, to a calculated point for corner;
5. North 34°51'28" West, 74.04 feet, to a calculated point for corner;
6. North 35°58'07" West, 137.75 feet, to a calculated point for corner;
7. North 35°58'13" West, 148.43 feet, to a calculated point for corner;
8. North 34°50'30" West, 149.58 feet, to a calculated point for corner;

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9. North 31°56'03" West, 113.38 feet, to the **POINT OF BEGINNING** and containing a computed area of 44.833 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR19.

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

June 27, 2023  
Date

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Thomas A. McIntyre  
R.P.L.S. No. 6921

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# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 20

81.473 ACRES

### IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332 AND IN THE J. SIKES SURVEY, ABSTRACT NUMBER 538 POLK COUNTY, TEXAS

BEING a 81.473 acre tract of land situated in the James O. Irwin Survey, Abstract Number 332, and in the J. Sikes Survey, Abstract Number 538, Polk County, Texas, being a portion of that certain called 313.766 acre tract described in instrument to Raydient LLC D/B/A Raydient Place + Properties LLC, recorded in Volume 2482, Page 981 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 81.473 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3 inch concrete monument with a 3/8 inch iron rod found for the apparent common easterly corner of the T. Epperson Survey, Abstract Number 235 and the J. Sikes Survey, Abstract Number 538, in the apparent westerly line of said Irwin Survey, for the common easterly corner of said 313.766 acre tract and that certain called 50.074 acre tract described in instrument to Charles E. Wilson and Rentha M. Wilson recorded in Volume 1584, Page 203, O.P.R.P.C.T., being the interior corner of the herein described 81.473 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,299,861.75, E: 3,972,753.43, Central Zone (4203), grid measurements;

THENCE North 01°32'11" West, 1283.44 feet with the apparent common line between said Irwin Survey and said Epperson Survey, the common line between said 313.766 acre tract and said 50.074 acre tract, to a 1/2 inch iron rod with cap found in said apparent common abstract line, for the apparent southwesterly corner of the B.P. Hardin Survey, Abstract Number 285, in the easterly line of said 50.074 acre tract, for the common westerly corner of said 313.766 acre tract and the remainder of that certain called 247.00 acre tract described as "Tract A8" in instrument to Rayonier TRS Forest Operations, LLC, recorded in Volume 1874, Page 330, O.P.R.P.C.T., being the upper northwesterly corner of the herein described 81.473 acre tract;

THENCE North 85°57'50" East, 2334.38 feet with the apparent common line between said Irwin Survey and said Hardin Survey, the common line between said 313.766 acre tract and said 247.00 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said apparent common abstract line, in said common line between said 313.766 acre tract and said remainder of 247.00 acre tract, being the northeasterly corner of the herein described 81.473 acre tract;

THENCE severing over and across said 313.766 acre tract, the following three (3) courses and distances:

1. South 03°26'36" East, 1469.12 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 29°47'47" East, 30.39 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 86°37'22" West, at a distance of 2588.96 feet, passing a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of C.M. Hardy Lane, in all, a total distance of 2618.96 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in a westerly line of said 313.766 acre tract, in the approximate centerline of said C.M. Hardy Lane, being the southwesterly corner of the herein described 81.473 acre tract;

THENCE with westerly lines of said 313.766 acre tract and with the approximate centerline of said C.M. Hardy Lane, the following three (3) courses and distances:

1. North 31°56'03" West, 45.27 feet, to a calculated point for corner;
2. North 29°15'53" West, 154.46 feet, to a calculated point for corner;
3. North 26°53'48" West, 11.62 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Sikes Survey and said Epperson Survey, in the southerly line of said 50.074 acre tract, being the westerly northwest corner of said 313.766 acre tract and the herein described 81.473 acre tract;

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THENCE North 87°05'46" East, 322.01 feet, with the apparent common line between said Sikes Survey and said Epperson Survey, the common line between said 313.766 acre tract and said 50.074 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 81.473 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409 TR20.

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

June 27, 2023  
Date

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Thomas A. McIntyre  
R.P.L.S. No. 6921

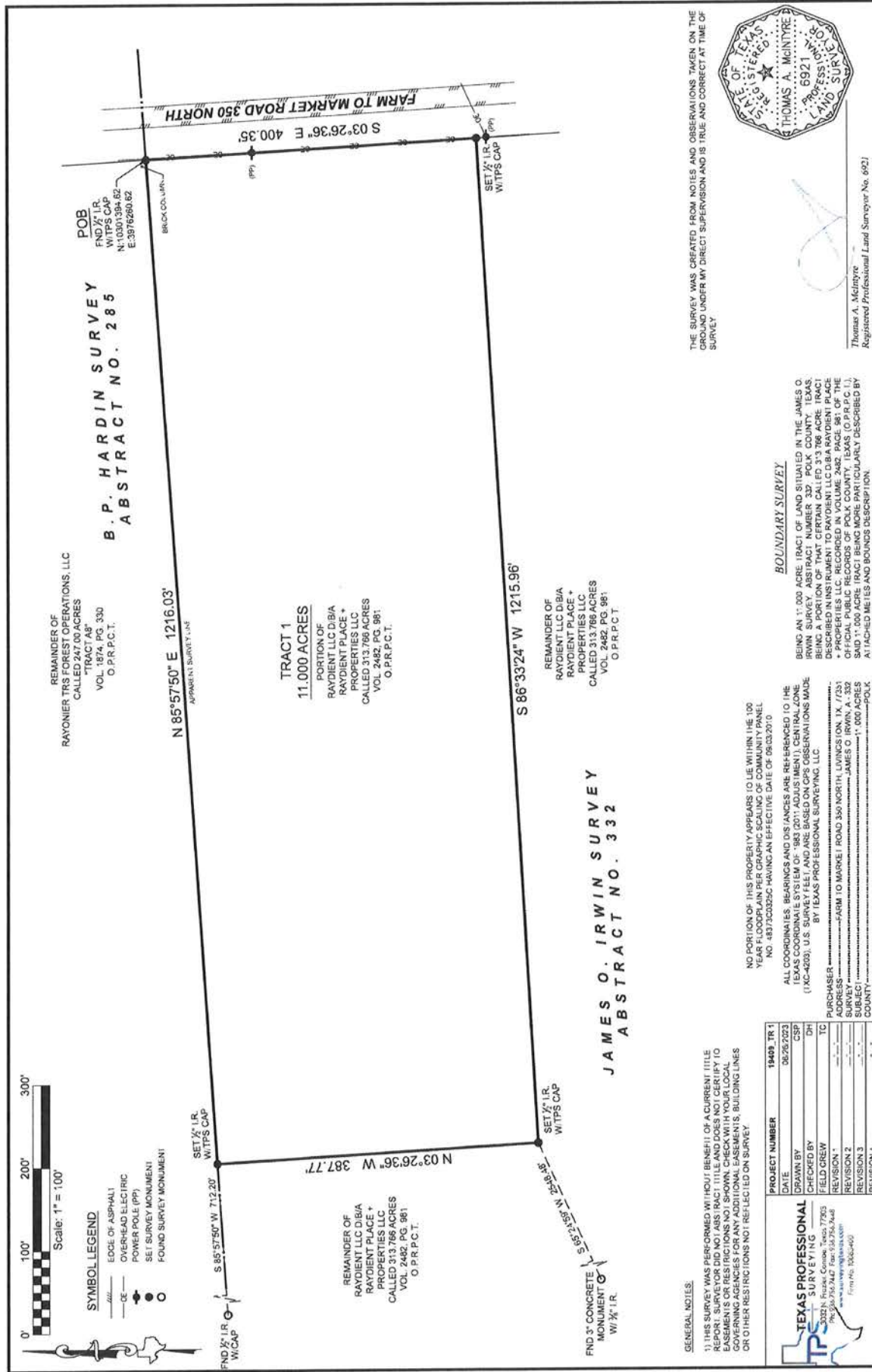
**RECORDER'S MEMORANDUM**  
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**Exhibit B – Survey of the Property**

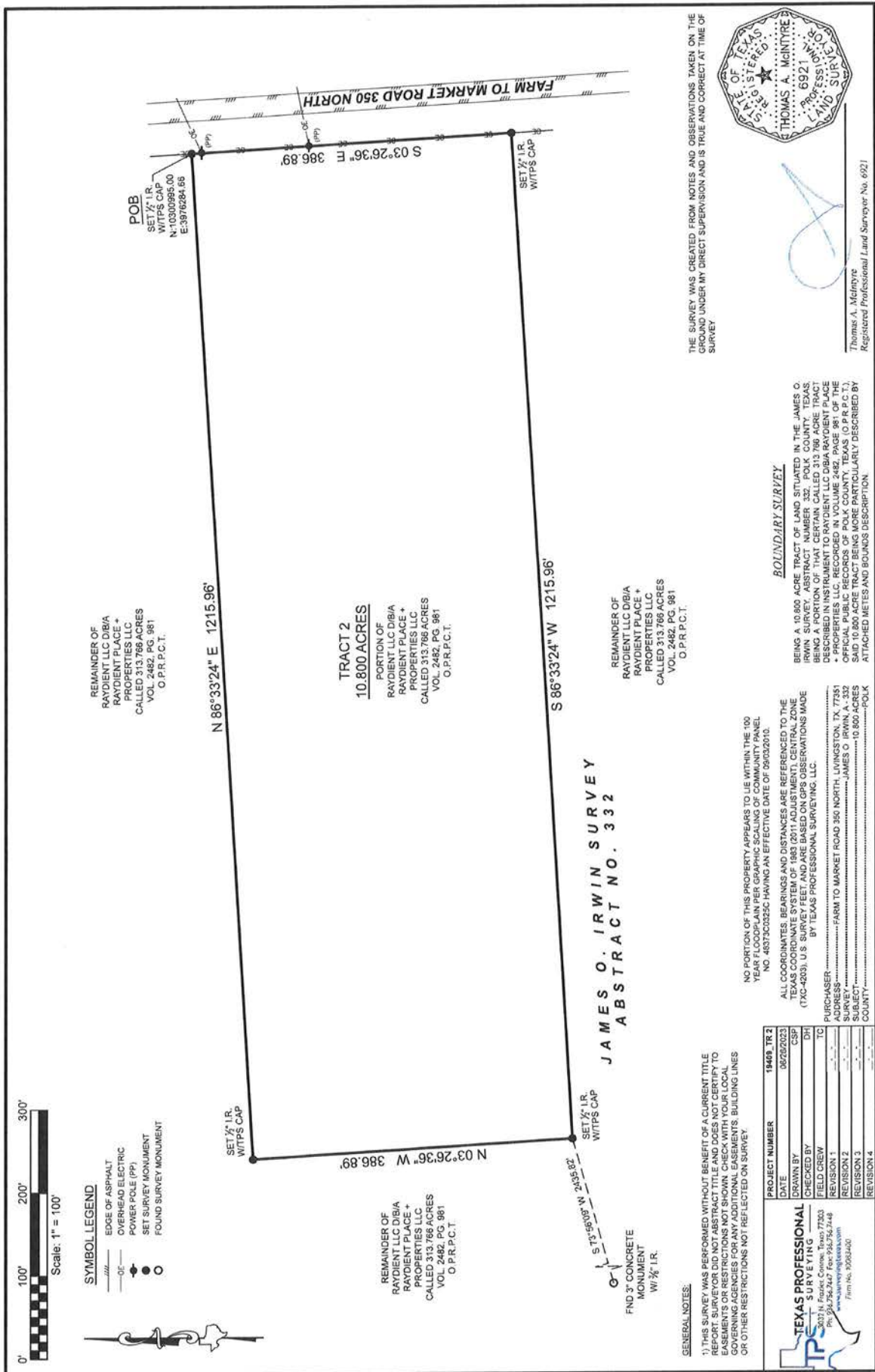
**[See attached]**



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THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921



**BOUNDARY SURVEY**

BEING A 10.800 ACRE TRACT OF LAND SITUATED IN THE JAMES O. IRWIN SURVEY, ABSTRACT NO. 332, COUNTY OF POLK, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 313.768 ACRE TRACT DESCRIBED IN INSTRUMENT TO RAYDIENT LLC D/B/A RAYDIENT PLACE + PROPERTIES LLC, RECORDED IN VOLUME 2482, PAGE 981 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.), ATTACHED METES AND BOUNDS DESCRIPTION.

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48373C02525C HAVING AN EFFECTIVE DATE OF 09/02/2010.

