

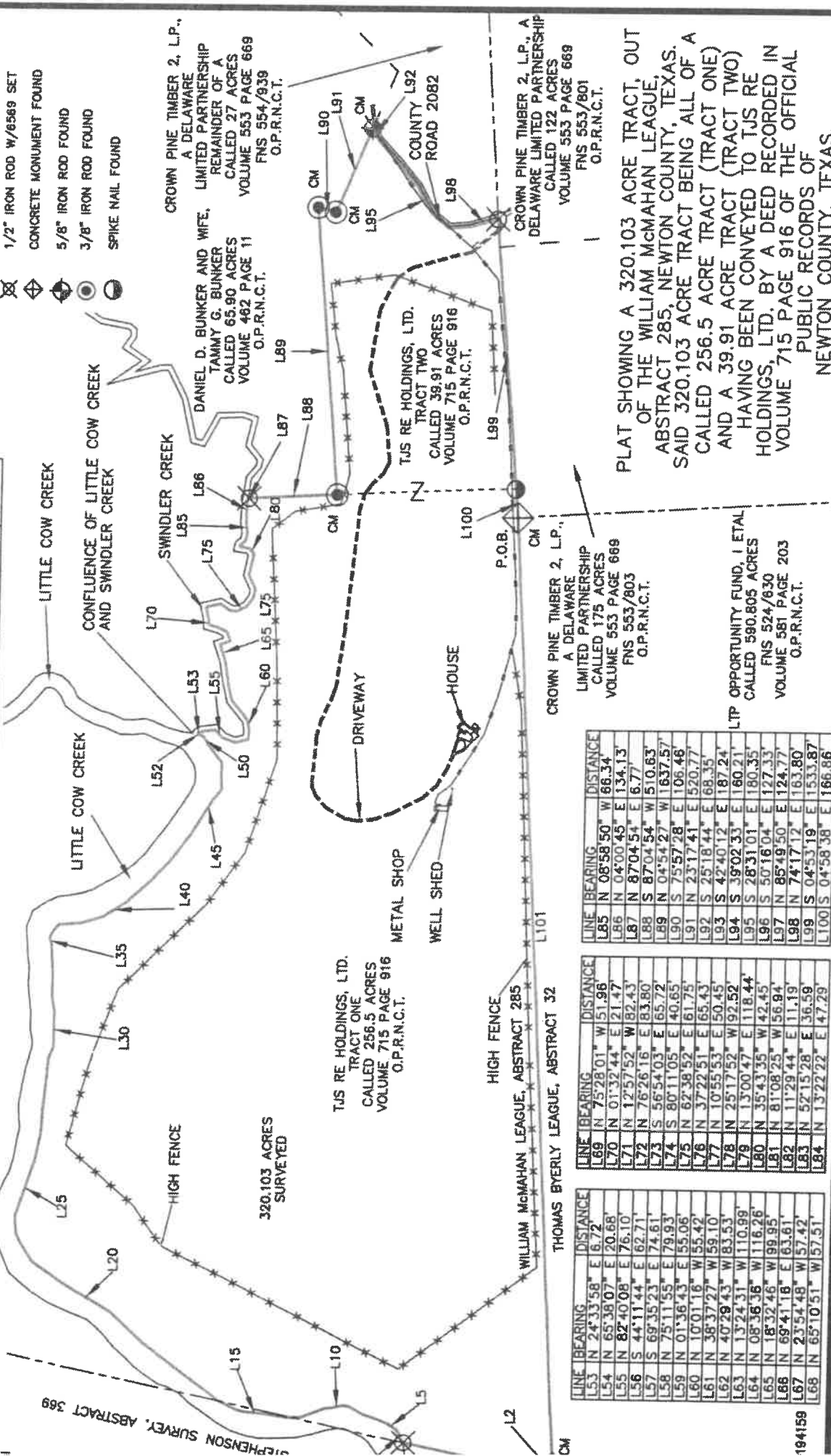
**LEGEND**

- POB POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- BOUNDARY LINE
- SURVEY LINE
- PROPERTY LINE
- FENCE LINE
- OVERHEAD POWERLINE
- POB POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- 1/2" IRON ROD W/6589 SET
- CONCRETE MONUMENT FOUND
- 5/8" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- SPIKE NAIL FOUND

