

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

Bk Vol Pg
00028448 OR 1267 833

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

THIS DECLARATION is made this 21st day of MARCH, 2017 by **TERRAPOINTE LLC d/b/a TerraPointe Texas Holdings LLC**, a Delaware limited liability company, whose address is 225 Water Street, Suite 1400, Jacksonville, Florida 32202 (hereinafter referred to as “the DECLARANT”).

RECITALS:

WHEREAS, the DECLARANT is the owner of the real property situate, lying and being in Walker 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 subdivision, known as “Rustic Star”, consisting of eight (8) lots, which range from approximately 18.847 to 24.217 acres in size, as generally shown on Exhibit B attached hereto and made a part hereof. Each lot shall be used for either recreational or single family residential purposes. No common areas, easements, accessways, utility, stormwater, signage or any other improvements are made a part of this subdivision or this DECLARATION; and

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

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

ARTICLE I – INCORPORATION OF RECITALS

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

ARTICLE II – DEFINITIONS

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

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

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

2.3 “MANAGER” shall mean and refer to Raydient Inc., a Delaware corporation, and its successors and assigns; provided, however, that as long as DECLARANT owns a TRACT, DECLARANT may, upon written notice to each then OWNER, appoint a successor MANAGER.

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

2.5 “PROPERTY” shall mean the approximate 164.4 acres of land situate in Walker County, Texas and as is more particularly described on Exhibit A attached hereto and which has been designated and named herein as “Rustic Star”.

2.6 “TRACT” shall mean those lots, parcels or tracts within the PROPERTY, and as is more particularly described on Exhibit A hereto.

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

2.8 “RECREATIONAL USE” shall mean recreational activities, including, but not limited to, swimming, hunting, fishing, wildlife viewing and pasturing of livestock and horses, or similar recreational activities permissible in accordance with any applicable ordinances and land use regulations of Walker County, Texas.

2.9 “MOBILE HOME” shall mean manufactured homes, mobile homes, modular homes and house trailers.

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 and TRACTS within the PROPERTY by and through a common scheme of development.

ARTICLE IV – USES AND RESTRICTIVE COVENANTS

The DECLARANT hereby declares that any and all construction of any IMPROVEMENT on 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 or RECREATIONAL USES or a combination of said uses; provided, however COMMERCIAL USE shall be allowed upon prior written approval of the DECLARANT. No use authorization herein contained or subsequently granted by DECLARANT shall be deemed a representation or warranty by DECLARANT that such uses are permitted under applicable zoning or other governmental ordinances.

4.2 Mobile Homes: One (1) MOBILE HOME will be permitted on each Lot, provided each and every MOBILE HOME shall comply with the following requirements:

- a. Be a minimum of 14 feet wide with a minimum of 1,000 square feet exclusive of carports, porches and garages, and an enclosed foundation properly skirted with material compatible with the type house itself; and
- b. Be permanently installed in a neat and attractive manner with skirting completed within ninety (90) days after the Mobile Home is placed on the Lot; and
- c. Be in a state of good repair; and
- d. Be no older than ten (10) years of age when placed on any Lots.

4.3 Traditional Homes: Single family residences other than MOBILE HOMES shall have a minimum of 1,000 square feet exclusive of carports, porches and garages, and shall be completed within one (1) year of the date of issuance of the building permit by Walker County.

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

4.5 Setbacks: The minimum setback of any building, including, but not limited to, houses, barns, sheds, etc., shall be one hundred feet (100') from the front, twenty feet (20') from the rear, and twenty feet (20') from the side lines of a TRACT or in accordance with the applicable zoning regulations of Walker 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 thereon in a reasonably safe, clean, maintained, neat condition and shall comply in all material respects with governmental statutes, ordinances, regulations and all health, police and fire protection requirements. No IMPROVEMENT on any TRACT shall be permitted by the OWNER of such TRACT to fall into disrepair, and each IMPROVEMENT shall at all times be kept in good condition and repair, properly maintained and adequately painted or otherwise finished.

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

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

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

ARTICLE V - NOTICES

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

DECLARANT: TerraPointe LLC
Attention: S. Allister Fisher, Esq.
1901 Island Walkway
Suite 100
Fernandina Beach, FL 32034

MANAGER: Raydient Inc.
c/o Jason Shearer
1901 Island Walkway
Suite 100
Fernandina Beach, FL 32034

ARTICLE VI - MISCELLANEOUS PROVISIONS

6.1 Enforcement: Each OWNER shall strictly comply with all the terms and conditions and provisions of this DECLARATION. Any OWNER or MANAGER may enforce these COVENANTS against any other OWNER or tenant in violation in a court of competent jurisdiction only in Walker 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 and MANAGER will not have an adequate remedy at law and that these COVENANTS may be enforced by injunctive relief, including by a temporary or preliminary injunction and a temporary restraining order, if necessary.

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

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

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

6.5 Term: These COVENANTS shall be in full force and effect until December 31, 2046 at which time these COVENANTS shall be automatically extended for successive terms of ten years each; UNLESS within the two year period preceding the expiration of these COVENANTS (or, if applicable, any successive term) an instrument which terminates these COVENANTS is signed by OWNERS that own more than fifty percent of the TRACTS in the PROPERTY, along with written joinder and consent by all mortgagees, and recorded in the appropriate records of Walker County, Texas. For avoidance of doubt, the foregoing simple-majority percentage is intended to reflect a proportion based on the total number of TRACTS within the PROPERTY, not an acreage proportion.

6.6 Amendment:

6.6.1 Amendment by DECLARANT: The DECLARANT, as long as DECLARANT owns a TRACT, reserves and shall have the sole right to (a) amend this DECLARATION for the purpose of curing any ambiguity or any inconsistency between the provisions contained herein; (b) include in any contract or deed or other

instrument hereafter made any additional covenants and restrictions applicable to any TRACT which do not lower the standards of the covenants and restrictions herein contained; (c) release any TRACT from any part of the covenants and restrictions contained herein which have been violated if the DECLARANT, in its sole judgment, determines such violation to be a minor or insubstantial violation; (d) amend this DECLARATION without vote or consent of the OWNERS in any manner which does not adversely affect the substantive rights of an existing OWNER or mortgagee; and (e) amend this DECLARATION for the purpose of adding other property to be included within the scope of this DECLARATION. The foregoing amendments may be made without the joinder or approval of any OWNER.

6.6.2 Amendment by OWNERS: These COVENANTS may be amended, or modified or changed only if an instrument is signed by OWNERS that own more than sixty percent of the TRACTS in the PROPERTY, and recorded in the appropriate records of Walker County, Texas. For avoidance of doubt, the foregoing super-majority percentage is intended to reflect a proportion based on the total number of TRACTS within the PROPERTY, not an acreage proportion.

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

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

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

6.10 Annexations/Additions: In its sole discretion, DECLARANT shall have the right and privilege to annex and make subject to this DECLARATION and the COVENANTS hereof additional immovable property contiguous to the 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 to this one which is recorded in the public records of Walker County, Texas.