ALL COORDINATE BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXZ-4003), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX 77351  
 ADDRESS: JAMES O. IRWIN, A-332  
 COUNTY: POLK COUNTY, TEXAS

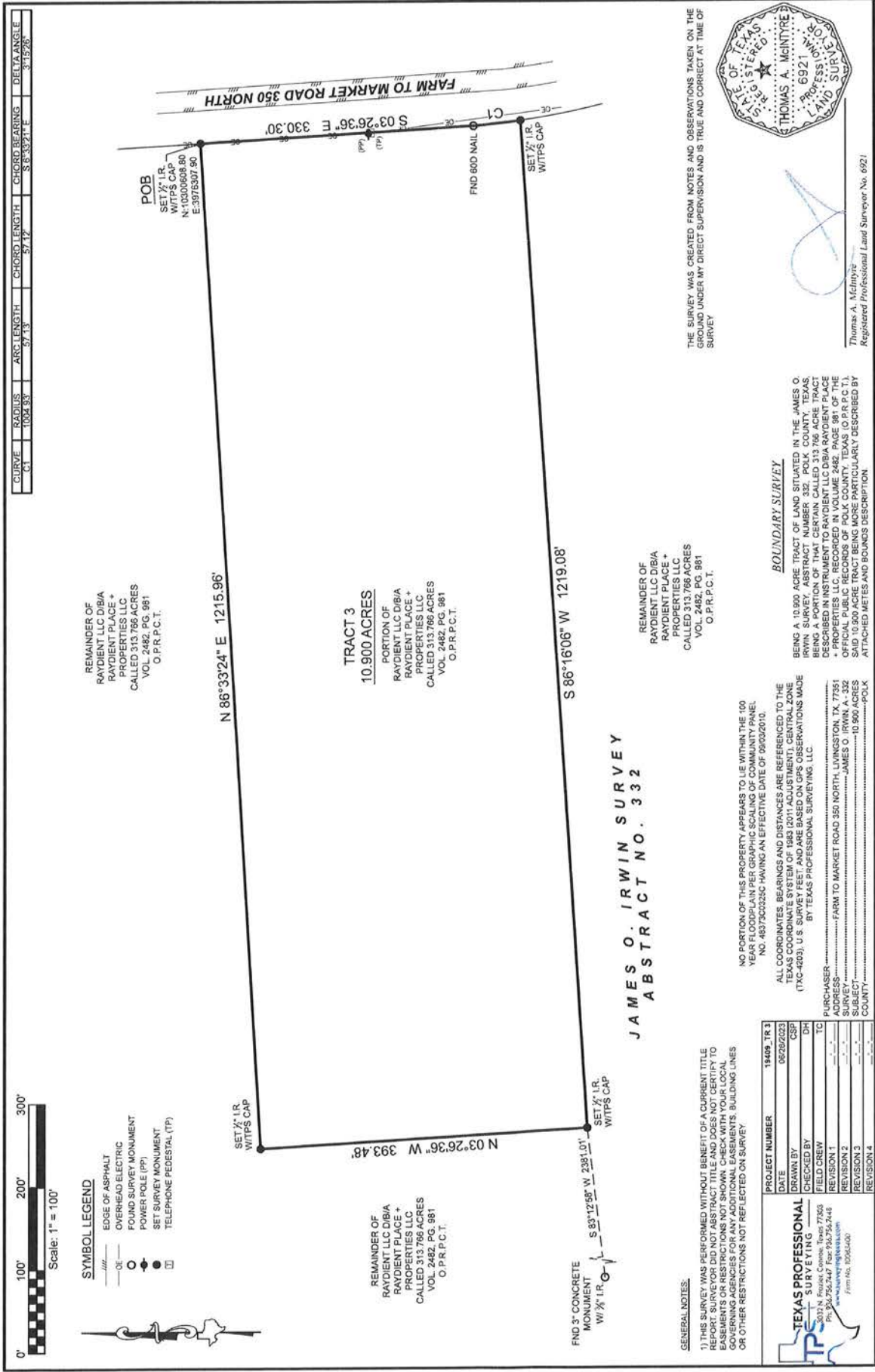
PROJECT NUMBER	19408_TR 2
DATE	06/25/2023
DRAWN BY	CSF
CHECKED BY	DN
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**GENERAL NOTES:**  
 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNMENT FOR ANY RESTRICTIONS ON EASEMENTS OR BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

**TPS TEXAS PROFESSIONAL SURVEYING**  
 2027 N. Ripley Center Rd. Suite 7700  
 P.O. Box 1008440  
 Fort Worth, Texas 76108-0440  
 www.texasprofessional.com



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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1004.83'	57.13'	57.12'	S 8°32'11" E	3°11'28"

**SYMBOL LEGEND**  
 --- EDGE OF ASPHALT  
 --- OVERHEAD ELECTRIC  
 ○ FOUND SURVEY MONUMENT  
 ● POWER POLE (PP)  
 ● SET SURVEY MONUMENT  
 □ TELEPHONE PEDESTAL (TP)

REMAINDER OF  
 RAYDIENT LLC D/B/A  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 991  
 O.P.R.P.C.T.

**TRACT 3**  
 PORTION OF  
 RAYDIENT LLC D/B/A  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 991  
 O.P.R.P.C.T.

REMAINDER OF  
 RAYDIENT LLC D/B/A  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 991  
 O.P.R.P.C.T.

**BOUNDARY SURVEY**  
 BEING A 10.900 ACRE TRACT OF LAND SITUATED IN THE JAMES O. IRWIN SURVEY, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 313.766 ACRE TRACT DESCRIBED IN INSTRUMENT TO RAYDIENT LLC D/B/A RAYDIENT PLACE + PROPERTIES LLC, RECORDED IN VOLUME 2482, PAGE 991 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.), ATTACHED METES AND BOUNDS DESCRIPTION.

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY



Thomas A. McIntire  
 Registered Professional Land Surveyor No. 6921

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48373003250 HAVING AN EFFECTIVE DATE OF 09/02/2010.  
 ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.  
 PURCHASER: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351  
 SURVEY: JAMES O. IRWIN, A-332  
 COUNTY: POLK COUNTY

PROJECT NUMBER	18409 - TR 3
DATE	08/26/2023
DRAWN BY	CSB
CHECKED BY	DN
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**GENERAL NOTES:**  
 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO THE ACCURACY OF THE ABSTRACT. THE SURVEYOR HAS OBTAINED LOCAL GOVERNING AGENCIES FOR ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.



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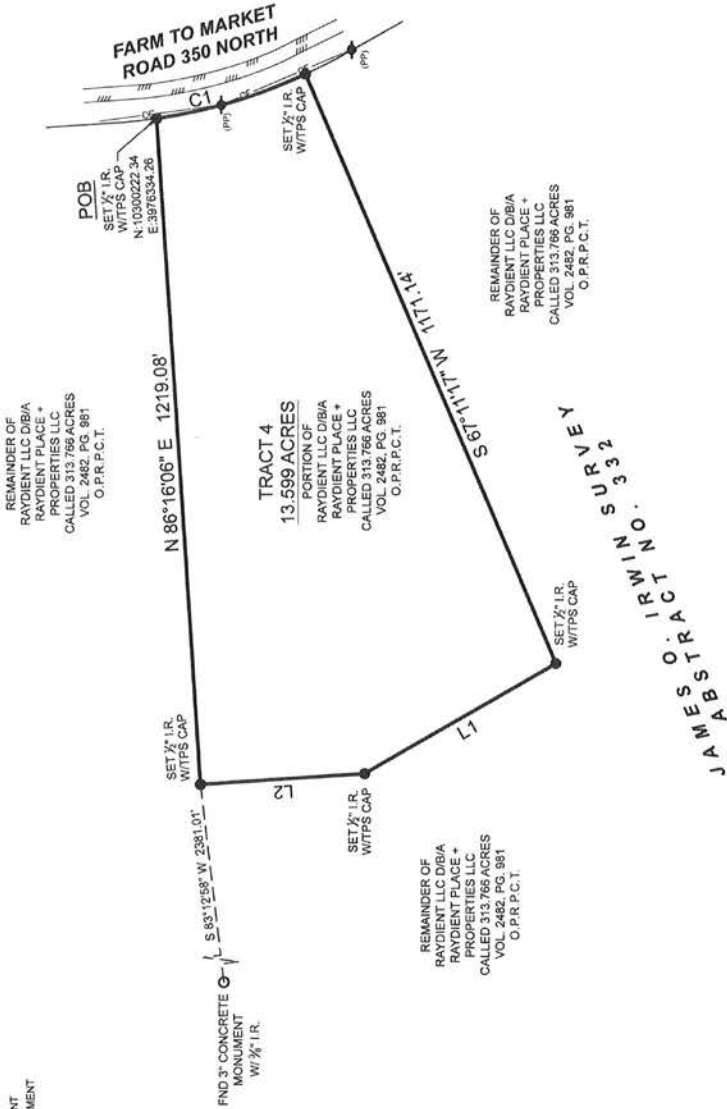
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1004.93'	285.00'	284.05'	S 13° 13' 33" E	16° 14' 58"

LINE	BEARING	DISTANCE
L1	N 23° 47' 37" W	396.75'
L2	N 02° 25' 55" W	300.89'



**SYMBOL LEGEND**

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- POWER POLE (PP)
- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT



THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY



Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

**BOUNDARY SURVEY**

BEING A 13.599 ACRE TRACT OF LAND SITUATED IN THE JAMES O. IRWIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 313.766 ACRE TRACT DESCRIBED IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACE + PROPERTIES LLC, RECORDED IN VOLUME 2482, PAGE 981 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.), SAID 13.599 ACRE TRACT BEING COLLATERALLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 4837303232C HAVING AN EFFECTIVE DATE OF 08/03/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011) ADJUSTMENT, CENTRAL ZONE (17C-4000), U.S. SURVEYING SYSTEM, NAD 83, DATUM OF 1983, BY TEXAS PROFESSIONAL SURVEYING, L.L.C.

PURCHASER: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351  
 ADDRESS: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351  
 SUBJECT: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351  
 COUNTY: IRWIN COUNTY, TEXAS

**GENERAL NOTES**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT NUMBER	DATE
19409_TR_4	06/26/2023

**TPS TEXAS PROFESSIONAL SURVEYING**  
 2021 N. Foster, Collins, Texas 77703  
 Phone: 409.866.4666  
 www.surveyingpro.com  
 Form No. 10083-02

PROJECT NUMBER	DATE	DRAWN BY	CHECKED BY	FIELD CREW	REVISION 1	REVISION 2	REVISION 3	REVISION 4
19409_TR_4	06/26/2023	CSP	DH	TC				



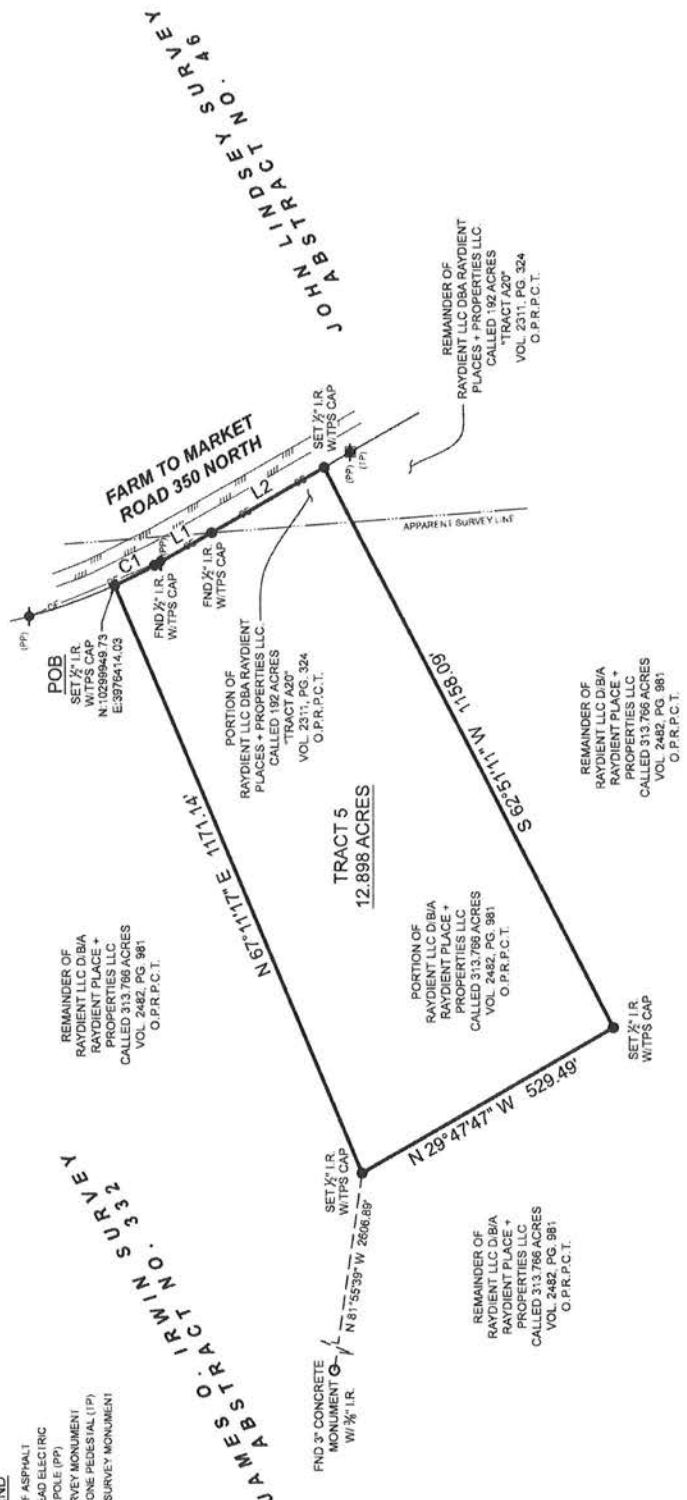
**RECORDERS MEMORANDUM**  
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1024.93	81.45	81.43	S 29° 57' 17" E	4° 38' 39"
L1				S 29° 57' 17" E	120.39'
L2				S 29° 57' 17" E	238.89'