LINE	BEARING	DISTANCE
L1	S 03°19'16"	E 5442.08'
L2	S 03°19'16"	E 44.45'
L3	N 78°19'16"	W 873.81'
L4	N 28°37'34"	W 87.12'
L5	N 59°30'20"	W 72.58'
L6	N 67°54'24"	W 80.25'
L7	N 72°54'42"	W 58.15'
L8	N 60°21'59"	W 94.89'
L9	N 84°01'37"	W 34.31'
L10	S 78°07'45"	W 75.30'
L11	S 85°40'37"	W 30.51'
L12	S 68°35'01"	W 150.98'
L13	S 86°33'48"	W 74.90'
L14	N 82°24'58"	W 130.32'
L15	N 84°28'00"	W 129.64'
L16	N 75°03'43"	W 46.51'
L17	N 83°43'37"	W 114.29'
L18	N 53°13'58"	W 539.71'
L19	N 47°31'59"	W 254.77'
L20	N 60°01'42"	W 321.60'
L21	N 55°25'22"	W 209.79'
L22	N 33°13'13"	W 123.21'
L23	N 27°06'46"	W 66.61'
L24	N 04°35'19"	W 102.04'
L25	N 18°10'41"	E 348.93'
L26	N 11°06'50"	E 154.43'
L27	N 02°42'40"	E 126.00'
L28	N 05°19'04"	E 302.54'
L29	N 23°13'29"	E 70.17'
L30	N 00°09'41"	E 196.90'
L31	N 08°46'50"	W 84.28'
L32	N 06°46'09"	W 34.77'
L33	N 02°29'37"	E 82.38'
L34	N 03°33'42"	W 192.36'
L35	N 17°32'21"	W 41.23'
L36	N 29°14'13"	E 40.52'
L37	N 43°46'11"	E 51.64'
L38	N 85°13'28"	E 125.85'
L39	N 72°54'53"	E 126.59'

LINE	BEARING	DISTANCE
L40	N 02°54'07"	W 75.75'
L41	N 02°09'23"	E 75.87'
L42	N 39°14'50"	W 135.17'
L43	N 26°13'39"	W 47.67'
L44	N 68°17'45"	W 31.75'
L45	N 46°24'04"	W 5.06'
L46	N 08°58'50"	W 66.34'
L47	N 04°00'45"	E 134.13'
L48	N 87°04'54"	E 6.77'
L49	S 87°04'54"	W 510.63'
L50	N 04°54'27"	W 1637.57'
L51	S 75°57'28"	E 106.46'
L52	S 23°17'41"	E 520.77'
L53	S 25°18'44"	E 68.35'
L54	S 42°40'12"	E 187.24'
L55	S 39°02'33"	E 160.21'
L56	S 28°31'01"	E 180.35'
L57	S 50°16'04"	E 127.33'
L58	N 85°49'50"	E 124.77'
L59	N 74°17'17"	E 163.80'
L60	S 04°53'19"	E 1533.87'
L61	S 04°58'38"	E 166.86'

LINE	BEARING	DISTANCE
L62	N 75°28'01"	W 51.96'
L63	N 01°32'44"	E 21.47'
L64	N 12°57'52"	W 82.43'
L65	N 76°26'16"	E 83.80'
L66	S 56°54'03"	E 65.72'
L67	S 80°11'05"	E 40.65'
L68	N 62°38'52"	E 61.75'
L69	S 37°22'51"	E 65.43'
L70	N 10°55'53"	E 50.45'
L71	N 25°17'52"	W 92.52'
L72	N 13°00'47"	E 118.44'
L73	N 35°43'35"	W 42.45'
L74	N 81°08'25"	W 56.94'
L75	N 11°29'44"	E 11.19'
L76	N 52°15'28"	E 36.59'
L77	N 13°22'22"	E 47.29'



PREMPSON SURVEY, ABSTRACT 369

TJS RE HOLDINGS, LTD.  
TRACT ONE,  
CALLED 256.5 ACRES  
VOLUME 715 PAGE 916  
O.P.R.N.C.T.