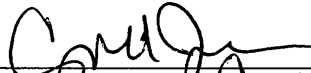
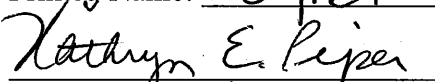
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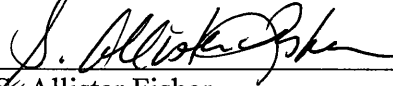
IN WITNESS WHEREOF, the Declarant has caused these presents to be executed in its name and its seal to be affixed hereto as of the day and year first above written:

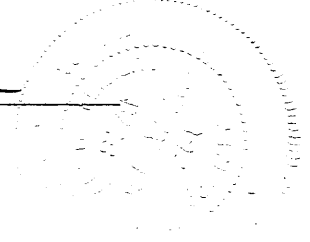
DECLARANT:

Signed, sealed and delivered
in our presence as witnesses:

TerraPointe LLC d/b/a TerraPointe Texas
Holdings LLC, a Delaware limited liability
company


Printed Name: Cyndi Jones

Printed Name: KATHRYN E. PIPER

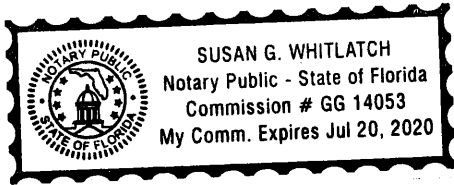
By: 
S. Allister Fisher
Its: Vice President

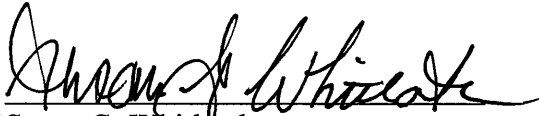


STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 29 day of MARCH
2017 by S. Allister Fisher as Vice President of TerraPointe LLC d/b/a TerraPointe Texas Holdings
LLC, a Delaware limited liability company, on behalf of the company, who is personally known to
me.

Seal




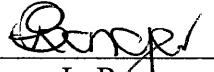

Susan G. Whitlatch
Notary Public, State of Florida
My Commission Expires: 7/20/2020
Commission No.: GG 14053

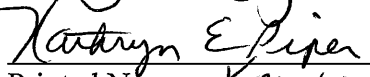
MANAGER:

Signed, sealed and delivered
in our presence as witnesses:

Raydient Inc.,
a Delaware corporation


Printed Name: Chandi Jones

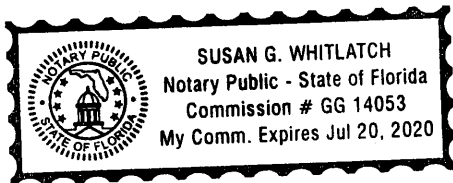
By: 
Susan L. Ranger
Its: Vice President

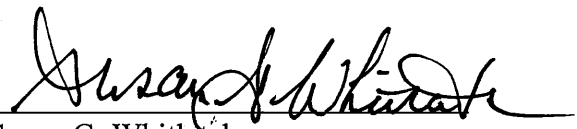

Printed Name: KATHRYN E. PIPER

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 29th day of MARCH,
2017 by Susan L. Ranger, as Vice President of Raydient Inc., a Delaware corporation, who is
personally known to me.

Seal




Susan G. Whitlatch
Notary Public, State of Florida
My Commission Expires: 7/20/2020
Commission No.: GG 14053

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DR 1267 341

Exhibit A – Description of the Property



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

23.150 ACRES

IN THE DAVID DAVIS SURVEY, ABSTRACT NO. 169 WALKER COUNTY, TEXAS

BEING a 23.150 acre tract of land situated in the David Davis Survey, Abstract No. 169, Walker County, Texas, being out of and a portion of that certain tract described as that portion of a 594.36 acre tract described in instrument to Rayonier Forest Resources, L.P., recorded in Volume 786, Page 378, and re-recorded in Volume 847, Page 47, of the Official Records of Walker County, Texas, (O.R.W.C.T.), north of FM 2989 and south of Old Sign Road, less and except 45.3 acres, in instrument to TERRAPOINTE LLC, recorded in Volume 1239, Page 843, O.R.W.C.T., said 23.150 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found in the northerly right-of-way of Farm to Market Highway 2989 (FM 2989), (100 feet wide), the apparent northerly line of the George Toby Survey, Abstract No. 557, for an apparent southwesterly corner of said David Davis Survey, being the apparent southeasterly corner of the Isaac Brimberry Survey, Abstract No. 80, the northerly line of that certain called 1280 acre tract described as Tract 152, in said instruments to Rayonier Forest Resources, L.P., the southeasterly corner of that certain called 219 acre tract, described as Tract 15 (2) in said instruments to Rayonier Forest Resources, L.P., being the southwesterly corner of said Terrapointe tract and the herein described 23.150 acre tract, from which a concrete monument found for reference in the northerly right-of-way of said FM 2989, for the southwesterly corner of that certain called 5.53 acre tract described as Tract 15 (3) in said instrument to Rayonier Forest Services, L.P. bears South 87°28'00" West, 2689.68 feet;

THENCE North 02°48'09" West, 1117.05 feet, with the apparent northerly west line of said David Davis Survey, the apparent southerly east line of said Isaac Brimberry Survey, the westerly line of said Terrapointe Tract, the southerly east line of said 219 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 23.150 acre tract, being the southwesterly corner of a 24.217 acre tract, surveyed this day, from which a concrete monument found in the apparent southerly line of the Vincent Herlock Survey, Abstract No. 262, for the apparent northwesterly corner of said David Davis Survey, being an apparent northeasterly corner of said Isaac Brimberry Survey, bears North 02°48'09" West, 1117.05 feet;

THENCE North 87°03'00" East, 899.36 feet, severing said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 23.150 acre tract, and being the northwesterly corner of a 20.458 acre tract, surveyed this day;

THENCE South 02°57'00" East, 1117.52 feet, over and across said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, for the southeasterly corner of the herein described 23.150 acre tract, being the southwesterly corner of said 20.458 acre tract, surveyed this day;

THENCE South $86^{\circ}32'36''$ West, 491.40 feet, with the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, to a concrete monument found for the apparent northeasterly corner of said George Toby Survey, being an apparent interior corner of said David Davis Survey, and being an angle point in the southerly line of the herein described 23.150 acre tract;

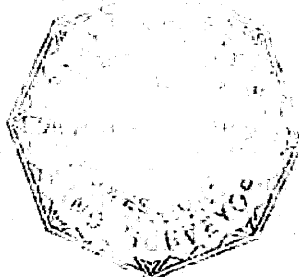
THENCE South $87^{\circ}43'15''$ West, 411.69 feet, with the northerly right-of-way of said FM 2989, the apparent westerly south line of said David Davis Survey, the apparent northerly line of said George Toby Survey, the southerly line of said Terrapointe tract, to the **POINT OF BEGINNING**;

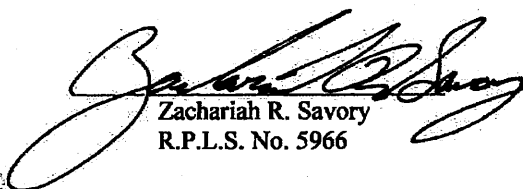
CONTAINING a computed area of 23.150 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 08, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-02.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016
Date




Zachariah R. Savory
R.P.L.S. No. 5966



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
20.458 ACRES
IN THE DAVID DAVIS SURVEY, ABSTRACT NO. 169
WALKER COUNTY, TEXAS**

BEING a 20.458 acre tract of land situated in the David Davis Survey, Abstract No. 169, Walker County, Texas, being out of and a portion of that certain tract described as that portion of a 594.36 acre tract described in instrument to Rayonier Forest Resources, L.P., recorded in Volume 786, Page 378, and re-recorded in Volume 847, Page 47, of the Official Records of Walker County, Texas, (O.R.W.C.T.), north of FM 2989 and south of Old Sign Road, less and except 45.3 acres, in instrument to TERRAPOINTE LLC, recorded in Volume 1239, Page 843, O.R.W.C.T., said 20.458 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found in the northerly right-of-way of Farm to Market Highway 2989 (FM 2989), (100 feet wide), the apparent northerly line of the George Toby Survey, Abstract No. 557, for an apparent southwesterly corner of said David Davis Survey, being the apparent southeasterly corner of the Isaac Brimberry Survey, Abstract No. 80, the northerly line of that certain called 1280 acre tract described as Tract 152, in said instruments to Rayonier Forest Resources, L.P., the southeasterly corner of that certain called 219 acre tract, described as Tract 15 (2) in said instruments to Rayonier Forest Resources, L.P., being the southwesterly corner of said Terrapointe tract and a 23.150 acre tract, surveyed this day, from which a concrete monument found for reference in the northerly right-of-way of said FM 2989, for the southwesterly corner of that certain called 5.53 acre tract described as Tract 15 (3) in said instrument to Rayonier Forest Services, L.P. bears South 87°28'00" West, 2689.68 feet, and a concrete monument found in the apparent southerly line of the Vincent Herlock Survey, Abstract No. 262, for the apparent northwesterly corner of said David Davis Survey, being the apparent easterly northeast corner of said Isaac Brimberry Survey, bears North 02°48'09" West, 2234.10 feet;