**SYMBOL LEGEND**

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- POWER POLE (PP)
- SET SURVEY MONUMENT
- TELEPHONE PEDESTAL (TP)
- FOUND SURVEY MONUMENT



THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY



Thomas A. McIntire  
 Registered Professional Land Surveyor No. 6921

**BOUNDARY SURVEY**

BEING A 12.898 ACRE TRACT OF LAND SITUATED IN THE JAMES O. IRWIN SURVEY, ABSI TRACT NUMBER 332, POLK COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN CALLED 313,786 ACRE TRACT DESCRIBED IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, RECORDED IN VOLUME 2482, PAGE 981 OF THE PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.) AND ALSO A PORTION OF THAT CERTAIN CALLED 192 ACRE TRACT DESCRIBED AS "TRACT A20" IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, RECORDED UNDER VOLUME 2311, PAGE 324, O.P.R.P.C.T., SAID 12.898 ACRE TRACT BEING MORE FULLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48375C0252C HAVING AN EFFECTIVE DATE OF 08/03/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-2003), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351  
 SURVEY: JAMES O. IRWIN, A-332 & JOHN LINDSEY SURVEY, A-46  
 COUNTY: POLK COUNTY

**GENERAL NOTES**

- 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSI TRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL OFFICE FOR BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON THIS SURVEY.

PROJECT NUMBER	14408 TR 6
DATE	05/25/2023
DRAWN BY	CSB
CHECKED BY	DH
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	







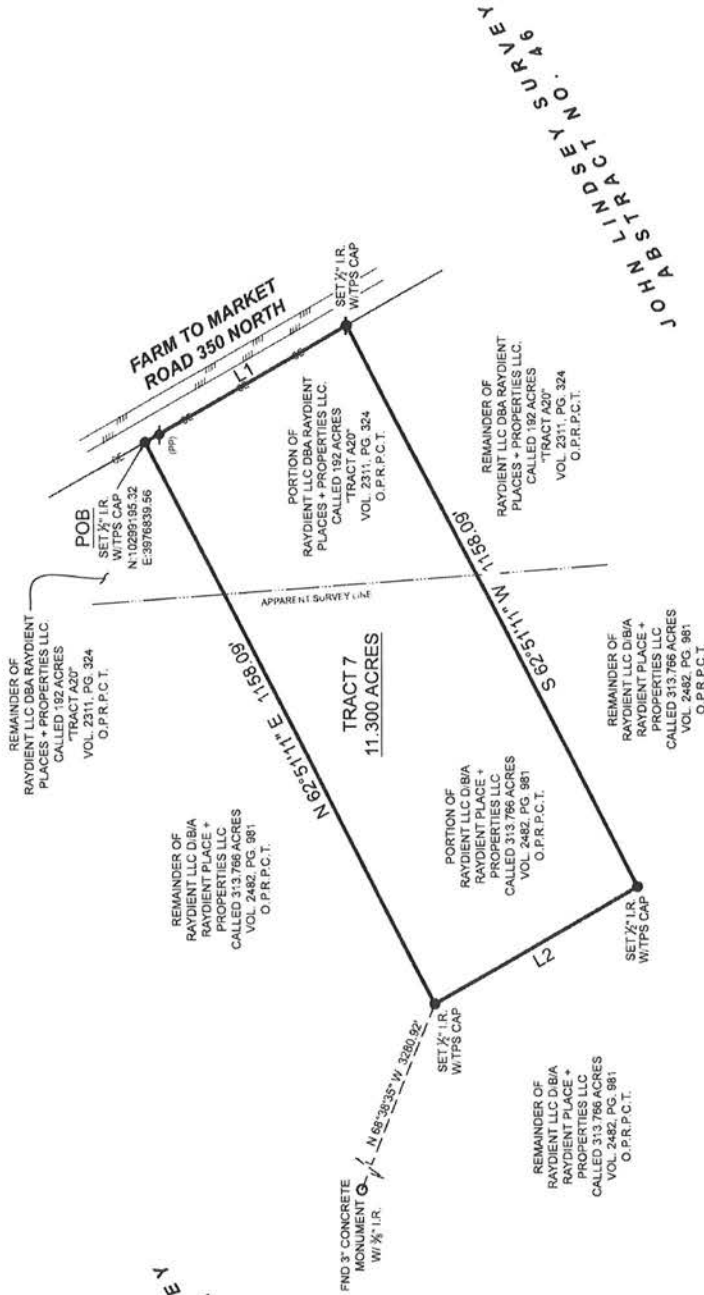
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- SYMBOL LEGEND**
- EDGE OF ASPHALT
  - OVERHEAD ELECTRIC
  - POWER POLE (PP)
  - SET SURVEY MONUMENT
  - FOUND SURVEY MONUMENT



LINE	BEARING	DISTANCE
1	S 89° 47' 47" E	426.49
2	N 29° 42' 27" W	426.49



THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT THE TIME OF SURVEY



Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

**BOUNDARY SURVEY**

BEING AN 11,300 ACRE TRACT OF LAND SITUATED IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 3,376.98 ACRE TRACT DESCRIBED IN THE RECORDS OF POLK COUNTY, TEXAS, BEING DESCRIBED AS "TRACT A20" VOL. 2311, PG. 324, O.P.R.P.C.T. OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS (O.P.R.P.C.T.) AND ALSO A PORTION OF THAT CERTAIN CALLED "192 ACRE TRACT DESCRIBED AS "TRACT A20" IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, TEXAS, VOL. 2482, PG. 981, O.P.R.P.C.T. BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 4837203250 HAVING AN EFFECTIVE DATE OF 09-03-2010. ALL COORDINATE BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF '83 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC. PURCHASER: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351 ADDRESS: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351 SUBJECT: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351, 11,300 ACRES POLK COUNTY

PROJECT NUMBER	15409_TR 7
DATE	06/26/2023
DRAWN BY	CSP
CHECKED BY	DH
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**GENERAL NOTES:**

- 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO THE ACCURACY OF THE TITLE. THE SURVEYOR HAS REVIEWED THE PUBLIC RECORDS OF POLK COUNTY, TEXAS, FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.



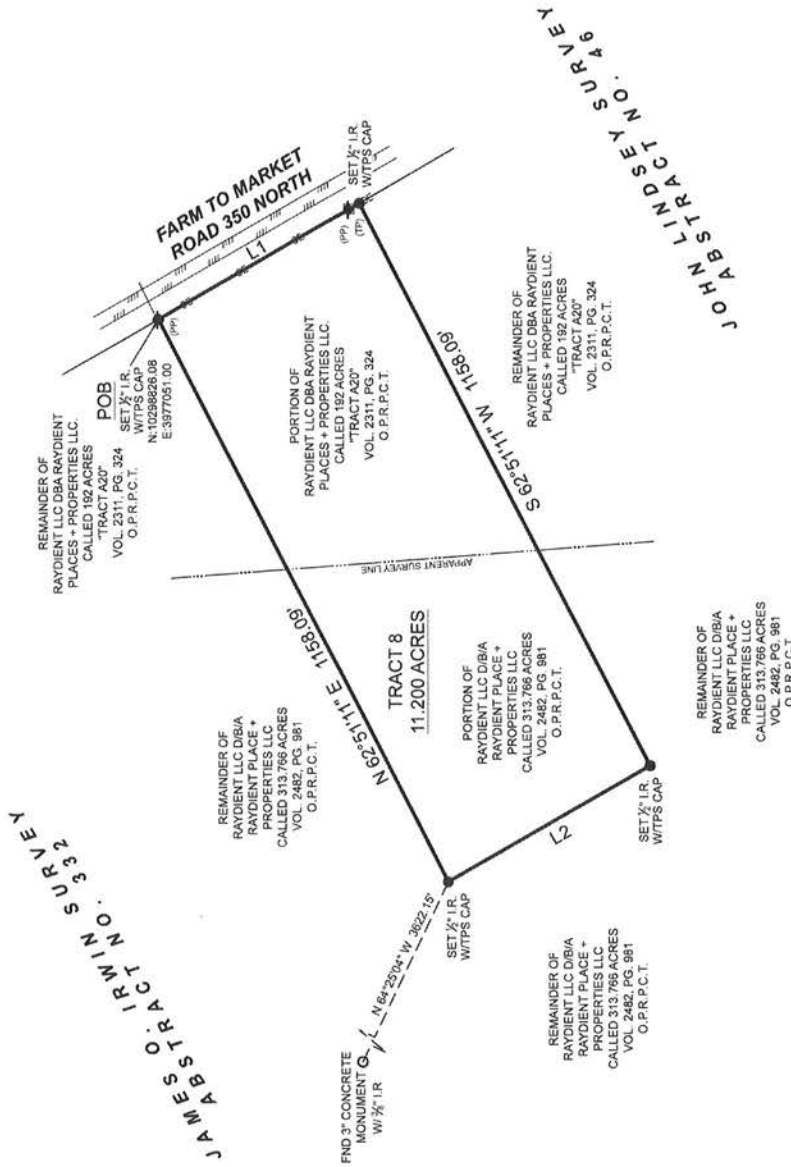
**RECORDER'S MEMORANDUM**  
 All or Parts of the Text on This Page  
 Were Not Clearly Legible For Satisfactory  
 Recordation and/or Reproduction



- SYMBOL LEGEND**
- EDGE OF ASPHALT
  - OVERHEAD ELECTRIC
  - POWER POLE (PP)
  - SET SURVEY MONUMENT
  - TELEPHONE PEDESTAL (TP)
  - FOUND SURVEY MONUMENT



LINE	BEARING	DISTANCE
L1	S 25°47'47" E	421.72'
L2	N 25°47'47" W	421.72'



**GENERAL NOTES**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT NUMBER	18408_TR 8
DATE	06/25/2023
DRAWN BY	CSP
CHECKED BY	DH
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**TPS TEXAS PROFESSIONAL SURVEYING**  
 2022 N. Fulshear, Carroll, Texas 77303  
 P.O. Box 10063, Carroll, Texas 77303  
 www.surveying.com

**BOUNDARY SURVEY**

BEGINS AN 11.200 ACRE TRACT OF LAND SITUATED IN THE JAMES O IRWIN SURVEY ABSTRACT NUMBER 332, POLK COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN CALLED 313.766 ACRE TRACT DESCRIBED IN INSTRUMENT TO RAYDIENT LLC DBIA RAYDIENT PLACE + PROPERTIES LLC, RECORDED IN VOLUME 2482, PAGE 981 OF THE OFFICIAL PUBLIC RECORDS OF POLK COUNTY, TEXAS, BEING TRACT 1) OF JOHN LINDSEY SURVEY, AS CURED BY INSTRUMENT CALLED 313.766 ACRE TRACT 1) DESCRIBED AS "TRACT A20" IN INSTRUMENT TO RAYDIENT LLC DBIA RAYDIENT PLACE + PROPERTIES LLC, RECORDED UNDER VOLUME 2311, PAGE 324, O.P.R.P.C.T. SAID 11.200 ACRE TRACT BEING MORE FULLY AND PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY



Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

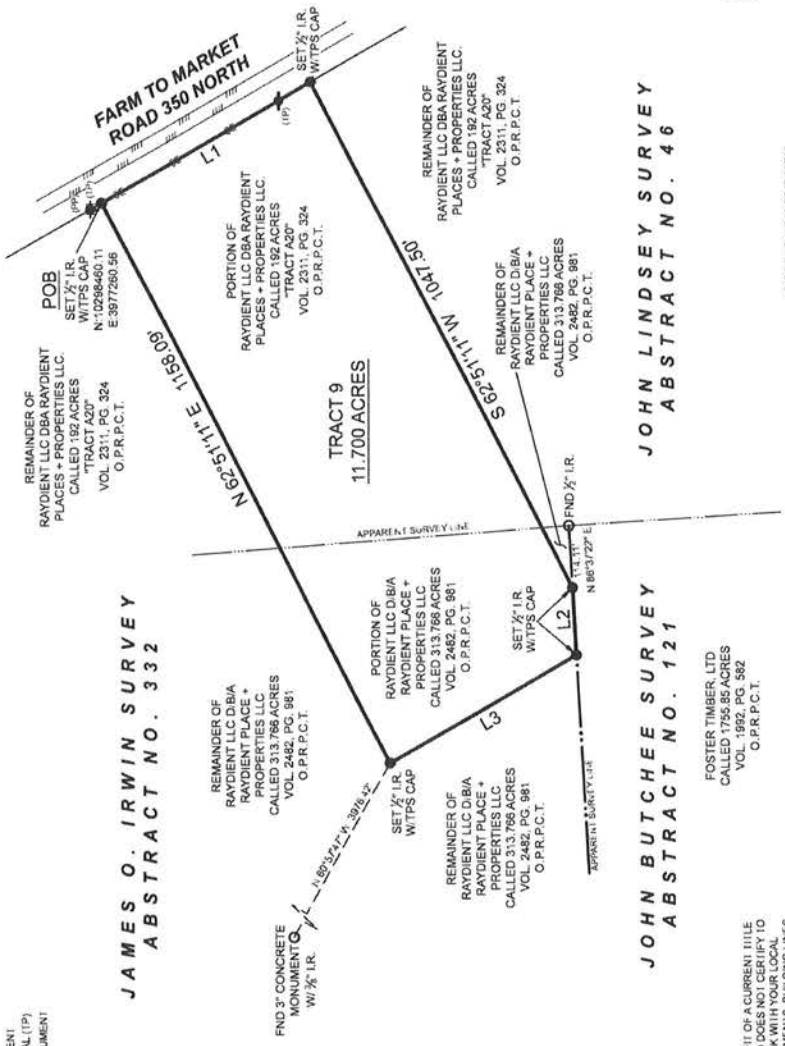


**RECORDER'S MEMORANDUM**  
 All or Parts of the Text on This Page  
 Were Not Clearly Legible For Satisfactory  
 Recordation and/or Reproduction

LINE	BEARINGS	DISTANCE
L1	S 29° 47' 47" E	442.83'
L2	S 85° 37' 22" W	123.35'
L3	N 29° 47' 47" W	583.16'



- SYMBOL LEGEND**
- EDGE OF ASPHALT
  - OVERHEAD ELECTRIC
  - POWER POLE (PP)
  - SET SURVEY MONUMENT
  - TELEPHONE PEDS (AL) (TP)
  - FOUND SURVEY MONUMENT



**JAMES O. IRWIN SURVEY**  
**ABSTRACT NO. 332**

**JOHN BUTCHEE SURVEY**  
**ABSTRACT NO. 121**

**JOHN LINDSEY SURVEY**  
**ABSTRACT NO. 46**

**GENERAL NOTES:**  
 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABS TRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

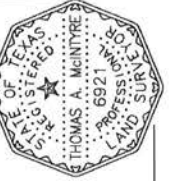
PROJECT NUMBER	18409_TR 8
DATE	08/26/2023
DRAWN BY	CSB
CHECKED BY	DPH
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**TEXAS PROFESSIONAL SURVEYING**  
 2022 N. Hazlett, Colton, Texas 77009  
 (281) 438-1100  
 www.texasprofessional.com  
 Form No. 8082(240)

**BOUNDARY SURVEY**  
 BEING AN 11.700 ACRES TRACT OF LAND SITUATED IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 373.986 ACRE TRACT DESCRIBED IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACE + PROPERTIES LLC, RECORDED IN VOLUME 2482, PAGE 861 OF THE PUBLIC RECORDS OF POLK COUNTY, TEXAS, AND ALSO A PORTION OF THAT CERTAIN CALLED 392 ACRE TRACT DESCRIBED AS "TRACT A20" IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACE + PROPERTIES LLC, RECORDED UNDER VOLUME 2311, PAGE 324 OF PUBLIC RECORDS OF POLK COUNTY, TEXAS, BEING MORE FULLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 200 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 4837C0323C HAVING AN EFFECTIVE DATE OF 08/03/2010.  
 ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4200), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.  
 PURCHASER OF THIS PROPERTY IS FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351. ADDRESS OF THIS PROPERTY IS FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351. SURVEYOR: JAMES O. IRWIN, A.B. 332 & JOHN LINDSEY SURVEY, A.B. 46. COUNTY: POLK COUNTY, TEXAS. PROJECT NUMBER: 18409-TR 8.

FOSTER TIMBER, LTD  
 CALLED 1755.85 ACRES  
 VOL. 1992, PG. 582  
 O.P.R.P.C.T.



THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921



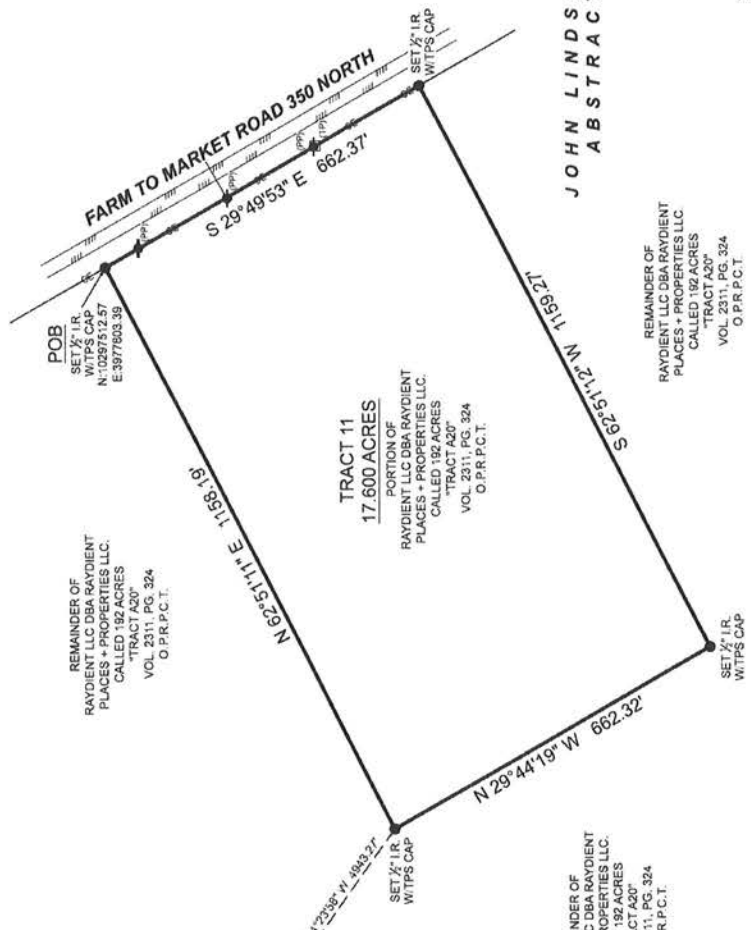


**RECORDER'S MEMORANDUM**  
 All or Parts of the Text on This Page  
 Were Not Clearly Legible For Satisfactory  
 Recodation and/or Reproduction



**SYMBOL LEGEND**

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- POWER POLE (PP)
- SET SURVEY MONUMENT
- TELEPHONE PEDESTAL (TP)
- FOUND SURVEY MONUMENT



THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY



Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

**BOUNDARY SURVEY**

BEGING A 17.600 ACRES TRACT OF LAND SITUATED IN THE JAMES O SURVEY, 1920 ACRES TRACT NUMBER 330, POLK COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN CALLED 192 ACRE TRACT DESCRIBED AS "TRACT A20" IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, RECORDED UNDER VOLUME 2311, PAGE 324, O.P.R.P.C.T., AND "TRACT A20" DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

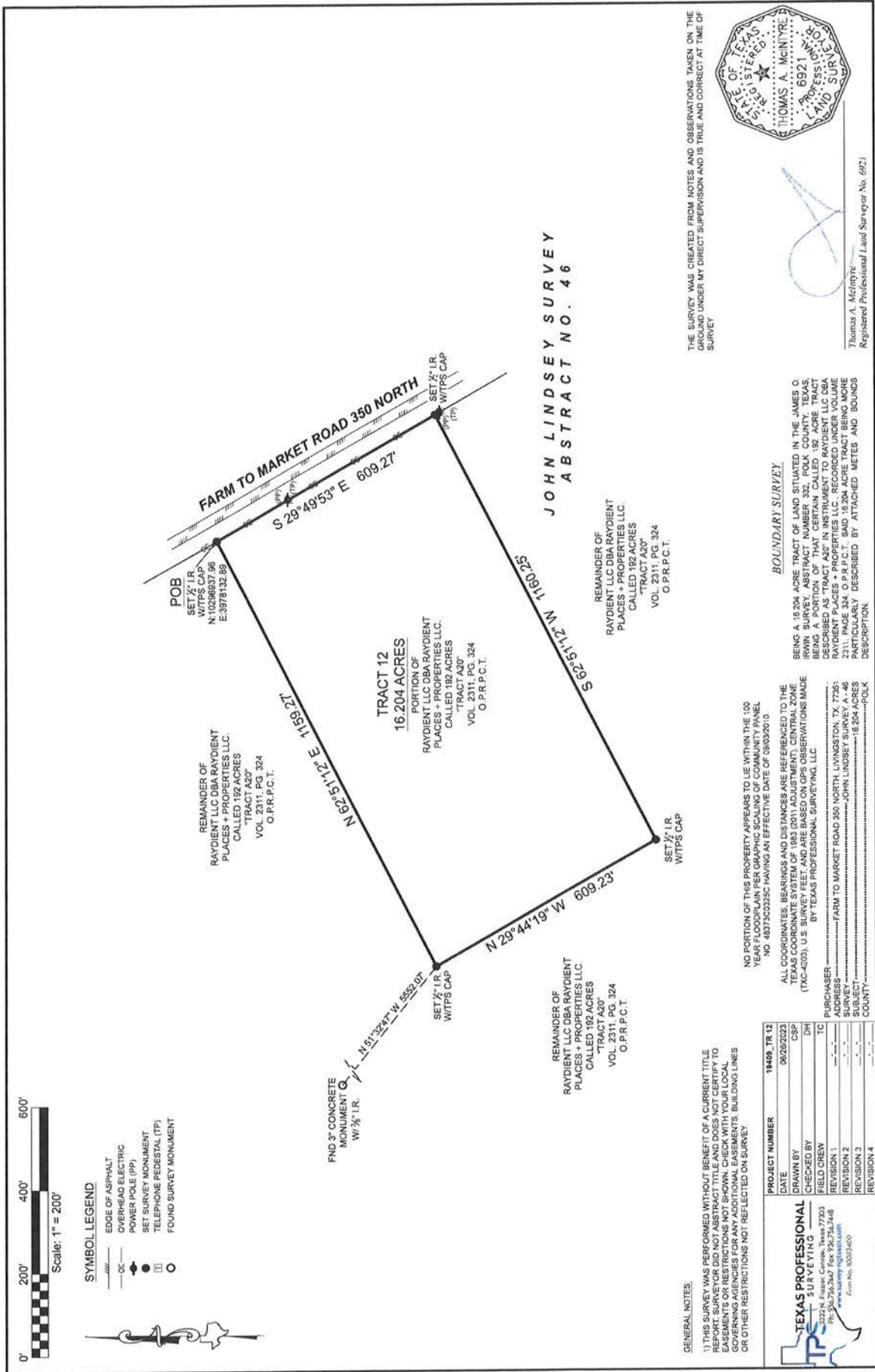
NO PORTION OF THIS PROPERTY APPEARS TO US WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48373C025C HAVING AN EFFECTIVE DATE OF 08/03/2010.  
 ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT) CENTRAL ZONE (TXC4203), U.S. SURVEY FEET AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.  
 PURCHASER: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351  
 SURVEY: JOHN LINDSEY SURVEY ABSTRACT NO. 46  
 COUNTY: POLK COUNTY

PROJECT NUMBER	19409 TR 11
DATE	06/26/2023
DRAWN BY	GPB
CHECKED BY	DPH
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**GENERAL NOTES**

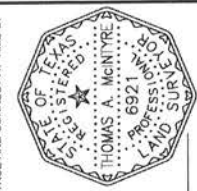
- 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABS TRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL COUNTY CLERK'S OFFICE FOR ANY RESTRICTIONS, INCLUDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

**RECORDER'S MEMORANDUM**  
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- SYMBOL LEGEND**
- EDGE OF ASPHALT
  - OVERHEAD ELECTRIC
  - POWER POLE (PP)
  - SET SURVEY MONUMENT
  - TELEPHONE PEDESTAL (TP)
  - FOUND SURVEY MONUMENT

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY



Thomas A. McInyre  
 Registered Professional Land Surveyor No. 6921

**JOHN LINDSEY SURVEY  
 ABSTRACT NO. 46**

**BOUNDARY SURVEY**  
 BEING A 18.204 ACRE TRACT OF LAND SITUATED IN THE JAMES O. RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, TRACT 12, ABSTRACT NO. 46, JOHN LINDSEY SURVEY, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 182 ACRE TRACT DESCRIBED AS "TRACT A20" IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, RECORDED UNDER VOLUME 2311, PAGE 324, O.P.R.P.C.T., SAID 18.204 ACRE TRACT BEING MORE FULLY DESCRIBED BY ATTACHED METES AND BOUNDING DESCRIPTION.

