

DESCRIPTION

STATE OF TEXAS
COUNTY OF TRINITY

1.981 ACRES

BEING all of that tract of land in Trinity County, Texas, out of the G. Sosa Survey, A-42 and being part of that called 108.21 acres described in a deed to Lloyd Parr as recorded in Volume 131, Page 504 of the Deed Records of Trinity County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found at a interior corner of said 108.21 acres, in the West line of that called 210.705 acres described in a deed to Thornberry Family Partnership, Ltd as recorded in Volume 779, Page 552 of the Official Records of Trinity County, Texas, and at the Northeast corner of that Tract III of called 57.59 acres described in a deed to The Trinity River Authority of Texas as recorded in Volume 197, Page 607 of the Deed Records of Trinity County, Texas, and at the Northwest corner of that 205.00 acres described in a deed to S. Douglas Stinemetz as recorded in Volume 924, Page 814 of the Official Records of Trinity County, Texas;

THENCE North 89 degrees 05 minutes 33 seconds West, 569.18 feet to a 1/2 inch steel rod set in the Southeast line of Highway No. 94 and in the South line of said 108.21 acres;

THENCE North 50 degrees 55 minutes 42 seconds East, 430.59 feet to a 1/2 inch steel rod found in the Southeast line of said Highway No. 94 at the Northwest corner of said 210.705 acres;

THENCE North 47 degrees 28 minutes 12 seconds East, 315.84 feet to a 1/2 inch steel rod found at a interior corner of said 210.705 acres;

THENCE South 01 degrees 46 minutes 13 seconds East, 66.95 feet to the Point of Beginning, containing 1.981 acres of land.

(Bearings Based on the West line of said 210.705 acres)

The description shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of January, 2014.

May 6, 2014




Landon Smith
R.P.L.S. No. 5969

DESCRIPTION

STATE OF TEXAS
COUNTY OF TRINITY

7.694 ACRES

BEING all of that tract of land in Trinity County, Texas, out of the I.G. Webb Survey, A-642 and the G. Sosa Survey, A-42 and being part of that called 210.705 acres described in a deed to Thornberry Family Partnership, Ltd as recorded in Volume 779, Page 552 of the Official Records of Trinity County, Texas, and part of that called 108.21 acres described in a deed to Lloyd Parr as recorded in Volume 131, Page 504 of the Deed Records of Trinity County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found at a interior corner of said 108.21 acres, in the West line of said 210.705 acres, and at the Northeast corner of that Tract III of called 57.59 acres described in a deed to The Trinity River Authority of Texas as recorded in Volume 197, Page 607 of the Deed Records of Trinity County, Texas, and at the Northwest corner of that 205.00 acres described in a deed to S. Douglas Stinemetz as recorded in Volume 924, Page 814 of the Official Records of Trinity County, Texas;

THENCE North 89 degrees 05 minutes 33 seconds West, 569.18 feet to a 1/2 inch steel rod set in the Southeast line of Highway No. 94 and in the South line of said 108.21 acres;

THENCE North 50 degrees 55 minutes 42 seconds East, at 430.59 feet pass a 1/2 inch steel rod found at the Northwest corner of said 210.705 acres, a total distance of 729.25 feet to a 4 inch concrete monument found at the intersection of the Southeast line of Highway No. 94 with the Southwest line of F.M. Highway No. 3188 at the North corner of said 210.705 acres;

THENCE South 89 degrees 09 minutes 19 seconds East, 76.22 feet to a 4 inch concrete monument found in the Southwest line of F.M. Highway No. 3188;

THENCE South 51 degrees 05 minutes 57 seconds East, 153.74 feet to a point in the South line of said F.M. Highway No. 3188;

THENCE Southeasterly 317.37 feet along a curve to the left having a radius of 1482.39 feet and a central angle of 12 degrees 16 minutes 00 seconds (Chord Bears South 57 degrees 13 minutes 57 seconds East, 316.76 feet) to a point in the South line of said F.M. Highway No. 3188, a concrete monument found bears North 55 degrees 11 minutes 03 seconds West, 3.57 feet for reference;

THENCE South 63 degrees 21 minutes 57 seconds East, 146.20 feet to a point in the South line of said F.M. Highway No. 3188;

THENCE Southeasterly 275.32 feet along a curve to the right having a radius of 1382.39 feet and a central angle of 11 degrees 24 minutes 40 seconds (Chord Bears South 57 degrees 39 minutes 38 seconds East, 274.86 feet) to a 1/2 inch steel rod set in the South line of F.M. Highway No. 3188 at the Northeast corner of said 205.00 acres;

THENCE North 89 degrees 05 minutes 33 seconds West, 822.28 feet the Point of Beginning, containing 7.694 acres of land.