THENCE North 87°43'15" East, 411.69 feet, with the northerly right-of-way of said FM 2989, the apparent westerly south line of said David Davis Survey, the apparent northerly line of said George Toby Survey, the southerly line of said Terrapointe tract, to a concrete monument found for the apparent northeasterly corner of said George Toby Survey, being an apparent interior corner of said David Davis Survey, and being an angle point in the southerly line of said Terrapointe tract;

THENCE North 86°32'36" East, 491.40 feet, with the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southwesterly corner of the herein described 20.458 acre tract, and being the southeasterly corner of said 23.150 acre tract, surveyed this day;

THENCE North 02°57'00" West, 1117.52 feet, severing said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of a 24.217 acre tract, surveyed this day, for the northwesterly corner of the herein described 20.458 acre tract, and being the northeasterly corner of said 23.150 acre tract, surveyed this day;

THENCE North 87°03'00" East, over and across said Terrapointe tract, at 50.24 feet pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of said 24.217 acre tract, surveyed this day, being the southwesterly corner of a 18.997 acre tract, surveyed this day, in all a total distance of 799.95 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 20.458 acre tract, being the southeasterly corner of said 18.997 acre tract, the southwesterly corner of a 18.847 acre tract, surveyed this day and being the northwesterly corner of a 19.061 acre tract, surveyed this day;

THENCE South 02°57'00" East, 1110.44 feet, over and across said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly right-of-way of said FM 2989, for the southeasterly corner of the herein described 20.458 acre tract, being the southwesterly corner of said 19.061 acre tract, surveyed this day;

THENCE South 86°32'36" West, 799.98 feet, with the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, to the **POINT OF BEGINNING**;

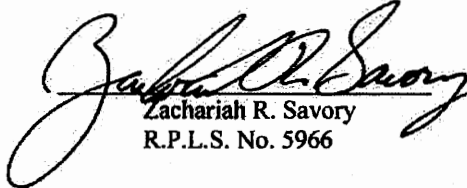
CONTAINING a computed area of 20.458 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 08, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-02.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016
Date




Zachariah R. Savory
R.P.L.S. No. 5966



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

19.061 ACRES

IN THE DAVID DAVIS SURVEY, ABSTRACT NO. 169 WALKER COUNTY, TEXAS

BEING a 19.061 acre tract of land situated in the David Davis Survey, Abstract No. 169, Walker County, Texas, being out of and a portion of that certain tract described as that portion of a 594.36 acre tract described in instrument to Rayonier Forest Resources, L.P., recorded in Volume 786, Page 378, and re-recorded in Volume 847, Page 47, of the Official Records of Walker County, Texas, (O.R.W.C.T.), north of FM 2989 and south of Old Sign Road, less and except 45.3 acres, in instrument to TERRAPOINTE LLC, recorded in Volume 1239, Page 843, O.R.W.C.T., said 19.061 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found in the northerly right-of-way of Farm to Market Highway 2989 (FM 2989), (100 feet wide), the apparent northerly line of the George Toby Survey, Abstract No. 557, for an apparent southwesterly corner of said David Davis Survey, being the apparent southeasterly corner of the Isaac Brimberry Survey, Abstract No. 80, the northerly line of that certain called 1280 acre tract described as Tract 152, in said instruments to Rayonier Forest Resources, L.P., the southeasterly corner of that certain called 219 acre tract, described as Tract 15 (2) in said instruments to Rayonier Forest Resources, L.P., being the southwesterly corner of said Terrapointe tract and a 23.150 acre tract, surveyed this day, from which a concrete monument found for reference in the northerly right-of-way of said FM 2989, for the southwesterly corner of that certain called 5.53 acre tract described as Tract 15 (3) in said instrument to Rayonier Forest Services, L.P. bears South 87°28'00" West, 2689.68 feet, and a concrete monument found in the apparent southerly line of the Vincent Herlock Survey, Abstract No. 262, for the apparent northwesterly corner of said David Davis Survey, being the apparent easterly northeast corner of said Isaac Brimberry Survey, bears North 02°48'09" West, 2234.10 feet;

THENCE North 87°43'15" East, 411.69 feet, with the northerly right-of-way of said FM 2989, the apparent westerly south line of said David Davis Survey, the apparent northerly line of said George Toby Survey, the southerly line of said Terrapointe tract, to a concrete monument found for the apparent northeasterly corner of said George Toby Survey, being an apparent interior corner of said David Davis Survey, and being an angle point in the southerly line of said Terrapointe tract;

THENCE North 86°32'36" East, 1291.38 feet, with the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southwesterly corner of the herein described 19.061 acre tract, and being the southeasterly corner of a 20.458 acre tract, surveyed this day;

THENCE North 02°57'00" West, 1110.44 feet, severing said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 19.061 acre tract, surveyed this day, being the northeasterly corner of said 20.458 acre tract, the southeasterly corner of a 18.997 acre tract, surveyed this day, and being the southwesterly corner of a 18.847 acre tract, surveyed this day;

THENCE North 87°03'00" East, 749.94 feet, over and across said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 19.061 acre tract, being the southeasterly corner of said 18.847 acre tract, surveyed this day, the southwesterly corner of a 19.839 acre tract, surveyed this day, and the northwesterly corner of a 19.805 acre tract, surveyed this day;

THENCE South 02°57'00" East, 1103.81 feet, over and across said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, for the southeasterly corner of the herein described 19.061 acre tract, and being the southwesterly corner of said 19.805 acre tract, surveyed this day;

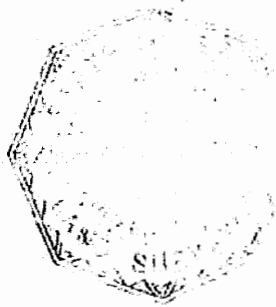
THENCE South 86°32'36" West, 749.97 feet, with the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, to the **POINT OF BEGINNING**;

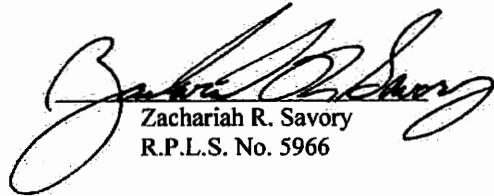
CONTAINING a computed area of 19.061 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 08, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-02.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016
Date




Zachariah R. Savory
R.P.L.S. No. 5966



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
19.805 ACRES
IN THE DAVID DAVIS SURVEY, ABSTRACT NO. 169
WALKER COUNTY, TEXAS**