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE .00 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48373C025C HAVING AN EFFECTIVE DATE OF 09/03/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE NAD 83 DATUM OF 1983. ALL INSTRUMENTS IN THIS ZONE (TAC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351  
 SURVEY: JOHN LINDSEY SURVEY A-46  
 COUNTY: POLK COUNTY

PROJECT NUMBER	18409 TR 12
DATE	06/26/2023
DRAWN BY	CSF
CHECKED BY	DH
FIELD DREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**GENERAL NOTES:**  
 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL OFFICE FOR RECORDING RESTRICTIONS AND ANY OTHER BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.





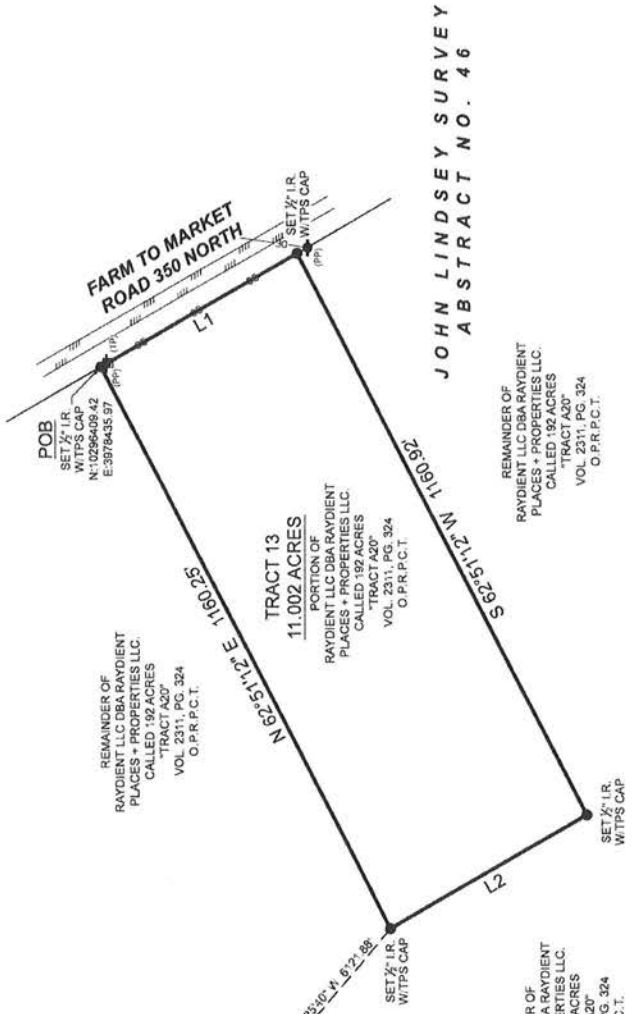
**RECORDER'S MEMORANDUM**  
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- SYMBOL LEGEND**
- EDGE OF ASPHALT
  - OVERHEAD ELEC (RC)
  - POWER POLE (PP)
  - SET SURVEY MONUMENT
  - TELEPHONE PEDestal (TP)
  - FOUND SURVEY MONUMENT



LINE	BEARING	DISTANCE
L1	S 29° 43' 53" E	413.33'
L2	N 29° 44' 10" W	413.33'



**JOHN LINDSEY SURVEY  
 ABSTRACT NO. 46**

**GENERAL NOTES**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO ACCURACY OR RESTRICTIONS. SHOWN CANNOT BE GUARANTEED. LOCAL GOVERNMENT RECORDS, CENSUS, CASHMAN, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

<b>PROJECT NUMBER</b>	19409 TR 13
<b>DATE</b>	06/26/2023
<b>DRAWN BY</b>	CEP
<b>CHECKED BY</b>	DH
<b>FIELD CREW</b>	TC
<b>REVISION 1</b>	
<b>REVISION 2</b>	
<b>REVISION 3</b>	
<b>REVISION 4</b>	



NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 4837003255C HAVING AN EFFECTIVE DATE OF 08/03/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT) CENTRAL ZONE (17C-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX 77351  
 SURVEYOR: JOHN LINDSEY SURVEYING, L.L.C., 2025 W. LOOP WEST, SUITE 100, HOUSTON, TX 77056  
 COUNTY: POLK

**BOUNDARY SURVEY**

BEING AN 11.002 ACRE TRACT OF LAND SITUATED IN THE JAMES O. RAYBENT SURVEY, ABSTRACT NUMBER 320, POLK COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN TRACT 302 ACRE TRACT DESCRIBED AS "TRACT A207" IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, RECORDED UNDER VOLUME 231, PAGE 324, O.P.R.P.C.T., SHOWN ON THIS PARTICULAR AS DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

REMAINDER OF RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, CALLED "TRACT A207" VOL. 231, PG. 324 O.P.R.P.C.T.

REMAINDER OF RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, CALLED "TRACT A207" VOL. 231, PG. 324 O.P.R.P.C.T.

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY.



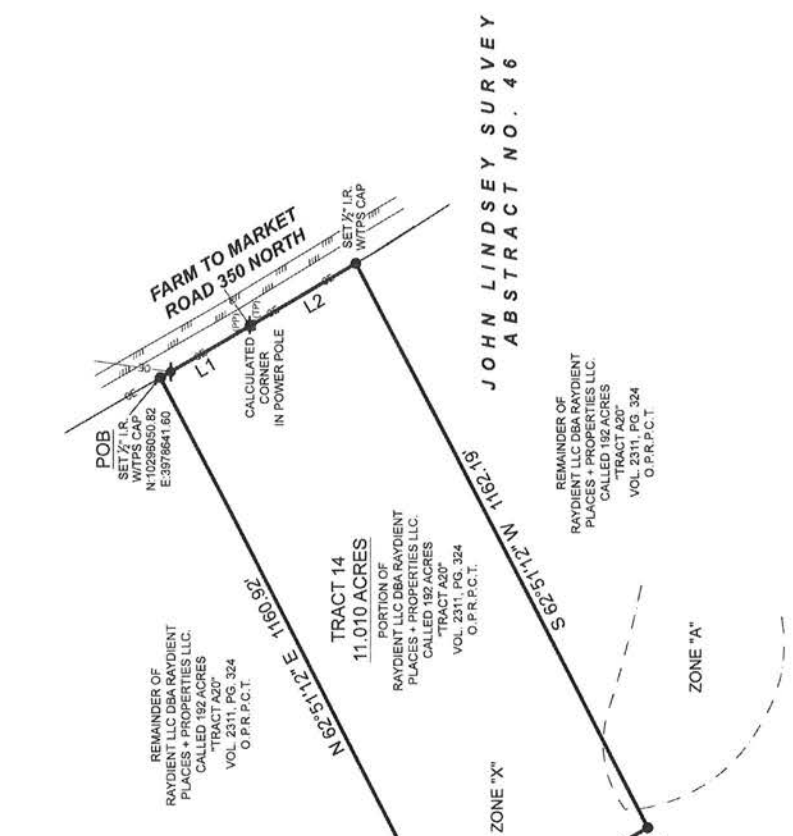
Thomas A. McMyre  
 Registered Professional Land Surveyor No. 6921

**RECORDER'S MEMORANDUM**  
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LINE	BEARING	DISTANCE
L1	S 74° 49' 53" E	188.13'
L2	S 28° 59' 06" E	233.28'
L3	N 28° 44' 19" W	413.53'



- SYMBOL LEGEND**
- EDGE OF ASPHALT
  - OVERHEAD ELECTRIC
  - POWER POLE (PP)
  - SET SURVEY MONUMENT
  - TELEPHONE PEDestal (TP)
  - FOUND SURVEY MONUMENT



**GENERAL NOTES:**  
 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL COUNTY CLERK FOR ANY RECORDS THAT MAY AFFECT THIS SURVEY OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT NUMBER	19409 TR 14
DATE	06/26/2023
DRAWN BY	CSP
CHECKED BY	DMH
FIELD DREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

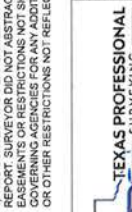
**TEXAS PROFESSIONAL SURVEYING**  
 1905 S. FARM TO MARKET ROAD, SUITE 200, WAXAHACH, TEXAS 75165  
 www.surveyingpros.com  
 Form No. TSPS-600

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY

**BOUNDARY SURVEY**  
 BEING AN 11,010 ACRE TRACT OF LAND SITUATED IN THE JAMES O. IRWIN SURVEY ABSTRACT NUMBER 332, POLK COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN CALLED 192 ACRE TRACT DESCRIBED AS "TRACT A20" IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC. RECORDED UNDER VOLUME 2311, PAGE 324 OF PUBLIC RECORDS OF POLK COUNTY, TEXAS. THIS SURVEY IS DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48373C0325C HAVING AN EFFECTIVE DATE OF 09/03/2010.  
 ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT). CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.  
 PURCHASER: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351  
 SURVEY: JOHN LINDSEY SURVING LLC  
 COUNTY: POLK