TJS RE HOLDINGS, LTD.  
TRACT TWO  
CALLED 39.91 ACRES  
VOLUME 715 PAGE 916  
O.P.R.N.C.T.

CROWN PINE TIMBER 2, L.P.,  
A DELAWARE  
LIMITED PARTNERSHIP  
CALLED 175 ACRES  
VOLUME 553 PAGE 669  
FNS 553/803  
O.P.R.N.C.T.

WILLIAM McMAHAN LEAGUE, ABSTRACT 285

THOMAS BYERLY LEAGUE, ABSTRACT 32

CROWN PINE TIMBER 2, L.P.,  
A DELAWARE  
LIMITED PARTNERSHIP  
CALLED 122 ACRES  
VOLUME 553 PAGE 669  
FNS 553/801  
O.P.R.N.C.T.

CROWN PINE TIMBER 2, L.P.,  
A DELAWARE  
LIMITED PARTNERSHIP  
CALLED 27 ACRES  
VOLUME 553 PAGE 669  
FNS 554/939  
O.P.R.N.C.T.

PLAT SHOWING A 320.103 ACRE TRACT, OUT  
OF THE WILLIAM McMAHAN LEAGUE,  
ABSTRACT 285, NEWTON COUNTY, TEXAS,  
SAID 320.103 ACRE TRACT BEING ALL OF A  
CALLED 256.5 ACRE TRACT (TRACT ONE)  
AND A 39.91 ACRE TRACT (TRACT TWO)  
HAVING BEEN CONVEYED TO TJS RE  
HOLDINGS, LTD. BY A DEED RECORDED IN  
VOLUME 715 PAGE 916 OF THE OFFICIAL  
PUBLIC RECORDS OF  
NEWTON COUNTY, TEXAS.

LTP OPPORTUNITY FUND, I ETAL  
CALLED 590.805 ACRES  
FNS 524/630  
VOLUME 581 PAGE 203  
O.P.R.N.C.T.

**WILLIAM McMAHAN LEAGUE,  
ABSTRACT 285  
NEWTON, COUNTY TEXAS**

**LEGAL DESCRIPTION**

**FOR**

**320.103 ACRE TRACT**

**BEING** a 320.103 acre tract or parcel of land located in the William McMahan League, Abstract 285, Newton County, Texas and being all of a called 256.5 acre tract, Tract One and all of a called 39.91 acre tract, Tract Two having been conveyed to TJS RE HOLDINGS, Ltd. by a deed recorded in Volume 715 Pag 916 of the Official Public Records of Newton County, Texas. Said parcel of land being more particularly described as follows:

**Beginning** at a concrete monument found for the northwest corner of a called 590.805 acre tract having been conveyed to LTP Opportunity Fund, I et al by a deed recorded in Volume 581 Page 203 of the Official Public Records of Newton County, Texas, said concrete monument also being the southwest corner of a called 175 acre tract having been conveyed to Crown Pine Timber 2, L.P., a Delaware Limited Partnership by a deed recorded in Volume 553 Page 669 of the Official Public Records of Newton County, Texas, said concrete monument being in the west line of said 256.5 acre tract and this tract and also being in the west line of the Thomas Byerly League, Abstract 32, same being the east line of said William McMahan League, Abstract 285;

Thence S 03°19'16" E along said east line of said 256.5 acre tract and this tract, same being a west line of said 590.805 acre tract, same being the west line of the Thomas Byerly League, Abstract 32 and the east line of the William McMahan League, Abstract 285 a distance of 5442.08' to a concrete monument found for reference and continuing on said bearing along said common line and League lines a total distance of 5486.53' to a ½" iron rod W/6569 (set) for the southeast corner of said 256.5 acre tract and this tract, same being the southwest corner of said 590.805 acre tract and also being the southwest corner of said Thomas Byerly League, Abstract 32, said iron rod being in the most easterly south line of said William McMahan League, Abstract 285 and the north line of the Henry Stephenson Survey, Abstract 369;