BEING a 19.805 acre tract of land situated in the David Davis Survey, Abstract No. 169, Walker County, Texas, being out of and a portion of that certain tract described as that portion of a 594.36 acre tract described in instrument to Rayonier Forest Resources, L.P., recorded in Volume 786, Page 378, and re-recorded in Volume 847, Page 47, of the Official Records of Walker County, Texas, (O.R.W.C.T.), north of FM 2989 and south of Old Sign Road, less and except 45.3 acres, in instrument to TERRAPOINTE LLC, recorded in Volume 1239, Page 843, O.R.W.C.T., said 19.805 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found in the northerly right-of-way of Farm to Market Highway 2989 (FM 2989), (100 feet wide), the apparent northerly line of the George Toby Survey, Abstract No. 557, for an apparent southwesterly corner of said David Davis Survey, being the apparent southeasterly corner of the Isaac Brimberry Survey, Abstract No. 80, the northerly line of that certain called 1280 acre tract described as Tract 152, in said instruments to Rayonier Forest Resources, L.P., the southeasterly corner of that certain called 219 acre tract, described as Tract 15 (2) in said instruments to Rayonier Forest Resources, L.P., being the southwesterly corner of said Terrapointe tract and a 23.150 acre tract, surveyed this day, from which a concrete monument found for reference in the northerly right-of-way of said FM 2989, for the southwesterly corner of that certain called 5.53 acre tract described as Tract 15 (3) in said instrument to Rayonier Forest Services, L.P. bears South 87°28'00" West, 2689.68 feet, and a concrete monument found in the apparent southerly line of the Vincent Herlock Survey, Abstract No. 262, for the apparent northwesterly corner of said David Davis Survey, being the apparent easterly northeast corner of said Isaac Brimberry Survey, bears North 02°48'09" West, 2234.10 feet;

THENCE North 87°43'15" East, 411.69 feet, with the northerly right-of-way of said FM 2989, the apparent westerly south line of said David Davis Survey, the apparent northerly line of said George Toby Survey, the southerly line of said Terrapointe tract, to a concrete monument found for the apparent northeasterly corner of said George Toby Survey, being an apparent interior corner of said David Davis Survey, and being an angle point in the southerly line of said Terrapointe tract;

THENCE North 86°32'36" East, 2041.35 feet, with the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southwesterly corner of the herein described 19.805 acre tract, and being the southeasterly corner of a 19.061 acre tract, surveyed this day;

THENCE North 02°57'00" West, 1103.81 feet, severing said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 19.805 acre tract, being the northeasterly corner of said 19.061 acre tract, surveyed this day, the southeasterly corner of a 18.847 acre tract, surveyed this day, and being the southwesterly corner of a 19.839 acre tract, surveyed this day;

THENCE North 87°03'00" East, 791.16 feet, over and across said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the easterly line of said Terrapointe tract, the westerly line of that certain called 50.000 acre tract described in insturmnt to Daniel David Marchese and Ashley Yovone-Gaffey Marchese, recorded in Volume 1068, Page 758, O.R.W.C.T., for the northeasterly corner of the herein described 19.805 acre tract, being the southeasterly corner of a 19.839 acre tract, surveyed this day;

THENCE South 02°24'34" East, 1080.80 feet, with the easterly line of said Terrapointe tract, the westerly line of said 50.000 acre tract, to a ½ inch iron rod with cap found in the northerly right-of-way of said FM 2989, for the southwesterly corner of said 50.000 acre tract, being the southeasterly corner of said Terrapointe tract and the herein described 19.805 acre tract, from which a concrete monument found for reference in the northerly right-of-way of said FM 2989 bears North 82°37'34" East, 274.08 feet;

THENCE South 82°40'24" West, 144.23 feet, with the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, to a concrete monument found for the beginning of a 2814.79 foot radius curve to the left;

THENCE 190.78 feet westerly, with the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, and with said 2814.79 foot radius curve to the left, having a central angle of 03°53'00" and a chord bearing of South 84°36'53" West, 190.74 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;

THENCE South 86°32'36" West, 446.60 feet, with the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, to the **POINT OF BEGINNING**;

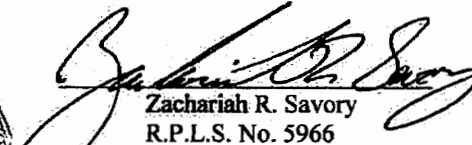
CONTAINING a computed area of 19.805 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 08, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-02.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016
Date




Zachariah R. Savory
R.P.L.S. No. 5966



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
19.839 ACRES
IN THE DAVID DAVIS SURVEY, ABSTRACT NO. 169
WALKER COUNTY, TEXAS**

BEING a 19.839 acre tract of land situated in the David Davis Survey, Abstract No. 169, Walker County, Texas, being out of and a portion of that certain tract described as that portion of a 594.36 acre tract described in instrument to Rayonier Forest Resources, L.P., recorded in Volume 786, Page 378, and re-recorded in Volume 847, Page 47, of the Official Records of Walker County, Texas, (O.R.W.C.T.), north of FM 2989 and south of Old Sign Road, less and except 45.3 acres, in instrument to TERRAPOINTE LLC, recorded in Volume 1239, Page 843, O.R.W.C.T., said 19.839 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found in the northerly right-of-way of Farm to Market Highway 2989 (FM 2989), (100 feet wide), the apparent northerly line of the George Toby Survey, Abstract No. 557, for an apparent southwesterly corner of said David Davis Survey, being the apparent southeasterly corner of the Isaac Brimberry Survey, Abstract No. 80, the northerly line of that certain called 1280 acre tract described as Tract 152, in said instruments to Rayonier Forest Resources, L.P., the southeasterly corner of that certain called 219 acre tract, described as Tract 15 (2) in said instruments to Rayonier Forest Resources, L.P., being the southwesterly corner of said Terrapointe tract and a 23.150 acre tract, surveyed this day, from which a concrete monument found for reference in the northerly right-of-way of said FM 2989, for the southwesterly corner of that certain called 5.53 acre tract described as Tract 15 (3) in said instrument to Rayonier Forest Services, L.P. bears South 87°28'00" West, 2689.68 feet, and a concrete monument found in the apparent southerly line of the Vincent Herlock Survey, Abstract No. 262, for the apparent northwesterly corner of said David Davis Survey, being the apparent easterly northeast corner of said Isaac Brimberry Survey, bears North 02°48'09" West, 2234.10 feet;

THENCE North 87°43'15" East, 411.69 feet, with the northerly right-of-way of said FM 2989, the apparent westerly south line of said David Davis Survey, the apparent northerly line of said George Toby Survey, the southerly line of said Terrapointe tract, to a concrete monument found for the apparent northeasterly corner of said George Toby Survey, being an apparent interior corner of said David Davis Survey, and being an angle point in the southerly line of said Terrapointe tract;

THENCE North 86°32'36" East, 2041.35 feet, with the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of a 19.061 acre tract, surveyed this day, being the southwesterly corner of a 19.839 acre tract, surveyed this day;

THENCE North 02°57'00" West, 1103.81 feet, severing said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southwesterly corner of the herein described 19.839 acre tract, the northwesterly corner of said 19.805 acre tract, surveyed this day, the northeasterly corner of said 19.061 acre tract, surveyed this day, and being the southeasterly corner of a 18.847 acre tract, surveyed this day;

THENCE North 02°57'00" West, 1090.01 feet, over and across said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in Old Sign Road, being the apparent northerly line of said David Davis Survey, the apparent southerly line of said Vincent Herlock Survey, the northerly line of said Terrapointe tract, the southerly line of that certain called 124.45 acre tract, described as Parcel 1 in instrument to Gramandpop Properties, LLC – Series C, recorded in Volume 1154, Page 864, O.R.W.C.T., being further described in instrument recorded in Volume 1078, Page 694, O.R.W.C.T., for the northwesterly corner of the herein described 19.839 acre tract, being the northeasterly corner of said 18.847 acre tract, surveyed this day, from which a ½ inch iron rod found for reference bears South 87°45'55" West, 1120.99 feet;