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

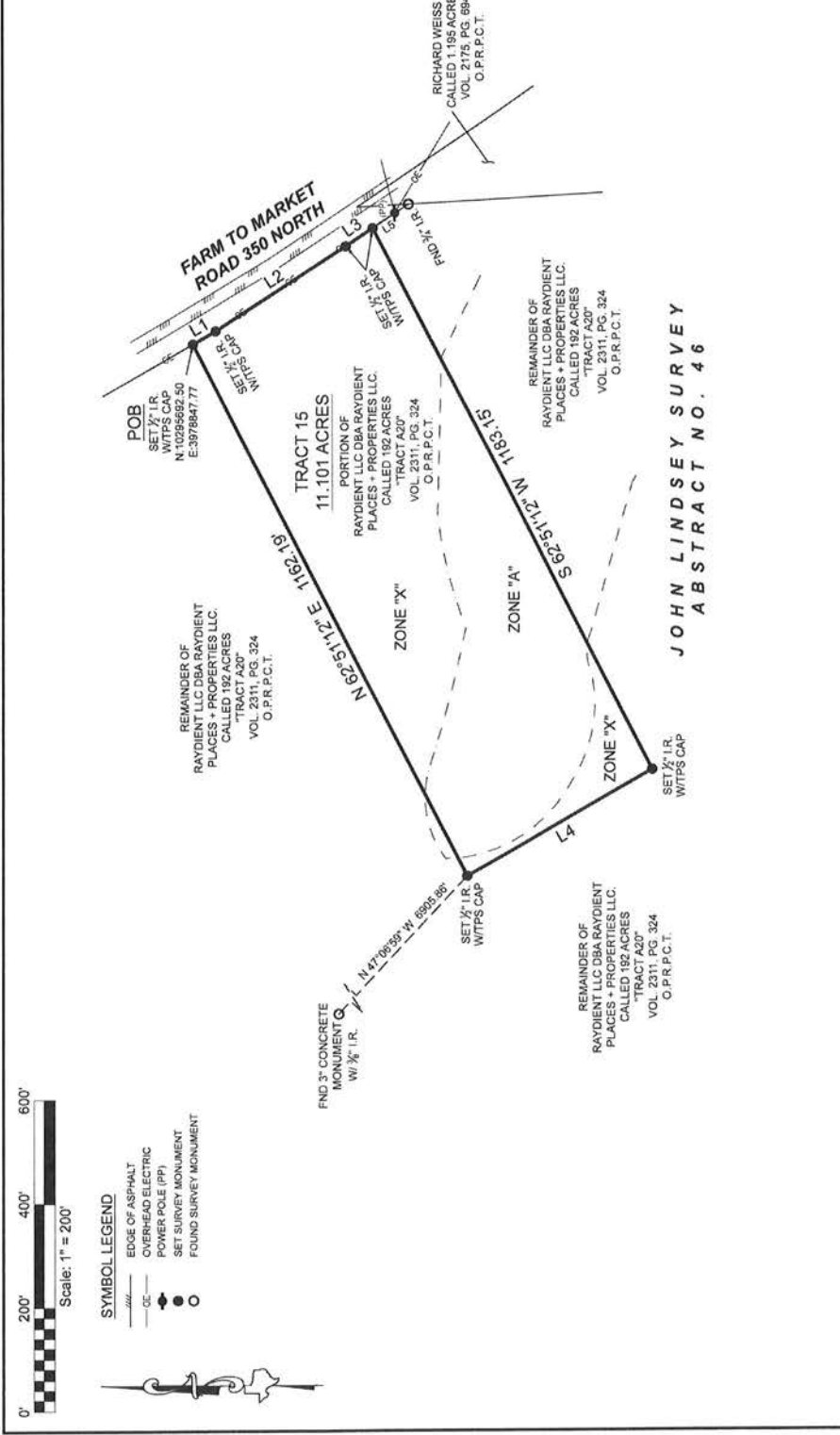


JOHN LINDSEY SURVEY  
 ABSTRACT NO. 46



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

LINE	BEARING	DISTANCE
L1	S 29° 50' 05" E	511.28'
L2	S 32° 48' 49" E	301.72'
L3	S 33° 55' 39" E	69.29'
L4	N 29° 24' 19" W	418.35'
L5	S 33° 55' 39" E	83.92'



THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY



Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

**BOUNDARY SURVEY**

BEGING AN 11.101 ACRE TRACT OF LAND SITUATED IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 32, POLK COUNTY, TEXAS, DESCRIBED AS TRACT A207 IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, RECORDED UNDER VOLUME 2311, PAGE 324, O.P.R.P.C.T., SAID 11.101 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

A PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48373002525C HAVING AN EFFECTIVE DATE OF 06/03/2010.

ALL COORDINATES, BEARINGS, AND DISTANCES ARE REFERENCED TO THE NAD 83 DATUM AND HORIZONTAL SCALING OF COMMUNITY PANEL (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

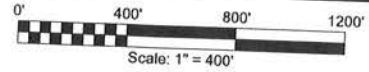
PURCHASER: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351  
 ADDRESS: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351  
 SURVEY: JOHN LINDSEY SURVEY A-46  
 SUBJECT: 11.101 ACRES  
 COUNTY: POLK

**GENERAL NOTES:**  
 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

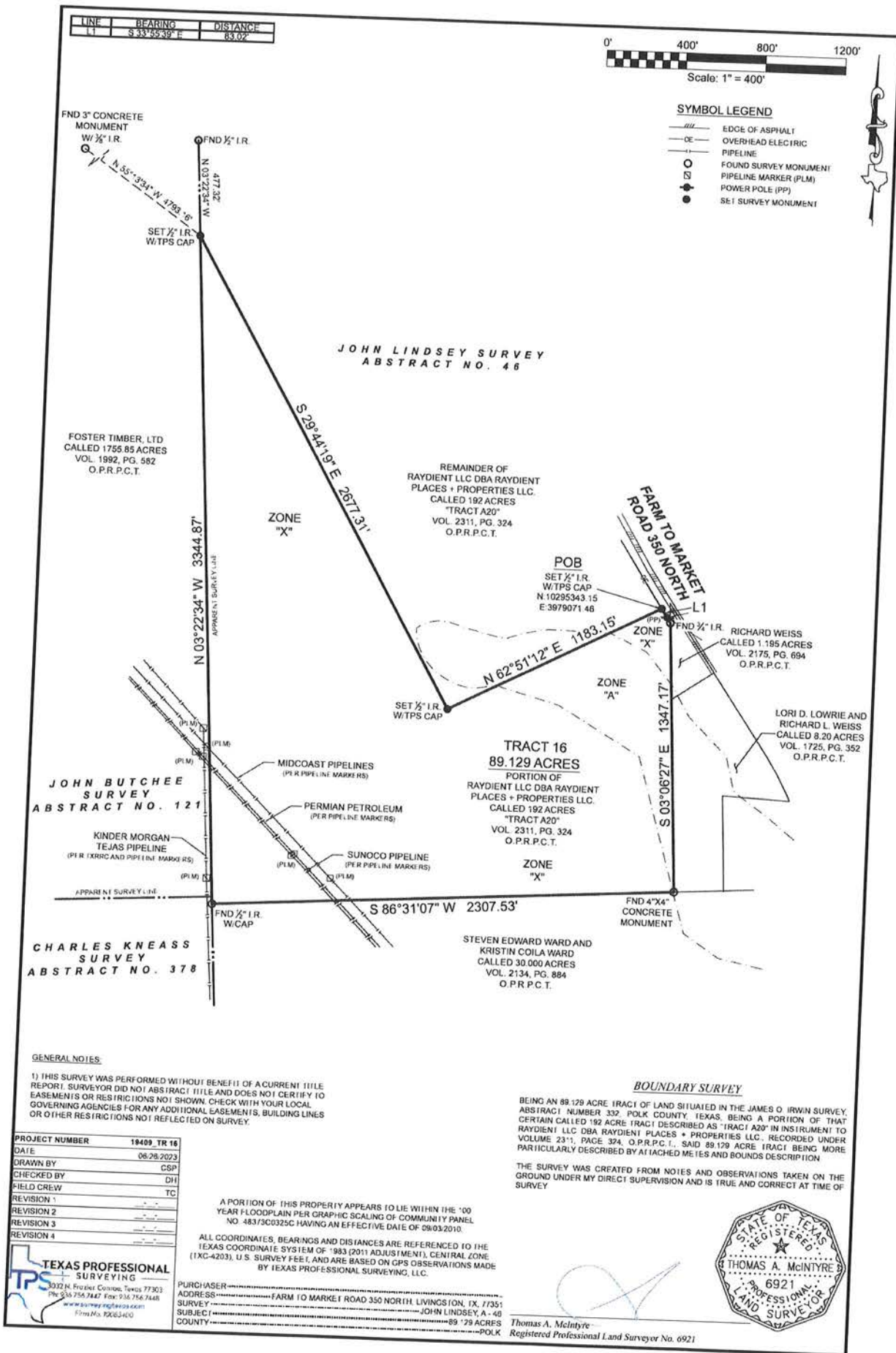
<b>PROJECT NUMBER</b>	18499_TR 16
<b>DATE</b>	06/26/2023
<b>DRAWN BY</b>	CSP
<b>CHECKED BY</b>	DH
<b>FIELD CREW</b>	Tc
<b>REVISION 1</b>	
<b>REVISION 2</b>	
<b>REVISION 3</b>	
<b>REVISION 4</b>	



LINE	BEARING	DISTANCE
L1	S 33° 55' 39" E	83.02'



- SYMBOL LEGEND**
- EDGE OF ASPHALT
  - OVERHEAD ELECTRIC
  - PIPELINE
  - FOUND SURVEY MONUMENT
  - PIPELINE MARKER (PLM)
  - ⊕ POWER POLE (PP)
  - SET SURVEY MONUMENT



**GENERAL NOTES:**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT NUMBER	19409_TR 16
DATE	06/29/2023
DRAWN BY	CSB
CHECKED BY	DH
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**TEXAS PROFESSIONAL SURVEYING**  
 3322 N. Frazier, Corpus Christi, Texas 77403  
 Ph: 361.756.7447 Fax: 361.756.7448  
 www.surveysurvey.com  
 Firm No. TX063400

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE '00 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 483/3C0325C HAVING AN EFFECTIVE DATE OF 09/03/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER: FARM TO MARKET ROAD 350 NORTH LIVINGSTON, TX, 77351  
 ADDRESS: JOHN LINDSEY, A-40  
 SURVEY: 89.129 ACRES  
 COUNTY: POLK

**BOUNDARY SURVEY**

BEING AN 89.129 ACRE TRACT OF LAND SITUATED IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 192 ACRE TRACT DESCRIBED AS "TRACT A20" IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, RECORDED UNDER VOLUME 231, PAGE 324, O.P.R.P.C.T., SAID 89.129 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY.



Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

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





**RECORDER'S MEMORANDUM**  
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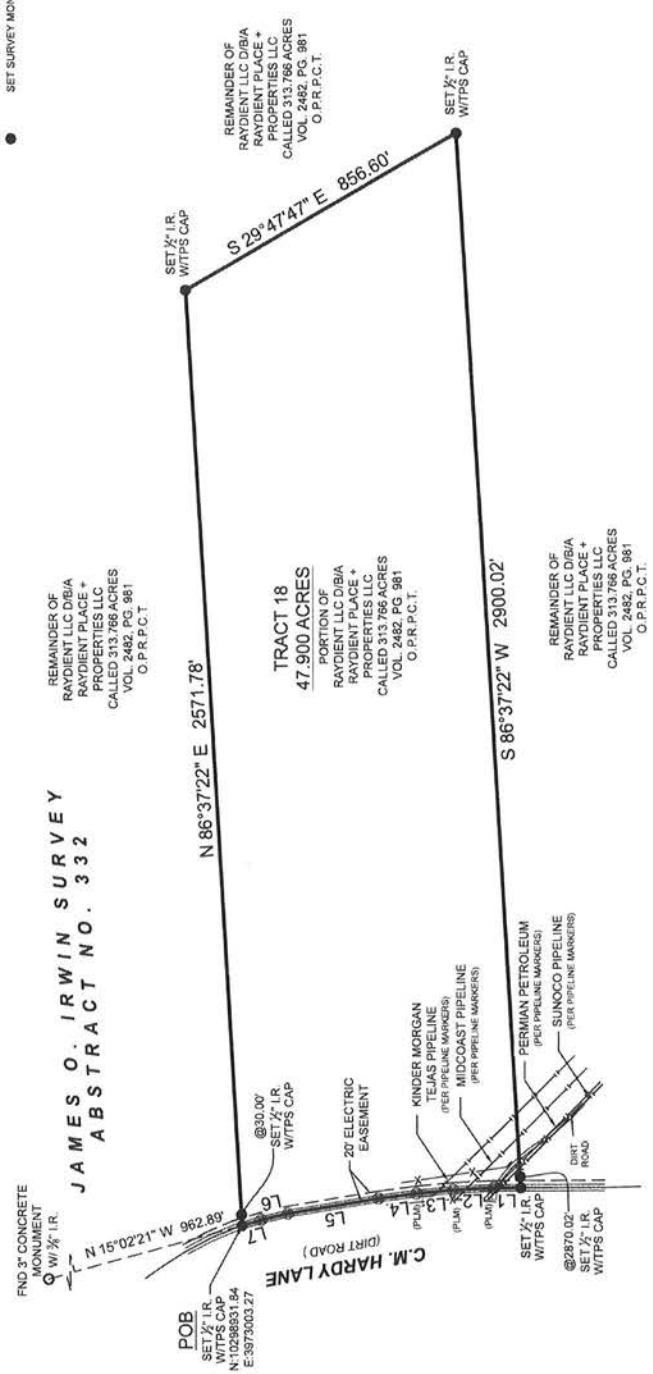
LINE	BEARING	DISTANCE
L1	N 00°04'32" W	72.52'
L2	N 02°29'31" W	110.21'
L3	N 05°01'48" W	89.16'
L4	N 08°56'03" W	253.24'
L5	N 12°34'58" W	74.85'
L7	N 15°20'55" W	54.70'



Scale: 1" = 300'

**SYMBOL LEGEND**

- PIPELINE
- X — WIRE FENCE
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT
- ◇ GATE POST (GP)
- ⊞ PIPELINE MARKER (PLU)
- SET SURVEY MONUMENT



THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY.