(Bearings Based on the West line of said 210.705 acres)

The description shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of January, 2014.

May 6, 2014




Landon Smith
R.P.L.S. No. 5969

DESCRIPTION

STATE OF TEXAS
COUNTY OF TRINITY

5.712 ACRES

BEING all of that tract of land in Trinity County, Texas, out of the I.G. Webb Survey, A-642 and the G. Sosa Survey, A-42 and being part of that called 210.705 acres described in a deed to Thornberry Family Partnership, Ltd as recorded in Volume 779, Page 552 of the Official Records of Trinity County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found in the Southeast line of Highway No. 94 at the Northwest corner of said 210.705 acres;

THENCE North 50 degrees 55 minutes 42 seconds East, 298.66 feet to a 4 inch concrete monument found at the intersection of the Southeast line of Highway No. 94 with the Southwest line of F.M. Highway No. 3188 at the North corner of said 210.705 acres;

THENCE South 89 degrees 09 minutes 19 seconds East, 76.22 feet to a 4 inch concrete monument found in the Southwest line of F.M. Highway No. 3188;

THENCE South 51 degrees 05 minutes 57 seconds East, 153.74 feet to a point in the South line of said F.M. Highway No. 3188;

THENCE Southeasterly 317.37 feet along a curve to the left having a radius of 1482.39 feet and a central angle of 12 degrees 16 minutes 00 seconds (Chord Bears South 57 degrees 13 minutes 57 seconds East, 316.76 feet) to a point in the South line of said F.M. Highway No. 3188, a concrete monument found bears North 55 degrees 11 minutes 03 seconds West, 3.57 feet for reference;

THENCE South 63 degrees 21 minutes 57 seconds East, 146.20 feet to a point in the South line of said F.M. Highway No. 3188;

THENCE Southeasterly 275.32 feet along a curve to the right having a radius of 1382.39 feet and a central angle of 11 degrees 24 minutes 40 seconds (Chord Bears South 57 degrees 39 minutes 38 seconds East, 274.86 feet) to a 1/2 inch steel rod set in the South line of F.M. Highway No. 3188 at the Northeast corner of that 205.00 acres described in a deed to S. Douglas Stinemetz as recorded in Volume 924, Page 814 of the Official Records of Trinity County, Texas;

THENCE North 89 degrees 05 minutes 33 seconds West, 822.28 feet to a 1/2 inch steel rod found at the Northwest corner of said 205.00 acres, and at the Northeast corner of that Tract III of called 57.59 acres described in a deed to The Trinity River Authority of Texas as recorded in Volume 197, Page 607 of the Deed Records of Trinity County, Texas;

THENCE North 01 degrees 46 minutes 13 seconds West, 66.95 feet to a 1/2 inch steel rod found at a interior corner of said 210.705 acres;

THENCE North 47 degrees 28 minutes 12 seconds West, 315.84 feet to the Point of Beginning, containing 5.712 acres of land.