Thence N 78°19'16" W along the south line of said 256.5 acre tract, same being the most easterly south line of said William McMahan League, Abstract 285 and the north line of said Henry Stephenson Survey, Abstract 369 a distance of 873.81' to a ½" iron rod W/6569 (set) in the north bank of Little Cow Creek;

Thence upstream along the meanders of the north and east bank of said Little Cow Creek, same being the south and west boundary of said 256.5 acre tract the following course and distances;

N 28°37'34" W a distance of 87.12' to a point for corner;  
N 59°30'20" W a distance of 72.56' to a point for corner;  
N 67°54'24" W a distance of 58.15' to a point for corner;  
N 72°54'42" W a distance of 80.25' to a point for corner;  
N 60°21'59" W a distance of 94.89' to a point for corner;  
N 84°01'37" W a distance of 34.31' to a point for corner;  
S 78°07'45" W a distance of 75.30' to a point for corner;  
S 85°40'37" W a distance of 30.51' to a point for corner;  
S 68°35'01" W a distance of 150.98' to a point for corner;  
S 86°33'48" W a distance of 74.90' to a point for corner;  
N 82°24'58" W a distance of 130.32' to a point for corner;  
N 84°28'00" W a distance of 129.64' to a point for corner;  
N 75°03'43" W a distance of 46.51' to a point for corner;  
N 63°43'37" W a distance of 114.29' to a point for corner;  
N 53°13'58" W a distance of 539.71' to a point for corner;  
N 47°31'59" W a distance of 254.77' to a point for corner;  
N 60°01'42" W a distance of 321.60' to a point for corner;  
N 55°25'22" W a distance of 209.79' to a point for corner;  
N 33°13'13" W a distance of 123.21' to a point for corner;  
N 27°06'46" W a distance of 66.61' to a point for corner;  
N 04°35'19" W a distance of 102.04' to a point for corner;  
N 18°10'41" E a distance of 348.93' to a point for corner;  
N 11°06'50" E a distance of 154.43' to a point for corner;

N 47°49'21" E a distance of 183.92' to a point for corner;  
N 42°17'51" E a distance of 166.24' to a point for corner;  
N 36°37'58" E a distance of 180.64' to a point for corner;  
N 30°28'39" E a distance of 142.70' to a point for corner;  
N 31°41'10" E a distance of 102.98' to a point for corner;  
N 39°59'04" E a distance of 71.31' to a point for corner;  
N 02°54'07" W a distance of 75.75' to a point for corner;  
N 02°09'23" E a distance of 79.87' to a point for corner;  
N 39°14'50" W a distance of 135.17' to a point for corner;  
N 26°13'39" W a distance of 47.67' to a point for corner;  
N 68°17'45" W a distance of 31.75' to a point for corner;  
N 46°24'04" W a distance of 5.06' to a point for corner in the east bank of the confluence of Little Cow Creek and Swindler Creek;

Thence upstream along the meanders of the east bank of said Swindler Creek, same being the west boundary of said 256.5 acre tract the following course and distances;