THENCE North 87°45'55" East, 146.07 feet, with the apparent northerly line of said David Davis Survey, the apparent southerly line of said Vincent Herlock Survey, the northerly line of said Terrapointe tract, the southerly line of said 124.45 acre tract, to a 5/8 inch iron rod found in Old Sign Road, for the apparent southeasterly corner of said Vincent Herlock Survey, the apparent southwesterly corner of the James Beard Survey, Abstract No. 93, being the southeasterly corner of said 124.45 acre tract, the southwesterly corner of that certain called 67.383 acre tract, described in instrument to Larry W. and Joy L. Hughes, recorded in Volume 726, Page 781, O.R.W.C.T., and being an angle point in the northerly line of the herein described 19.839 acre tract;

THENCE North 87°42'01" East, 655.33 feet, with the apparent northerly line of said David Davis Survey, the apparent southerly line of said James Beard Survey, the northerly line of said Terrapointe tract, the southerly line of said 67.383 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in Old Sign Road, for the northwesterly corner of that certain called 50.000 acre tract, described in instrument to Daniel David Marchese and Ashley Yovone-Gaffey Marchese, recorded in Volume 1068, Page 758, O.R.W.C.T., being the northeasterly corner of said Terrapointe tract, and the herein described 19.839 acre tract, from which a concrete monument found in Old Sign Road, for the apparent northeasterly corner of said David Davis Survey, the apparent northwesterly corner of the C. Edinburgh Survey, Abstract No. 186, bears North 87°43'10" East, 843.36 feet;

THENCE South 02°24'34" East, 1080.80 feet, with the easterly line of said Terrapointe tract, the westerly line of said 50.000 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 19.839 acre tract, being the northeasterly corner of said 19.805 acre tract, surveyed this day, from which a ½ inch iron rod with cap found in the northerly right-of-way of said FM 2989 for the southeasterly corner of said Terrapointe tract, being the southwesterly corner of said 50.00 acre tract, bears South 02°24'34" East, 1080.80 feet;

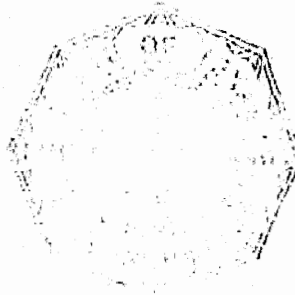
THENCE South 87°03'00" West, 791.16 feet, over and across said Terrapointe tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 19.839 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 08, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-02.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016
Date



Zachariah R. Savory
Zachariah R. Savory
R.P.L.S. No. 5966



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 6

18.847 ACRES

**IN THE DAVID DAVIS SURVEY, ABSTRACT NO. 169
WALKER COUNTY, TEXAS**

BEING a 18.847 acre tract of land situated in the David Davis Survey, Abstract No. 169, Walker County, Texas, being out of and a portion of that certain tract described as that portion of a 594.36 acre tract described in instrument to Rayonier Forest Resources, L.P., recorded in Volume 786, Page 378, and re-recorded in Volume 847, Page 47, of the Official Records of Walker County, Texas, (O.R.W.C.T.), north of FM 2989 and south of Old Sign Road, less and except 45.3 acres, in instrument to TERRAPOINTE LLC, recorded in Volume 1239, Page 843, O.R.W.C.T., said 18.847 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found in the northerly right-of-way of Farm to Market Highway 2989 (FM 2989), (100 feet wide), the apparent northerly line of the George Toby Survey, Abstract No. 557, for an apparent southwesterly corner of said David Davis Survey, being the apparent southeasterly corner of the Isaac Brimberry Survey, Abstract No. 80, the northerly line of that certain called 1280 acre tract described as Tract 152, in said instruments to Rayonier Forest Resources, L.P., the southeasterly corner of that certain called 219 acre tract, described as Tract 15 (2) in said instruments to Rayonier Forest Resources, L.P., being the southwesterly corner of said Terrapointe tract and a 23.150 acre tract, surveyed this day, from which a concrete monument found for reference in the northerly right-of-way of said FM 2989, for the southwesterly corner of that certain called 5.53 acre tract described as Tract 15 (3) in said instrument to Rayonier Forest Services, L.P. bears South 87°28'00" West, 2689.68 feet, and a concrete monument found in the apparent southerly line of the Vincent Herlock Survey, Abstract No. 262, for the apparent northwesterly corner of said David Davis Survey, being the apparent easterly northeast corner of said Isaac Brimberry Survey, bears North 02°48'09" West, 2234.10 feet;

THENCE North 87°43'15" East, 411.69 feet, with the northerly right-of-way of said FM 2989, the apparent westerly south line of said David Davis Survey, the apparent northerly line of said George Toby Survey, the southerly line of said Terrapointe tract, to a concrete monument found for the apparent northeasterly corner of said George Toby Survey, being an apparent interior corner of said David Davis Survey, and being an angle point in the southerly line of said Terrapointe tract;

THENCE North 86°32'36" East, 1291.38 feet, with the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of a 20.458 acre tract, surveyed this day, being the southwesterly corner of a 19.061 acre tract, surveyed this day;

THENCE North 02°57'00" West, 1110.44 feet, severing said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southwesterly corner of the herein described 18.847 acre tract, surveyed this day, being the northwesterly corner of said 19.061 acre tract, surveyed this day, the northeasterly corner of a 20.458 acre tract, surveyed this day, and being the southeasterly corner of a 18.997 acre tract, surveyed this day;

THENCE North 02°57'00" West, 1099.37 feet, over and across said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in Old Sign Rod, and the apparent northerly line of said David Davis Survey, the apparent southerly line of said Vincent Herlock Survey, the northerly line of said Terrapointe tract, the southerly line of that certain called 124.45 acre tract described as Parcel 1 in instrument to Gramandpop Properties, LLC – Series C, recorded in Volume 1154, Page 864, O.R.W.C.T., being further described in instrument recorded in Volume 1078, Page 694, O.R.W.C.T., for the northwesterly corner of the herein described 18.847 acre tract, being the northeasterly corner of said 18.997 acre tract, surveyed this day, from which a ½ inch iron rod found for reference bears South 87°45'55" West, 370.99 feet;

THENCE North 87°45'55" East, 750.00 feet, with the apparent northerly line of said David Davis Survey, the apparent southerly line of said Vincent Herlock Survey, the northerly line of said Terrapointe tract, the southerly line of said 124.45 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 18.847 acre tract, being the northwesterly corner of a 19.839 acre tract, surveyed this day, from which a 5/8 inch iron rod found for the apparent southeasterly corner of said Vincent Herlock Survey, the apparent southwesterly corner of the James Beard Survey, Abstract No. 93, being the southeasterly corner of said 124.45 acre tract, bears North 87°45'55" East, 146.07 feet;

THENCE South 02°57'00" East, 1090.01 feet, over and across said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 18.847 acre tract, being the southwesterly corner of said 19.839 acre tract, surveyed this day, the northwesterly corner of a 19.805 acre tract, surveyed this day, and the northeasterly corner of said 19.061 acre tract, surveyed this day;

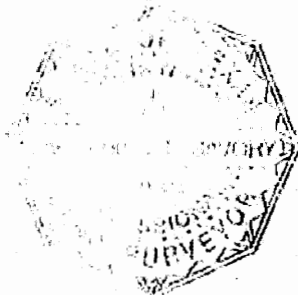
THENCE South 87°03'00" West, 749.94 feet, over and across said Terrapointe tract, to the **POINT OF BEGINNING**;

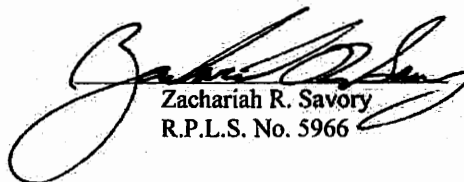
CONTAINING a computed area of 18.847 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 08, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-02.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016
Date




