

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

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR SUGAR HILL**

THIS DECLARATION is made this ___ day of _____, 2024 by Raydient LLC dba Raydient Places + Properties LLC, a Delaware limited liability company, whose address is 1 Rayonier Way, Wildlight, Florida 32097 (hereinafter referred to as "the DECLARANT").

RECITALS:

WHEREAS, the DECLARANT is the owner of the real property situate, lying and being in Polk County, Texas and described on **Exhibit A** attached hereto and made a part hereof (the "PROPERTY"); and

WHEREAS, it is contemplated that the PROPERTY will be a community known as "Sugar Hill", consisting of twelve (12) lots, which are approximately 10.10 acres to 14.408 acres in size, as generally shown on **Exhibit B** attached hereto and made a part hereof. Each lot shall be used for either recreational, single family residential, and/or agricultural purposes. No common areas, easements, accessways, utility, stormwater or any other improvements are made a part of this community or this DECLARATION other than as referenced in the legal description;

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

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

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

ARTICLE I – INCORPORATION OF RECITALS

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

ARTICLE II – DEFINITIONS

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

- 2.1. “AGRICULTURAL USE” shall mean the cultivation of food crops, silviculture or livestock, and other ancillary uses thereto, including the marketing of agricultural products produced on the PROPERTY in compliance with any and all applicable laws, ordinances and regulations.
- 2.2. “ALLOWABLE COMMERCIAL USE” shall mean and be limited to use of any IMPROVEMENT on the PROPERTY or TRACT within the PROPERTY as a home office and/or for telecommuting work. No trade, business, profession or other type of commercial activity, which can be detected by sight, sound, or odor from the exterior of the TRACT or causes increases in traffic or transient guests, shall be carried on upon any TRACT, except that real estate brokers, Owners and their agents may show properties for sale or lease.
- 2.3. “IMPROVEMENTS” shall mean all man-made things, objects, or structures constructed on, above, or below, any TRACT of the PROPERTY, including, without limitation, all buildings, parking surfaces, driveways, fences, screens, landscaping, utility services, grading, fill, excavation, drainage devices, and any other structures and features.
- 2.4. “MOBILE HOME” shall mean manufactured home, mobile home, modular home, or house trailer.
- 2.5. “OWNER” or “OWNERS” shall mean the legal title holder of record of any TRACT (including the DECLARANT), to include any natural person or legal entity holding title; and all other persons acquiring or succeeding to the title from the DECLARANT hereafter by sale, grant, will, lease, foreclosure, execution, or any other legal manner of transfer of any interest therein.
- 2.6. “PROPERTY” shall mean the approximate 136.70 acres of land situate in Polk County, Texas and as is more particularly described on **Exhibit A** and is depicted on **Exhibit B**, both attached hereto and which has been designated and named herein as “Sugar Hill”.
- 2.7. “RECREATIONAL USE” shall mean recreational activities, including, but not limited to, swimming, fishing and wildlife viewing or similar recreational activities permissible in accordance with any and all applicable laws, ordinances and regulations.
- 2.8. “RESIDENTIAL USE” shall mean use of the PROPERTY as living quarters for one household only. For avoidance of doubt, Residential Use does not include multi-family occupancy or institutional property.

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

ARTICLE III – PURPOSE

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

ARTICLE IV – USES AND RESTRICTIVE COVENANTS

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

- 4.1. Permitted Use: The PROPERTY and any TRACT within the PROPERTY shall be used solely for RESIDENTIAL, RECREATIONAL or AGRICULTURAL USES or a combination of said uses. ALLOWABLE COMMERCIAL USE as defined in Article II of this DECLARATION shall also be permitted upon prior written approval of the DECLARANT. No use authorization herein contained or subsequently granted by DECLARANT shall be deemed a representation or warranty by DECLARANT that such uses are permitted under applicable zoning or other governmental ordinances.
- 4.2. Mobile Homes: No MOBILE HOMES may be placed on any TRACT.
- 4.3. Single Family Residences: Single family residences shall have a minimum of 1500 square feet exclusive of carports, porches and garages. Construction of the residence shall be completed within one (1) year of the date of issuance of the local government building permit.
- 4.4. Temporary Improvements for Residential Purposes: Temporary IMPROVEMENTS for residential purposes shall be allowed only during a period of active construction of a permanent residential structure on a TRACT, and shall not exist on the site for longer than twelve (12) total months.
- 4.5. Setbacks: The minimum setback of any structure, including, but not limited to, houses, barns, sheds, etc. constructed on any TRACT shall be one hundred feet (100') from the front, twenty-five feet (25') from the rear, and twenty-five feet (25') from the side lines of a TRACT or as stated in the applicable zoning regulations of Polk County, Texas, should such minimum setbacks established by the County be more restrictive than those stated herein.
- 4.6. Maintenance Standards: Each OWNER shall keep all IMPROVEMENTS on any TRACT in a reasonably safe, clean, maintained, neat condition and shall comply in all material respects

with governmental statutes, ordinances, regulations and all health, police and fire protection requirements. No IMPROVEMENT on any TRACT shall be permitted by the OWNER of such TRACT to fall into disrepair, and each IMPROVEMENT shall at all times be kept in good condition and repair, properly maintained and adequately painted or otherwise finished. Each TRACT shall be maintained clean and free from refuse, debris, unsightly growth, and any fire hazard.