N 24°33'58" E a distance of 6.72' to a point for corner;  
N 65°38'07" E a distance of 20.68' to a point for corner;  
N 82°40'08" E a distance of 76.10' to a point for corner;  
S 44°11'44" E a distance of 62.71' to a point for corner;  
S 69°35'23" E a distance of 74.61' to a point for corner;  
N 75°11'55" E a distance of 79.93' to a point for corner;  
N 01°36'43" E a distance of 55.06' to a point for corner;  
N 10°01'16" W a distance of 55.42' to a point for corner;  
N 38°37'27" W a distance of 59.10' to a point for corner;  
N 40°29'43" W a distance of 83.53' to a point for corner;  
N 13°24'31" W a distance of 110.99' to a point for corner;  
N 08°36'36" W a distance of 116.26' to a point for corner;  
N 18°32'46" W a distance of 99.95' to a point for corner;  
N 69°41'16" E a distance of 63.61' to a point for corner;  
N 23°54'48" W a distance of 57.42' to a point for corner;  
N 65°10'51" W a distance of 57.51' to a point for corner;  
N 75°28'01" W a distance of 51.96' to a point for corner;  
N 01°32'44" E a distance of 21.47' to a point for corner;  
N 12°57'52" W a distance of 82.43' to a point for corner;  
N 76°26'16" E a distance of 83.80' to a point for corner;  
S 56°54'03" E a distance of 65.72' to a point for corner;  
S 80°11'05" E a distance of 40.65' to a point for corner;  
N 62°38'52" E a distance of 61.75' to a point for corner;  
N 37°22'51" E a distance of 65.43' to a point for corner;  
N 10°55'53" E a distance of 50.45' to a point for corner;  
N 25°17'52" W a distance of 92.52' to a point for corner;  
N 13°00'47" E a distance of 118.44' to a point for corner;  
N 35°43'35" W a distance of 42.45' to a point for corner;  
N 81°08'25" W a distance of 56.94' to a point for corner;  
N 11°29'44" E a distance of 11.19' to a point for corner;  
N 52°15'28" E a distance of 36.59' to a point for corner;  
N 13°22'22" E a distance of 47.29' to a point for corner;  
N 08°58'50" W a distance of 66.34' to a point for corner;  
N 04°00'45" E a distance of 134.13' to point for the most westerly northwest corner of said 256.5 acre tract and this tract, and being the southwest corner of a called 65.90 acre tract having been conveyed to Daniel D. Bunker and wife, Tammy G. Bunker by a deed recorded in Volume 462 Page 11 of the Official Public Records of Newton County, Texas;

Thence N 87°04'54" E along the most westerly north line of said 256.5 acre tract and this tract, same being a south line of said 65.90 acre tract a distance of 6.77' to a 1/2" iron rod W/6569 (set) for reference in said common line and continuing on said bearing and along said common line a total distance of 517.40' to a 3/8" iron rod found for an interior corner this tract, same being the southwest corner of said 39.91 acre tract and said iron also being the southeast corner of said 65.90 acre tract;

Thence N 04°54'27" W along the west line of said 39.91 acre tract and this tract, same being an east line of said

Thence along the south margin of said County Road #2082, same being the north lines of said 39.91 acre tract and this tract, the following course and distances:

S 25°18'44" E a distance of 68.35' to a point for corner;  
S 42°40'12" E a distance of 187.24' to a point for corner;  
S 39°02'33" E a distance of 160.21' to a point for corner;  
S 28°31'01" E a distance of 180.35' to a point for corner;  
S 50°16'04" E a distance of 127.33' to a point for corner;  
N 85°49'50" E a distance of 124.77' to a point for corner;  
N 74°17'12" E a distance of 163.80' to a ½" iron rod W/6569 (set) for the northeast corner of said 39.91 acre tract and this tract, said iron rod being in the west line of a called 122 acre tract having been conveyed to Crown Pine Timber 2, L.P. a Delaware Limited Partnership by a deed recorded in Volume 553 Page 669 of the Official Public Records of Newton County, Texas;

Thence S 04°53'19" E along the east line of said 39.91 acre tract and this tract, same being the west line of said 122 acre tract, passing the southwest corner of said 122 acre tract, same being the northwest corner of said 175 acre tract a distance of 1533.87' to a spike nail found for the southeast corner of said 39.91 acre tract, same being the northeast corner of said 256.5 acre;

Thence S 04°58'38" E along an east line of said 256.5 acre tract and this tract, same being the most southerly southwest line of said 175 acre tract a distance of 166.86' to the point of beginning and containing 320.103 acres.


Notes:

- (1) All Bearings recited herein are based on Texas State Plane Coordinate System NAD 83, Texas Central Zone (5376) FIPS 4203, Derived from GPS Observations, US Survey Feet, all distances are grid.
- (2) See the above described description, as shown, on the attached plat prepared even date.
- (3) The subject property abuts and adjoins a public roadway.



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify these field notes reflect an actual survey made on the ground by me and/or under my supervision.

Given under by hand and seal this the 25th day of July 2019.

  
Kimble A. Morgan RPLS# 6569

Morgan Surveying Services, LLC  
P.O. 392 Jasper, TX 75951  
(409) 383-3572

Employee of Morgan Surveying Services, LLC

FIRM NO.10194159