Zachariah R. Savory
R.P.L.S. No. 5966



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
18.997 ACRES
IN THE DAVID DAVIS SURVEY, ABSTRACT NO. 169
WALKER COUNTY, TEXAS**

BEING a 18.997 acre tract of land situated in the David Davis Survey, Abstract No. 169, Walker County, Texas, being out of and a portion of that certain tract described as that portion of a 594.36 acre tract described in instrument to Rayonier Forest Resources, L.P., recorded in Volume 786, Page 378, and re-recorded in Volume 847, Page 47, of the Official Records of Walker County, Texas, (O.R.W.C.T.), north of FM 2989 and south of Old Sign Road, less and except 45.3 acres, in instrument to TERRAPOINTE LLC, recorded in Volume 1239, Page 843, O.R.W.C.T., said 18.997 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found in the northerly right-of-way of Farm to Market Highway 2989 (FM 2989), (100 feet wide), the apparent northerly line of the George Toby Survey, Abstract No. 557, for an apparent southwesterly corner of said David Davis Survey, being the apparent southeasterly corner of the Isaac Brimberry Survey, Abstract No. 80, the northerly line of that certain called 1280 acre tract described as Tract 152, in said instruments to Rayonier Forest Resources, L.P., the southeasterly corner of that certain called 219 acre tract, described as Tract 15 (2) in said instruments to Rayonier Forest Resources, L.P., being the southwesterly corner of said Terrapointe tract and a 23.150 acre tract, surveyed this day, from which a concrete monument found for reference in the northerly right-of-way of said FM 2989, for the southwesterly corner of that certain called 5.53 acre tract described as Tract 15 (3) in said instrument to Rayonier Forest Services, L.P. bears South 87°28'00" West, 2689.68 feet, and a concrete monument found in the apparent southerly line of the Vincent Herlock Survey, Abstract No. 262, for the apparent northwesterly corner of said David Davis Survey, being the apparent easterly northeast corner of said Isaac Brimberry Survey, bears North 02°48'09" West, 2234.10 feet;

THENCE North 87°43'15" East, 411.69 feet, with the northerly right-of-way of said FM 2989, the apparent westerly south line of said David Davis Survey, the apparent northerly line of said George Toby Survey, the southerly line of said Terrapointe tract, to a concrete monument found for the apparent northeasterly corner of said George Toby Survey, being an apparent interior corner of said David Davis Survey, and being an angle point in the southerly line of said Terrapointe tract;

THENCE North 86°32'36" East, 491.40 feet, with the northerly right-of-way of said FM 2989, the southerly line of said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of a 20.458 acre tract, surveyed this day, and being the southeasterly corner of said 23.150 acre tract, surveyed this day;

THENCE North 02°57'00" West, 1117.52 feet, severing said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of a 24.217 acre tract, surveyed this day, for the northeasterly corner of said 23.150 acre tract, surveyed this day, being the northwesterly corner of said 20.458 acre tract, surveyed this day;

THENCE North 87°03'00" East, 50.24 feet, over and across said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southwesterly corner of the herein described 18.997 acre tract, and being the southeasterly corner of said 24.217 acre tract, surveyed this day;

THENCE North 02°57'00" West, 1107.72 feet, over and across said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in an old dirt road, in the apparent northerly line of said David Davis Survey, the apparent southerly line of said Vincent Herlock Survey, the northerly line of said Terrapointe tract, the southerly line of that certain called 124.45 acre tract, described as Parcel 1, in instrument to Gramandpop Properties, LLC - Series C, recorded in Volume 1154, Page 864, O.R.W.C.T., being further described in instrument recorded in Volume 1078, Page 694, O.R.W.C.T., from which a concrete monument found for the southwesterly corner of said 124.45 acre tract, bears South 87°36'46" West, 100.00 feet;

THENCE North 87°36'46" East, 378.76 feet, with the apparent northerly line of said David Davis Survey, the apparent southerly line of said Vincent Herlock Survey, the northerly line of said Terrapointe tract, the southerly line of said 124.45 acre tract, to a ½ inch iron rod found in said old dirt road, for an angle point;

THENCE North 87°45'55" East, 370.99 feet, with the apparent northerly line of said David Davis Survey, the apparent southerly line of said Vincent Herlock Survey, the northerly line of said Terrapointe tract, the southerly line of said 124.45 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in Old Sign Road, for the northeasterly corner of the herein described 18.997 acre tract, being the northwesterly corner of a 18.847 acre tract, surveyed this day, from which a 5/8 inch iron rod found for the apparent southeasterly corner of said Vincent Herlock Survey, the apparent southwesterly corner of the James Beard Survey, Abstract No. 93, being the southeasterly corner of said 124.45 acre tract, bears North 87°45'55" East, 896.07 feet;

THENCE South 02°57'00" East, 1099.37 feet, over and across said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 18.997 acre tract, being the southwesterly corner of said 18.847 acre tract, surveyed this day, being the northwesterly corner of a 19.061 acre tract, surveyed this day, and being the northeasterly corner of said 20.458 acre tract, surveyed this day;

THENCE South 87°03'00" West, 749.71 feet, over and across said Terrapointe tract, to the **POINT OF BEGINNING**;


CONTAINING a computed area of 18.997 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 08, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-02.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016
Date




Carey A. Johnson
R.P.L.S. No. 6524



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

24.217 ACRES

**IN THE DAVID DAVIS SURVEY, ABSTRACT NO. 169
WALKER COUNTY, TEXAS**

BEING a 24.217 acre tract of land situated in the David Davis Survey, Abstract No. 169, Walker County, Texas, being out of and a portion of that certain tract described as that portion of a 594.36 acre tract described in instrument to Rayonier Forest Resources, L.P., recorded in Volume 786, Page 378, and re-recorded in Volume 847, Page 47, of the Official Records of Walker County, Texas, (O.R.W.C.T.), north of FM 2989 and south of Old Sign Road, less and except 45.3 acres, in instrument to TERRAPOINTE LLC, recorded in Volume 1239, Page 843, O.R.W.C.T., said 24.217 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found in the northerly right-of-way of Farm to Market Highway 2989 (FM 2989), (100 feet wide), the apparent northerly line of the George Toby Survey, Abstract No. 557, for an apparent southwesterly corner of said David Davis Survey, being the apparent southeasterly corner of the Isaac Brimberry Survey, Abstract No. 80, the northerly line of that certain called 1280 acre tract described as Tract 152, in said instruments to Rayonier Forest Resources, L.P., the southeasterly corner of that certain called 219 acre tract, described as Tract 15 (2) in said instruments to Rayonier Forest Resources, L.P., being the southwesterly corner of said Terrapointe tract and a 23.150 acre tract, surveyed this day, from which a concrete monument found for reference in the northerly right-of-way of said FM 2989, for the southwesterly corner of that certain called 5.53 acre tract described as Tract 15 (3) in said instrument to Rayonier Forest Services, L.P. bears South 87°28'00" West, 2689.68 feet, and from which a concrete monument found for the apparent northeasterly corner of said George Toby Survey, being an apparent interior corner of said David Davis Survey, bears North 87°43'15" East, 411.69 feet;

THENCE North 02°48'09" West, 1117.05 feet, with the apparent northerly west line of said David Davis Survey, the apparent southerly east line of said Isaac Brimberry Survey, the westerly line of said Terrapointe Tract, the southerly east line of said 219 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the southwesterly corner of the herein described 24.217 acre tract, being the northwesterly corner of said 23.150 acre tract, surveyed this day;