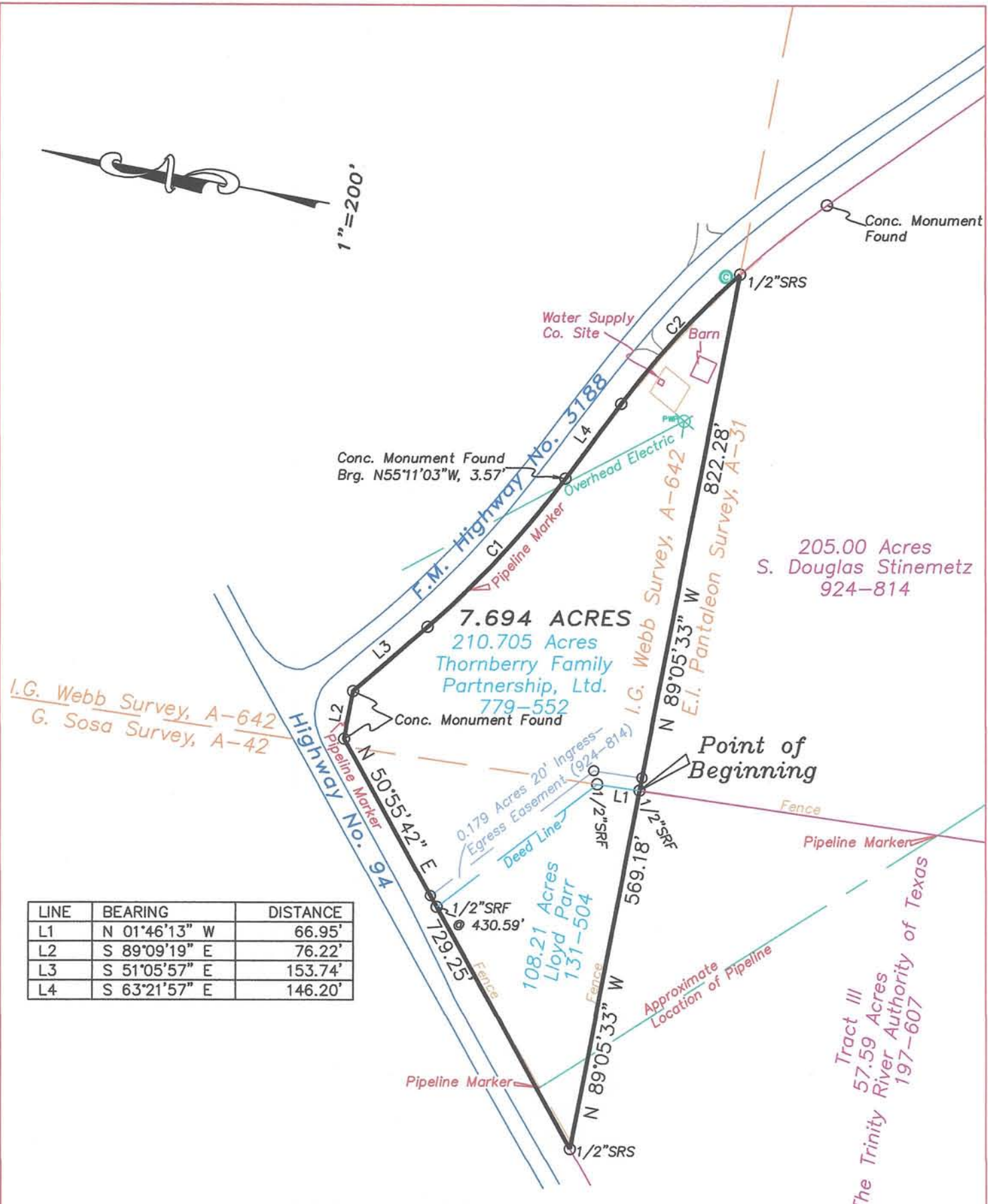
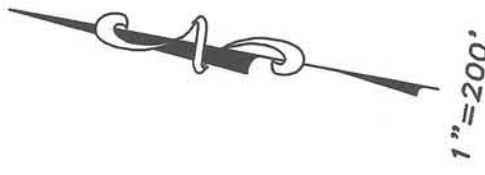
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May 6, 2014


Landon Smith
R.P.L.S. No. 5969





205.00 Acres
S. Douglas Stinemetz
924-814

7.694 ACRES
210.705 Acres
Thornberry Family
Partnership, Ltd.
779-552

I.G. Webb Survey, A-642
G. Sosa Survey, A-42

LINE	BEARING	DISTANCE
L1	N 01°46'13" W	66.95'
L2	S 89°09'19" E	76.22'
L3	S 51°05'57" E	153.74'
L4	S 63°21'57" E	146.20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1482.39'	317.37'	316.76'	S 57°13'57" E	12°16'00"
C2	1382.39'	275.32'	274.86'	S 57°39'38" E	11°24'40"

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of January, 2014; there are no visible easements, encroachments or protrusions except as shown hereon.