**BOUNDARY SURVEY**

BEING A 47,900 ACRE TRACT OF LAND SITUATED IN THE JAMES O IRWIN SURVEY ABSTRACT NUMBER 332, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 313,786 ACRE TRACT DESCRIBED IN INSTRUMENT TO RAYDIENT LLC D/B/A RAYDIENT PLACE + PROPERTIES LLC, RECORDED IN VOLUME 2482, PAGE 981 OF THE PUBLIC RECORDS OF POLK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

Thomas A. McInnis  
 Registered Professional Land Surveyor No. 6921

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 483730325C HAVING AN EFFECTIVE DATE OF 09/03/2010.

ALL COORDINATE BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-203), U.S. SURVEY FEET AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER: C.M. HARDY LANE, LIVINGSTON, TX, 77351  
 SURVEY: JAMES O. IRWIN ACRES  
 COUNTY: POLK

REMAINDER OF RAYDIENT LLC D/B/A RAYDIENT PLACE + PROPERTIES LLC CALLED 313,786 ACRES VOL. 2482, PG. 981 O.P.R.P.C.T.

REMAINDER OF RAYDIENT LLC D/B/A RAYDIENT PLACE + PROPERTIES LLC CALLED 313,786 ACRES VOL. 2482, PG. 981 O.P.R.P.C.T.

REMAINDER OF RAYDIENT LLC D/B/A RAYDIENT PLACE + PROPERTIES LLC CALLED 313,786 ACRES VOL. 2482, PG. 981 O.P.R.P.C.T.

**GENERAL NOTES:**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO ABSTRACT TITLE. CLIENTS SHOULD OBTAIN A CURRENT TITLE REPORT FOR EASEMENTS, ENCUMBRANCES, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT NUMBER	19409_TR 18
DATE	06/26/2023
DRAWN BY	CSP
CHECKED BY	DH
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**TEXAS PROFESSIONAL SURVEYING**  
 217 E. 24th St., Suite 200, Ft. Worth, TX 76102  
 www.texasprofessional.com  
 Form No. 7009(240)



**RECORDER'S MEMORANDUM**  
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 Were Not Clearly Legible For Satisfactory  
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LINE	BEARING	DISTANCE
L1	N 16°29'55" W	13.52'
L2	N 77°51'02" W	74.89'
L3	N 77°41'58" W	75.55'
L4	N 37°43'03" W	76.19'
L5	N 35°51'02" W	137.75'
L6	N 35°58'13" W	148.43'
L7	N 34°50'30" W	149.58'
L8	N 31°52'03" W	113.38'
L9	N 47°20'37" E	254.91'

**T. EPPERSON SURVEY**  
**ABSTRACT NO. 235**

CHARLES E. WILSON AND  
 RENTHA M. WILSON  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

POB  
 SET 1/2" I.R.  
 WITPS CAP  
 N:10299661.91  
 E:3972536.54

**C.M. HARDY LANE**  
 (DIRT ROAD)

**J. SIKES SURVEY**  
**ABSTRACT NO. 538**

**JAMES O. IRWIN SURVEY**  
**ABSTRACT NO. 332**

REMAINDER OF  
 RAYDIENT LLC DBIA  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

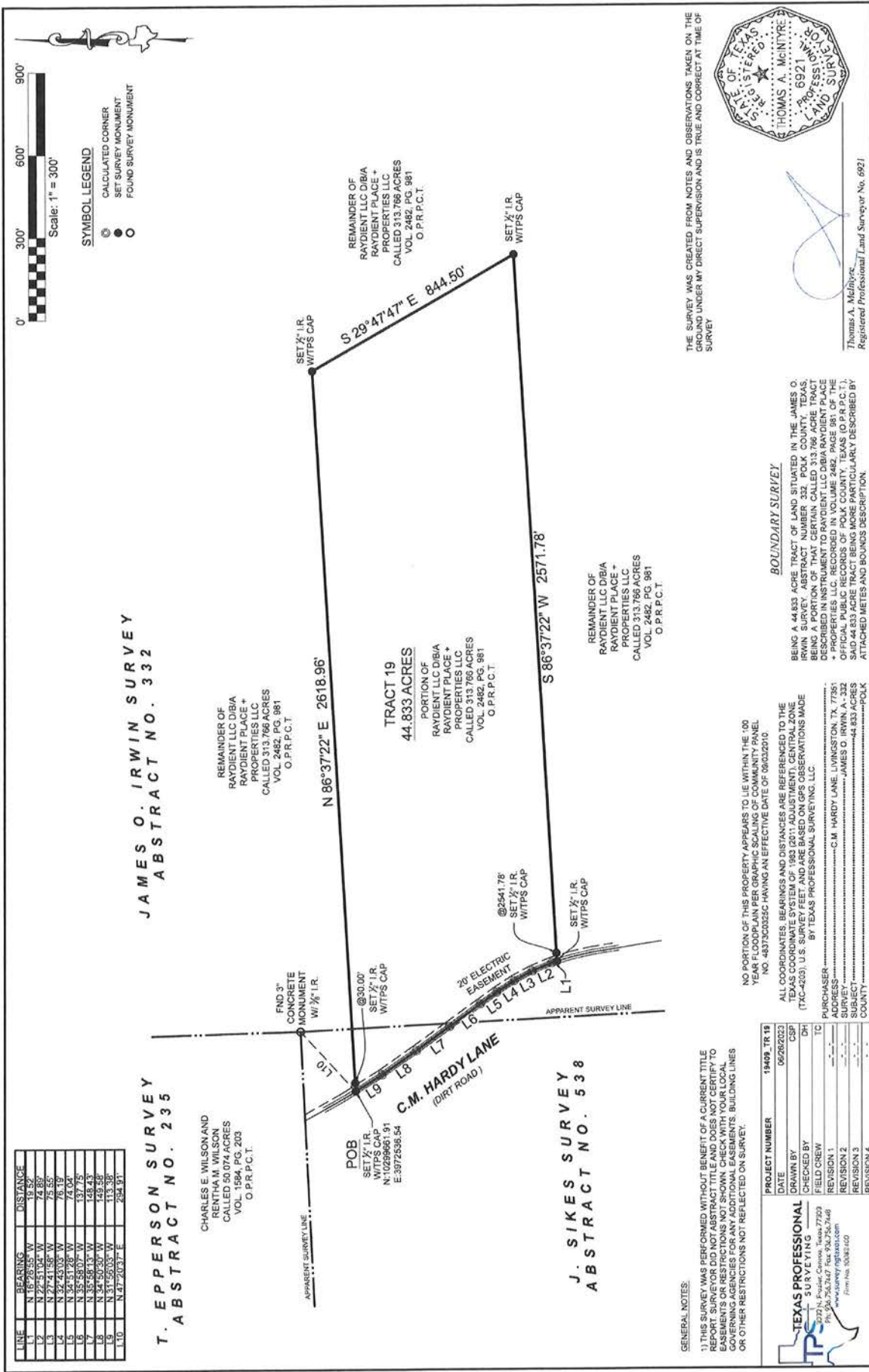
**TRACT 19**  
**44.833 ACRES**  
 PORTION OF  
 RAYDIENT LLC DBIA  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

REMAINDER OF  
 RAYDIENT LLC DBIA  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

REMAINDER OF  
 RAYDIENT LLC DBIA  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.



**SYMBOL LEGEND**  
 ○ CALCULATED CORNER  
 ● SET SURVEY MONUMENT  
 ○ FOUND SURVEY MONUMENT



THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY



Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

**BOUNDARY SURVEY**

BEING A 44.833 ACRE TRACT OF LAND SITUATED IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 313.766 ACRE TRACT DESCRIBED IN INSTRUMENT TO RAYDIENT LLC DBIA RAYDIENT PLACE + PROPERTIES LLC, RECORDED IN VOLUME 2482, PAGE 981 OF THE PUBLIC RECORDS OF POLK COUNTY, TEXAS, SAID 44.833 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE .00 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 4837X0325C HAVING AN EFFECTIVE DATE OF 09/03/2010

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....C.M. HARDY LANE, LIVINGSTON, TX, 77351  
 ADDRESS.....JAMES O. IRWIN SURVEY, ABSTRACT NO. 332, POLK COUNTY, TEXAS  
 SURVEYED.....JAMES O. IRWIN SURVEY, ABSTRACT NO. 332, POLK COUNTY, TEXAS

**GENERAL NOTES:**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO THE ACCURACY OF THE TITLE INFORMATION FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT NUMBER	18409 TR 19
DATE	06/26/2023
DRAWN BY	CSFP
CHECKED BY	DH
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**TEXAS PROFESSIONAL SURVEYING**  
 308 W. WYOMING  
 DALLAS, TEXAS 75203  
 Tel: 214.756.2627 Fax: 214.756.2648  
 www.surveyingtexas.com  
 From: Has. 10/28/2010

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**SYMBOL LEGEND**

- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



LINE	BEARINGS	DISTANCE
1	N 37° 52' 03" W	45.27'
2	N 20° 13' 53" W	134.46'
3	N 28° 53' 43" W	11.62'
4	N 87° 05' 46" E	322.01'
5	S 29° 47' 47" E	30.35'

**B. P. HARDIN SURVEY**  
**ABSTRACT NO. 285**

REMAINDER OF  
 RAYONIER TRS FOREST OPERATIONS, LLC  
 CALLED 247.00 ACRES  
 "TRACT A6"  
 VOL. 1874, PG. 330  
 O.P.R.P.C.T.

REMAINDER OF  
 RAYDIENT LLC DIBA  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

REMAINDER OF  
 RAYDIENT LLC DIBA  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

**T. EPPERSON SURVEY**  
**ABSTRACT NO. 235**

CHARLES E WILSON AND  
 RENTHAM WILSON  
 CALLED 184 ACRES  
 VOL. 1894, PG. 203  
 O.P.R.P.C.T.

**J. SIKES SURVEY**  
**ABSTRACT NO. 538**

C.M. HARDY LANE  
 (DIRT ROAD)

**JAMES O. IRWIN SURVEY**  
**ABSTRACT NO. 332**

REMAINDER OF  
 RAYDIENT LLC DIBA  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

**TRACT 20**  
**81.473 ACRES**

PORTION OF  
 RAYDIENT LLC DIBA  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

**BOUNDARY SURVEY**

BENJ A 1/2 ACRE TRACT OF LAND SITUATED IN THE JAMES O  
 IRWIN SURVEY ABSTRACT NUMBER 332 POLK COUNTY TEXAS  
 BEING A PORTION OF THAT CERTAIN CALLED 313.766 ACRE TRACT  
 DESCRIBED IN INSTRUMENT TO RAYDIENT LLC DIBA RAYDIENT PLACE  
 + PROPERTIES LLC, RECORDED IN VOLUME 2482, PAGE 981 OF THE  
 PUBLIC RECORDS OF POLK COUNTY TEXAS, BEING MORE PARTICULARLY  
 DESCRIBED BY  
 ATTACHED METES AND BOUNDS DESCRIPTION.

**GENERAL NOTES:**  
 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE  
 REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO  
 ASSIGNMENTS OR RESTRICTIONS NOT SHOWN ON RECORDS. FOUR LOCKS  
 ON GENERAL EASEMENTS, BUILDING LINES  
 OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

REMAINDER OF  
 RAYDIENT LLC DIBA  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

REMAINDER OF  
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 RAYDIENT PLACE +  
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 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

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 PROPERTIES LLC  
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 O.P.R.P.C.T.

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 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

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 O.P.R.P.C.T.

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 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

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 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

REMAINDER OF  
 RAYDIENT LLC DIBA  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

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 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

REMAINDER OF  
 RAYDIENT LLC DIBA  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE  
 GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF  
 SURVEY

Thomas A. McInroy  
 Registered Professional Land Surveyor No. 6921

REMAINDER OF  
 RAYDIENT LLC DIBA  
 RAYDIENT PLACE +  
 PROPERTIES LLC  
 CALLED 313.766 ACRES  
 VOL. 2482, PG. 981  
 O.P.R.P.C.T.