THENCE North 02°48'09" West, 1117.05 feet, with the northerly west line of said David Davis Survey, the apparent southerly east line of said Isaac Brimberry Survey, the westerly line of said Terrapointe Tract, the southerly east line of said 219 acre tract, to a concrete monument found in the apparent southerly line of the Vincent Herlock Survey, Abstract No. 262, for the apparent northwesterly corner of said David Davis Survey, being an apparent northeasterly corner of said Isaac Brimberry Survey, the southerly line of that certain called 69.33 acre tract described as Tract 69 in said instruments to Rayonier Forest Resources, L.P., for a northeasterly corner of said 219 acre tract, being the northwesterly corner of said Terrapointe tract and the herein described 24.217 acre tract;

THENCE North 87°32'05" East, 272.46 feet, with the apparent northerly line of said David Davis Survey, the apparent southerly line of said Vincent Herlock Survey, the northerly line of said Terrapointe tract, the southerly line of said Tract 69, to a concrete monument found for the southeasterly corner of said 69.33 acre tract, being the southwesterly corner of that certain called 5.33 acre tract described in instrument to David Lee Langley, recorded in Volume 332, Page 137, O.R.W.C.T., and being an angle point in the northerly line of the herein described 24.217 acre tract;

THENCE North 87°39'09" East, 574.31 feet, with the apparent northerly line of said David Davis Survey, the apparent southerly line of said Vincent Herlock Survey, the northerly line of said Terrapointe tract, the southerly line of said 5.33 acre tract, to a concrete monument found in an old dirt road, for the southeasterly corner of said 5.33 acre tract, being the southwesterly corner of that certain called 124.45 acre tract described as Parcel 1 in instrument to Gramandpop Properties, LLC – Series C, recorded in Volume 1154, Page 864, being further described in instrument recorded in Volume 1078, Page 694, O.R.W.C.T., and being an angle point in the northerly line of the herein described 24.217 acre tract;

THENCE North 87°36'46" East, 100.00 feet, with the apparent northerly line of said David Davis Survey, the apparent southerly line of said Vincent Herlock Survey, the northerly line of said Terrapointe tract, the southerly line of said 124.45 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in said old dirt road, for the northeasterly corner of the herein described 24.217 acre tract, being the northwesterly corner of a 18.997 acre tract, surveyed this day;

THENCE South 02°57'00" East, 1108.22 feet, severing said Terrapointe tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of a 20.458 acre tract, surveyed this day, for the southeasterly corner of the herein described 24.217 acre tract, and being the southwesterly corner of said 18.997 acre tract, surveyed this day;

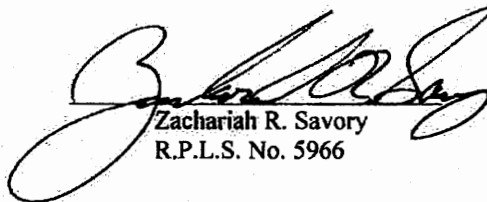
THENCE South 87°03'00" West, over and across said Terrapointe tract, at 50.24 feet pass a ½ inch iron rod set for the northwesterly corner of said 20.458 acre tract, surveyed this day, being the northeasterly corner of said 23.150 acre tract, surveyed this day, in all a total distance of 949.60 feet, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 24.217 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 08, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R343-02.

Bearings recited hereon are based GPS observations and are referenced to the North American Datum 1983, (NAD83), Texas State Plane Coordinate System, Central Zone, (4203).

November 14, 2016
Date


Zachariah R. Savory
R.P.L.S. No. 5966

00028448 BK DR

Vol 1267

Ps 858

Exhibit B - Surveys

Note: Survey is certified for this transaction only. The findings and opinions of Texas Professional Surveying, LLC, reflected herein are preliminary, confidential and intended for the use of the individual or entity for whom this work was prepared. It is understood that the use of, reliance on, or reproduction of some, in whole or in part, by others without the express written consent of Texas Professional Surveying, LLC, is prohibited and without warranty, express or implied. Texas Professional Surveying, LLC, shall be held harmless against damages or expenses resulting from such unauthorized use, reliance or reproduction. Copyright 2016. All rights reserved.



959 OF 1267 VOL 959

VINCENT HERLOCK SURVEY ABSTRACT No. 262

JAMES BEARD SURVEY ABSTRACT No. 93

ISAAC BRIMBERRY SURVEY ABSTRACT No. 80

C. EDINBURGH SURVEY ABSTRACT No. 186

TRACT 8 24.217 ACRES

TRACT 7 18.997 ACRES

TRACT 6 18.847 ACRES

TRACT 5 19.839 ACRES

DAVID DAVIS SURVEY ABSTRACT No. 169

TRACT 3 19.061 ACRES

TRACT 4 19.805 ACRES

TRACT 1 23.150 ACRES

TRACT 2 20.458 ACRES

GEO. TOBY SURVEY ABSTRACT No. 557

GRAMMOPROP PROPERTIES, LLC - SERIES C PARCEL 2 - CALL 32.08 ACRES VOL. 1154, PG. 864 (VOL. 1078, PG. 694) O.R.W.C.T.

GRAMMOPROP PROPERTIES, LLC - SERIES C PARCEL 1 - CALL 124.45 ACRES VOL. 1154, PG. 864 (VOL. 1078, PG. 694) O.R.W.C.T.

LARRY W. & JOY L. HUGHES CALL 67.363 ACRES VOL. 726, PG. 781 O.R.W.C.T.

RAYONIER FOREST RESOURCES, L.P. TRACT 69 - CALL 69.33 ACRES VOL. 847, PG. 47, O.R.W.C.T. (VOL. 332, PG. 137, O.R.W.C.T.)

DAVID LEE LANGLEY CALL 5.33 ACRES VOL. 332, PG. 137 O.R.W.C.T.

TERRAPINTE, LLC PORTION OF 594.38 AC NORTH OF 2989, SOUTH OF OLD SIGN ROAD VOL. 1239, PG. 843, O.P.R.W.C.T.

DANIEL DAVID MARCHESE ASHLEY YOVONE-GAFFEY MARCHESE CALL 50.000 ACRES VOL. 1088, PG. 758 O.R.W.C.T.

RAYONIER FOREST RESOURCES, L.P. TRACT 15 (2) - CALL 219 ACRES VOL. 847, PG. 47, O.P.R.W.C.T. (VOL. 60, PG. 576, W.C.D.R.)

RAYONIER FOREST RESOURCES, L.P. TRACT 15 (3) - CALL 5.53 ACRES (2.84 AC) VOL. 847, PG. 47, O.P.R.W.C.T. (VOL. 208, PG. 502, W.C.D.R.)

ONEOK ARBUCKLE PIPELINE, L.L.C. 50' PIPELINE EASEMENT VOL. 300, PG. 727 (VOL. 384, PG. 300) O.R.W.C.T.

ONEOK ARBUCKLE PIPELINE, L.L.C. 50' PIPELINE EASEMENT VOL. 300, PG. 727 (VOL. 384, PG. 300) O.R.W.C.T.

MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION dba MID SOUTH SYNERGY 30' ELECTRIC LINE EASEMENT VOL. 946, PG. 117 O.R.W.C.T.

RAYONIER FOREST RESOURCES, L.P. TRACT 152 - CALL 1280 ACRES VOL. 847, PG. 47, O.R.W.C.T. (VOL. 25, PG. 185, W.C.D.R.)

RAYONIER FOREST RESOURCES, L.P. REMAINDER OF TRACT 36 (2) - CALL 89.7 ACRES VOL. 847, PG. 47, O.R.W.C.T. (VOL. 54, PG. 57, W.C.D.R.)