May 6, 2014



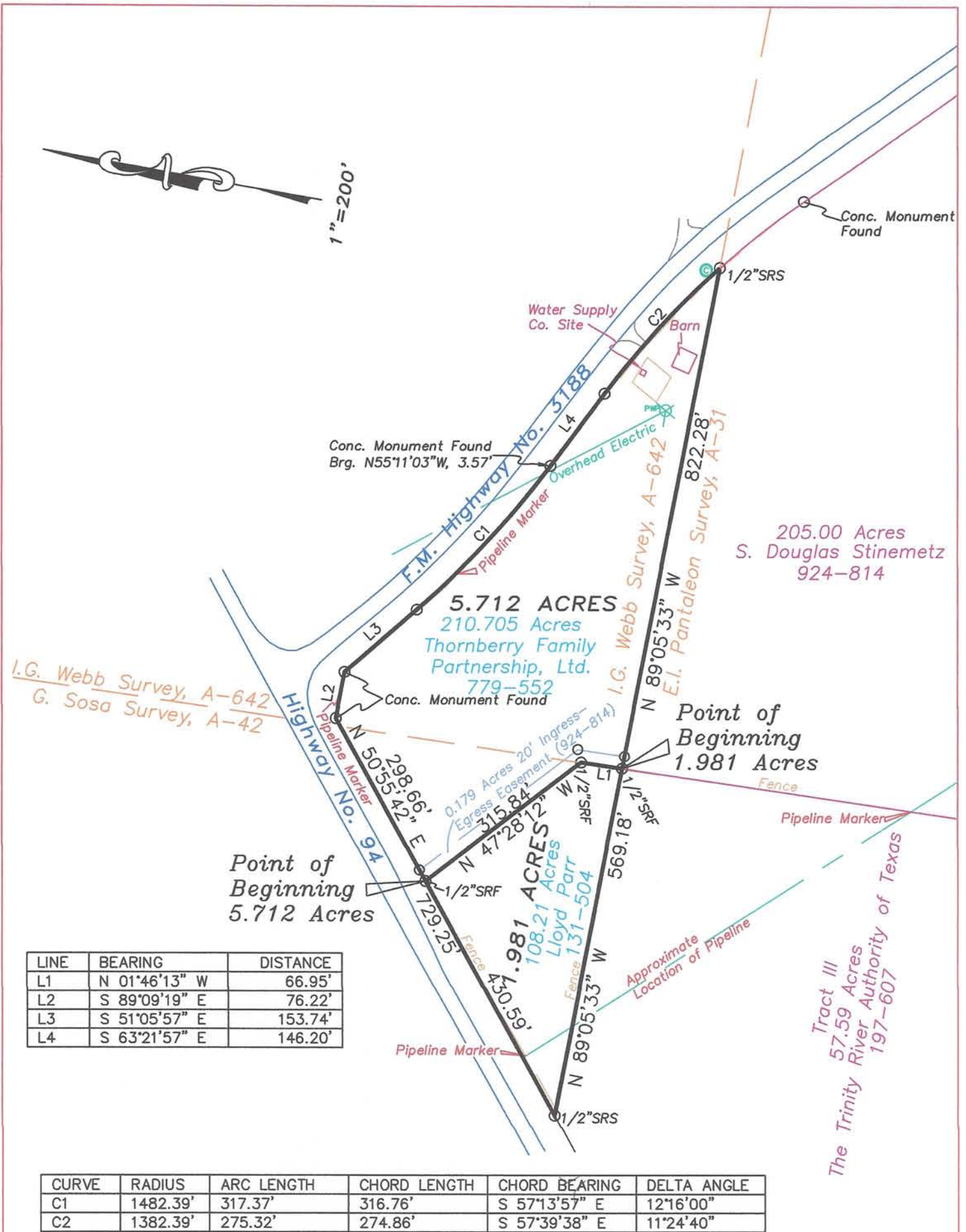
Landon Smith
Landon Smith
R.P.L.S. No. 5969

(Bearings Based on the West line of 210.705 acres)
Field Notes Attached:

PLAT SHOWING:
7.694 ACRES
I.G. WEBB SURVEY, A-642
G. SOSA SURVEY, A-42
TRINITY COUNTY, TEXAS

PREPARED FOR:
Thornberry Companies

Piney Woods Surveying (936) 295-3008
1069 Fish Hatchery Road Huntsville, TX 77320
Drawn By: lbs Firm No.: 100460-00
Job No.: 1405-011 File No.: T-A13-3