**BOUNDARY SURVEY**

BENJ A 1/2 ACRE TRACT OF LAND SITUATED IN THE JAMES O  
 IRWIN SURVEY ABSTRACT NUMBER 332 POLK COUNTY TEXAS  
 BEING A PORTION OF THAT CERTAIN CALLED 313.766 ACRE TRACT  
 DESCRIBED IN INSTRUMENT TO RAYDIENT LLC DIBA RAYDIENT PLACE  
 + PROPERTIES LLC, RECORDED IN VOLUME 2482, PAGE 981 OF THE  
 PUBLIC RECORDS OF POLK COUNTY TEXAS, BEING MORE PARTICULARLY  
 DESCRIBED BY  
 ATTACHED METES AND BOUNDS DESCRIPTION.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100  
 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL  
 NO. 48373003250C HAVING AN EFFECTIVE DATE OF 09/03/2010

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE  
 TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE  
 (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE  
 BY TEXAS PROFESSIONAL SURVEYING, LLC

PURCHASER.....FARM TO MARKET 300 NORTH, LIVINGSTON, TX, 77351  
 SURVEY.....JAMES O. IRWIN, A-132  
 COUNTY.....POLK

PROJECT NUMBER	19409 TR 20
DATE	08/26/2023
DRAWN BY	CSP
CHECKED BY	DH
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**TEXAS PROFESSIONAL SURVEYING**  
 2025  
 P.O. Box 1000  
 Dallas, Texas 75201  
 www.texasurveying.com  
 Form No. 5002(2-6)



### Exhibit C - Fence Specifications

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

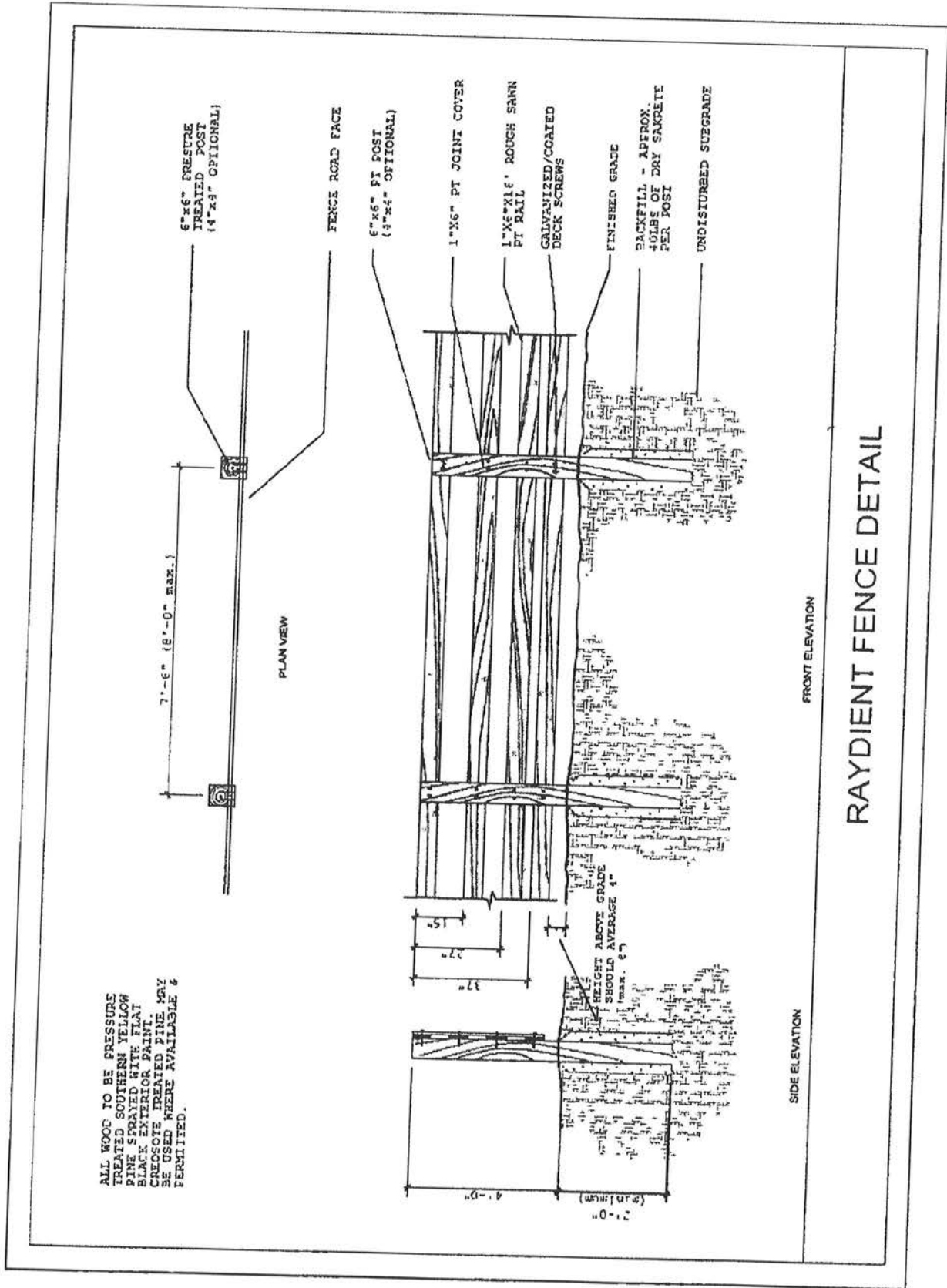


Exhibit D – Sign Easement**TEXAS PROFESSIONAL SURVEYING, LLC.**

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

**FIELD NOTE DESCRIPTION  
 SIGN EASEMENT  
 IN THE JOHN LINDSEY SURVEY ABSTRACT NUMBER 46  
 POLK COUNTY, TEXAS**

BEING sign easement (easement) situated in the John Lindsey Survey, Abstract Number 46, Polk County, Texas, being over and across called 192 acre tract described as "Tract A20" in instrument to Raydient LLC DBA Raydient Places + Properties LLC., recorded in Volume 2311, Page 324, O.P.R.P.C.T., said easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/4 inch iron rod found in the southwesterly margin of said FM 350, in the westerly line of that certain called 1.195 acre tract described in instrument to Richard Weiss, recorded in Volume 2175, Page 694, O.P.R.P.C.T., being a northeasterly angle corner of said 192 acre tract and the herein described easement, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,295,274.27, E: 3,979,117.80**, Central Zone (4203), grid measurements;

THENCE South 03°06'27" East, 20.00 feet, with the common line between said 192 acre tract and said 1.195 acre tract, to a calculated point for the southeasterly corner of the herein described easement;

THENCE over and across said 192 acre tract, the following four (4) courses and distances:

1. South 86°53'33" West, 20.00 feet, to a calculated point for corner;
2. North 03°06'27" West, 14.49 feet, to a calculated point for corner;
3. North 33°55'39" West, 14.49 feet, to a calculated point for corner;
4. North 56°04'21" East, 20.00 feet, to a calculated point in the southwesterly margin of said FM 350, a northeasterly line of said 192 acre tract, being the northeasterly corner of the herein described easement;

THENCE South 33°55'39" East, 20.00 feet, with the southwesterly margin of said FM 350, a northeasterly line of said 192 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 0.016 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 26, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19409.

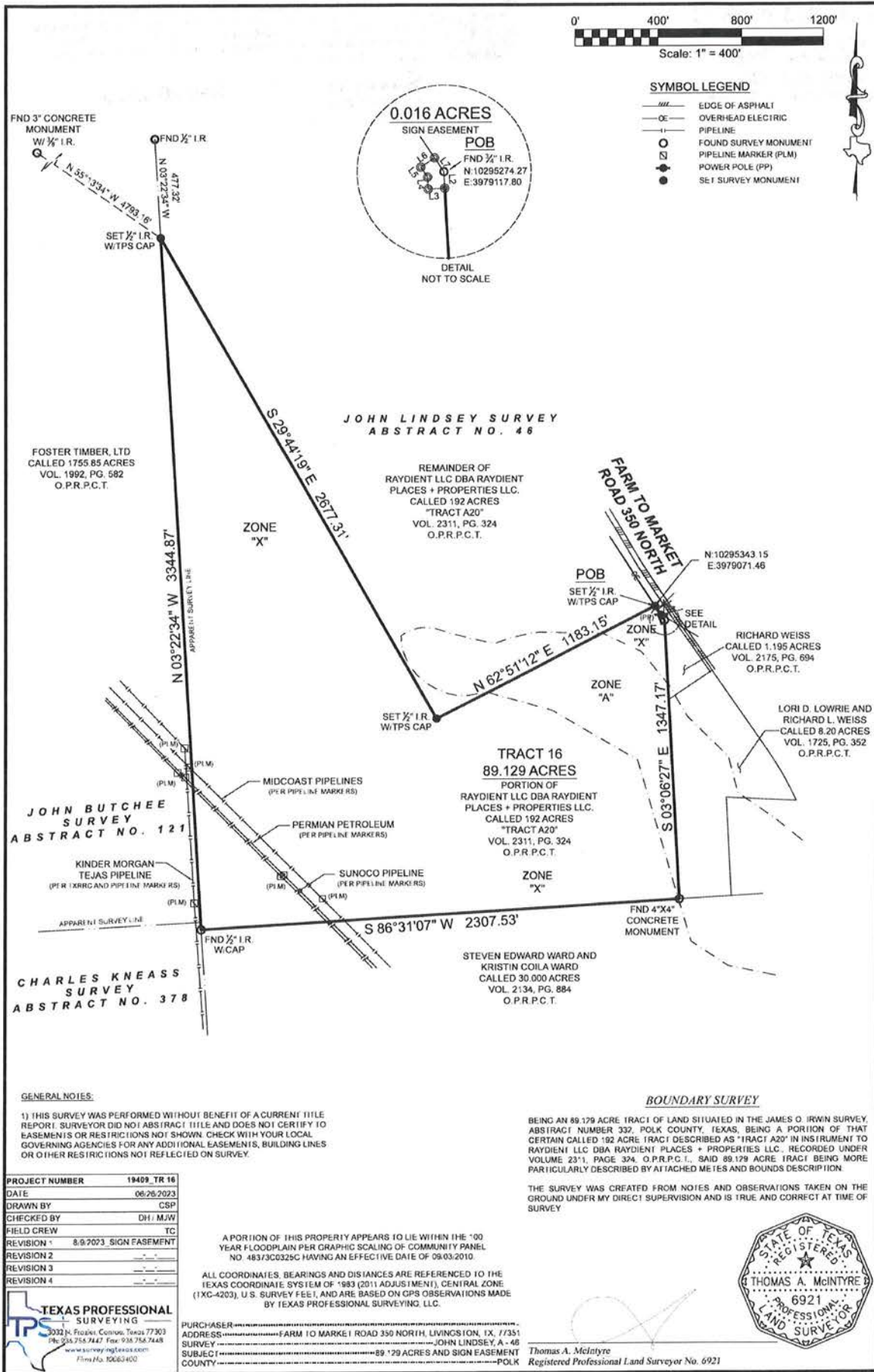
Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone, (4203), grid measurements.

August 9, 2023  
Date

\_\_\_\_\_  
Thomas A. McIntyre  
R.P.L.S. No. 6921

**RECORDER'S MEMORANDUM**  
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**RECORDER'S MEMORANDUM**  
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**GENERAL NOTES:**

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT NUMBER	19409_TR 16
DATE	06/26/2023
DRAWN BY	CSP
CHECKED BY	DH / MJW
FIELD CREW	TC
REVISION 1	8.9.2023 SIGN EASEMENT
REVISION 2	
REVISION 3	
REVISION 4	

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE '00 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 4833C0325C HAVING AN EFFECTIVE DATE OF 09/03/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF '83 (2011 ADJUSTMENT), CENTRAL ZONE (1XC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

**TEXAS PROFESSIONAL SURVEYING**  
 3032 N. Peoples Center, Texas 77303  
 Ph: 936.758.7447 Fax: 936.758.7448  
 www.surveyingtexas.com  
 Firm No. 10663400

PURCHASER: FARM TO MARKET ROAD 350 NORTH, LIVINGSTON, TX, 77351  
 SURVEY: JOHN LINDSEY, A - 48  
 SUBJECT: 89.129 ACRES AND SIGN EASEMENT  
 COUNTY: POLK

**BOUNDARY SURVEY**

BEING AN 89.129 ACRE TRACT 16 OF LAND SITUATED IN THE JAMES O. IRWIN SURVEY, ABSTRACT NUMBER 332, POLK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED '92 ACRE TRACT DESCRIBED AS 'TRACT A20' IN INSTRUMENT TO RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, RECORDED UNDER VOLUME 2311, PAGE 324, O.P.R.P.C.T., SAID 89.129 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF SURVEY.



Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

FILED FOR RECORD

Sep 26 2023 03:36:13

*Schelana Hock*  
SCHELANA HOCK  
POLK COUNTY CLERK



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 same time stamped  
heron 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 heron by me.

*Schelana Hock*  Sep 26, 2023  
COUNTY CLERK  
POLK COUNTY, TEXAS