RAYONIER FOREST RESOURCES, L.P. REMAINDER OF TRACT 38 (2) - CALL 61.14 ACRES VOL. 847, PG. 47, O.R.W.C.T. (VOL. 124, PG. 368, W.C.D.R.)

RAYONIER FOREST RESOURCES, L.P. REMAINDER OF TRACT 36 (4) - CALL 41.13 ACRES VOL. 847, PG. 47, O.R.W.C.T. (VOL. 88, PG. 28, W.C.D.R.)

RAYONIER FOREST RESOURCES, L.P. REMAINDER OF TRACT 36 (3) - CALL 40.13 ACRES VOL. 847, PG. 47, O.R.W.C.T. (VOL. 60, PG. 576, W.C.D.R.)

BEING eight tracts of land situated in the David Davis Survey, Abstract No. 169, Walker County, Texas, being out of and a portion of that certain tract described as that portion of a 594.38 acre tract described in instrument to Rayonier Forest Resources, L.P., recorded in Volume 788, Page 578, and re-recorded in Volume 847, Page 47, of the Official Records of Walker County, Texas, (O.R.W.C.T.), north of FM 2989 and south of Old Sign Road, less and except 45.3 acres, in instrument to TERRAPINTE, LLC, recorded in Volume 1239, Page 843, O.R.W.C.T., said 22.939 acre tract being more particularly described by attached metes and bounds.

NOTE: ALL 1/2" IRON RODS SET ARE WITH CAP STAMPED: TFS 100834-00.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATION AND ARE REFERENCED TO THE NORTH AMERICAN DATUM (NAD) 1983, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203).

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. -This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions that show. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 484710 01000/02250, effective 08/16/11. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 11/08/16 JS

Signature of Gabriel T. Savory, Registered Professional Land Surveyor No. 6986

LEGEND table with symbols for water meter, manhole, cable to box, telephone box, electric box, power pole, edge of asphalt, record call, building line, utility easement, drainage easement, aerial easement, Home County Deed Records.

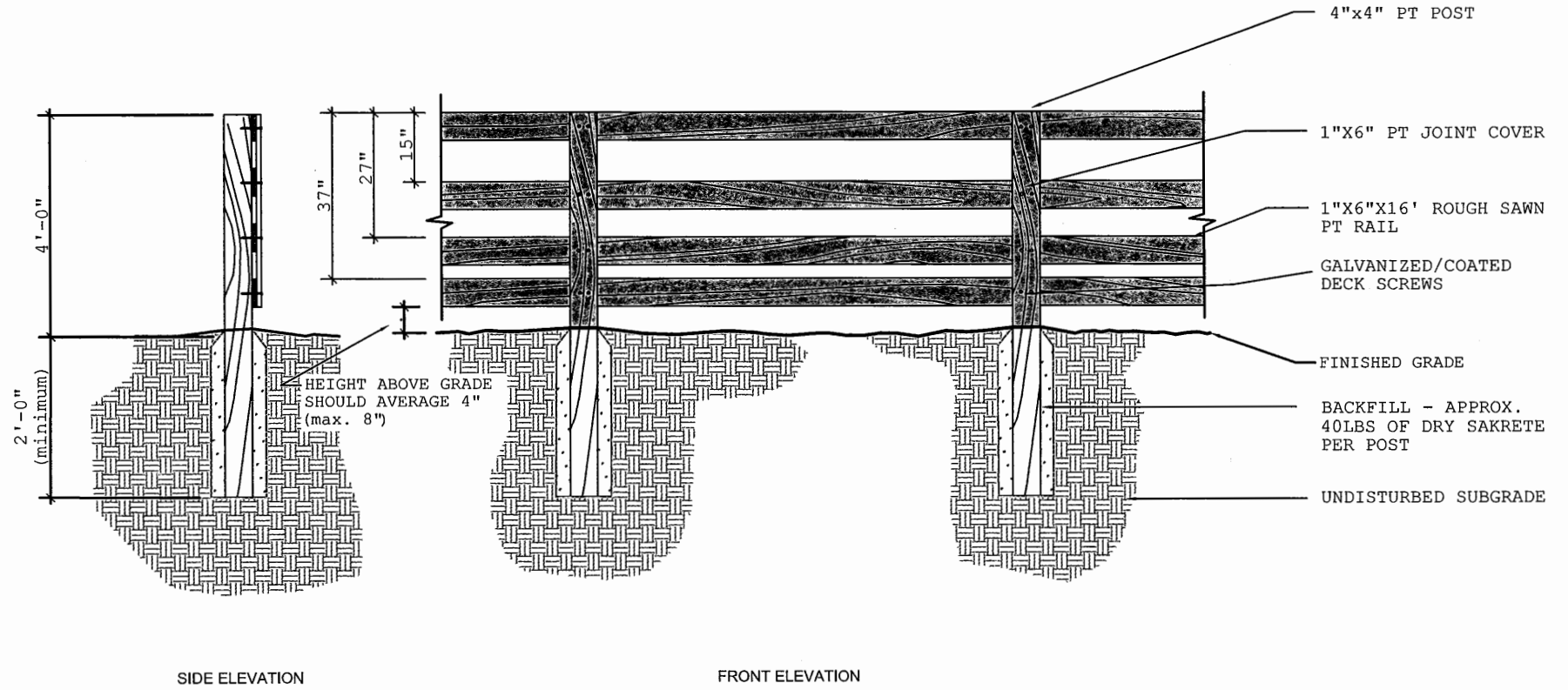
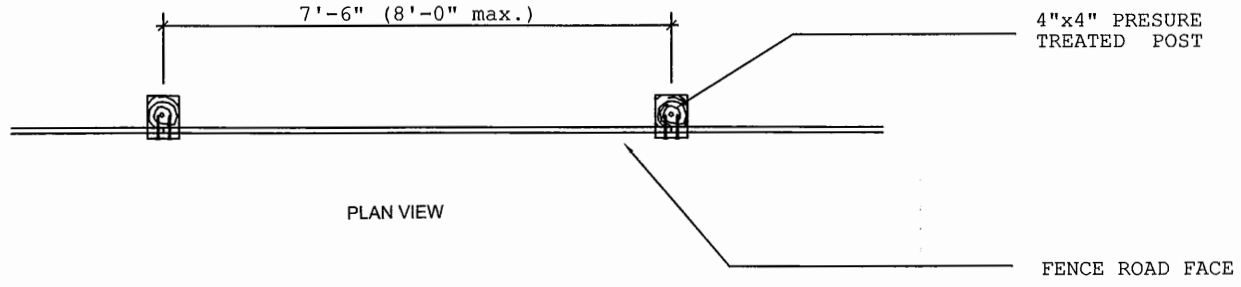
TEXAS PROFESSIONAL SURVEYING, LLC 3032 N. FRAZIER STREET - CANNON, TX 77003 PH (800)366-3447 FAX (281)566-9448 www.surveyingtexas.com

PROJECT NO. R343-02 Key Map n/a REVISIONS: DRAWN BY: CDF

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Includes data for CT, CI, and CII.

Exhibit C - Fence Specifications

ALL WOOD TO BE PRESSURE TREATED SOUTHERN YELLOW PINE SPRAYED WITH FLAT BLACK EXTERIOR PAINT. CREOSOTE TREATED PINE MAY BE USED WHERE AVAILABLE & PERMITTED.



RAYDIENT FENCE DETAIL

EXHIBIT C

Filed for Record in: Walker County
 On: Apr 04, 2017 at 02:04P
 As a Recordings
 Document Number: 00028448
 Amount: 138.00
 Receipt Number - 115344
 By: Jessica Dykstra
 STATE OF TEXAS
 COUNTY OF WALKER
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Walker County as stamped hereon by me.
 Apr 04, 2017
 Karl A. French, Walker County Clerk
 Walker County