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May 6, 2014



Landon Smith
Landon Smith
R.P.L.S. No. 5969

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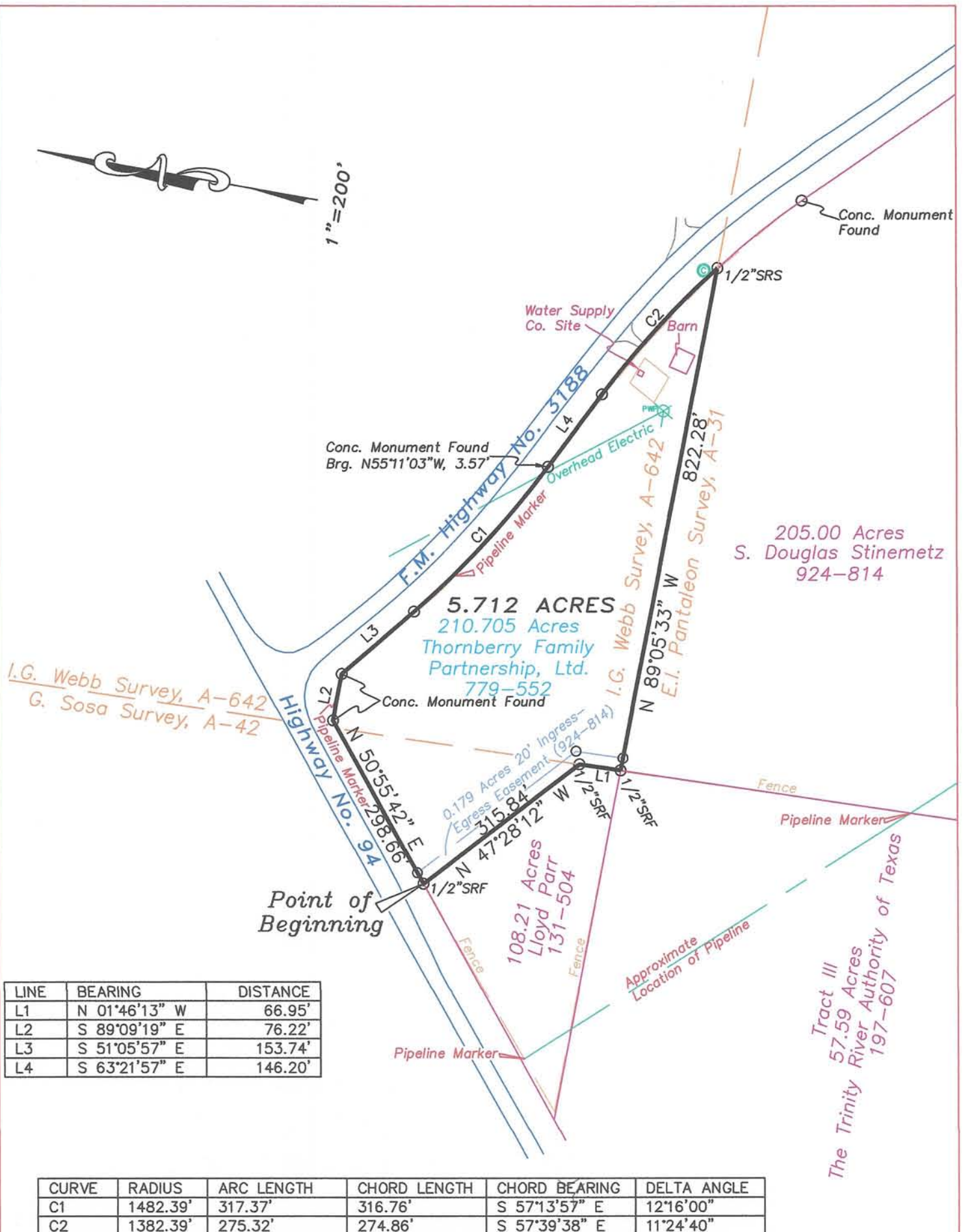
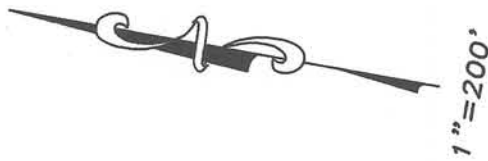
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5.712 ACRES
1.981 ACRES

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G. SOSA SURVEY, A-42
TRINITY COUNTY, TEXAS

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May 6, 2014



L.S.A.
Landon Smith
R.P.L.S. No. 5969

(Bearings Based on the West line of 210.705 acres)
Field Notes Attached:

PLAT SHOWING:
5.712 ACRES
I.G. WEBB SURVEY, A-642
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