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

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

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

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

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

4.12 Billboards Prohibited; Community Sign: No billboards shall be allowed on the Property. The DECLARANT has installed or will install a community sign on TRACT 1 and TRACT 8 (together, the "Sign Easement Tracts") and hereby reserves to itself easements for the sign, and access easements for ingress and egress to and from the sign (the "Sign Easement"), as described and depicted on **Exhibit D** attached hereto and made a part hereof. DECLARANT shall have the right, but not the obligation or affirmative duty, to maintain, replace or repair the sign in DECLARANT'S sole and absolute discretion. The sign shall remain in place for the duration of this Declaration and may not be removed or modified by any OWNER without prior written consent of Declarant. The Sign Easement shall run with title to the Sign Easement Tracts.

ARTICLE V – NOTICES

Any notice, demand, consent, approval, request or other communication or document to be provided hereunder to DECLARANT shall be:

- (a) in writing, and
- (b) deemed to have been provided

- (i) on the second business day after being sent as certified or registered mail in the United States mail, postage prepaid, return receipt requested, or
- (ii) on the next business day after being deposited (in time for delivery by such service on such business day) with Federal Express or another reputable national courier service, or
- (iii) (if such party's receipt thereof is acknowledged in writing) on being given by hand or other actual delivery to such party.

The notice address of the DECLARANT shall be:

DECLARANT: Raydient LLC dba Raydient Places + Properties LLC
 Attention: CCR Manager
 1 Rayonier Way
 Wildlight, FL 32097

WITH A COPY TO: Rayonier Inc.
 Attention: Legal Department
 1 Rayonier Way
 Wildlight, FL 32097

COPY

ARTICLE VI - MISCELLANEOUS PROVISIONS

6.1 Enforcement: Each OWNER shall strictly comply with all the terms and conditions and provisions of this DECLARATION. DECLARANT and/or any OWNER may enforce these COVENANTS against any other OWNER in violation in a court of competent jurisdiction located in Polk County, Texas, by injunction, specific performance, money judgment, or any other appropriate legal or equitable remedy. Each OWNER specifically acknowledges that, if any OWNER or tenant violates any of these COVENANTS, the other OWNERS will not have an adequate remedy at law and that these COVENANTS may be enforced by injunctive relief, including by a temporary or preliminary injunction and a temporary restraining order, if necessary.

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

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

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

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

6.5 Term: These COVENANTS shall be in full force and effect until December 1, 2044 at which time these COVENANTS shall be automatically extended for successive terms of ten years each; UNLESS within the two year period preceding the expiration of these COVENANTS (or, if applicable, any successive term) an instrument which terminates these COVENANTS is signed by OWNERS that own more than fifty percent of the TRACTS in the PROPERTY, along with written joinder and consent by all mortgagees, and recorded in the appropriate records of Polk County, Texas. For avoidance of doubt, the foregoing simple-majority percentage is intended to reflect a proportion based on the total number of TRACTS within the PROPERTY, not an acreage proportion.

6.6 Amendment:

6.6.1 Amendment by DECLARANT: The DECLARANT, as long as DECLARANT owns a TRACT, reserves and shall have the sole right to take the following actions without vote or consent of the OWNERS:

- (a) amend this DECLARATION for the purpose of curing any ambiguity or any inconsistency between the provisions contained herein; and
- (b) amend this DECLARATION in any manner which does not adversely affect the substantive rights of an existing OWNER or mortgagee; and
- (c) amend this DECLARATION for the purpose of adding other property to be included within the scope of this DECLARATION; and
- (d) include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to any TRACT which do not lower the standards of the covenants and restrictions herein contained; and
- (e) release any TRACT from any part of the covenants and restrictions contained herein which have been violated if the DECLARANT, in its sole judgment, determines such violation to be a minor or insubstantial violation.

6.6.2 Amendment by OWNERS: Provided DECLARANT no longer owns any TRACT in the PROPERTY, this DECLARATION may be amended, modified or changed only if an instrument is signed by OWNERS that own more than three-quarters (3/4) of the TRACTS in the PROPERTY, provided to DECLARANT for review, and subsequently recorded in the official records of Polk County, Texas. The instrument may not be recorded until approval from DECLARANT to do so is obtained in writing. For avoidance of doubt, the foregoing super-majority percentage is intended to reflect a proportion based on the total number of TRACTS within the PROPERTY, not an acreage proportion.

6.7 Binding Effect: These COVENANTS shall be binding upon and inure to the benefit of the present and future OWNERS, their grantees, heirs, representatives, successors and assigns, in

interest or title and all persons claiming by, under or through the same, and shall be specifically enforceable, including without limit, by any present or future OWNER, his, her, its or their, grantees, heirs, representatives, successors and assigns in interest or title or any person claiming by, under or through the same.

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

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

6.10 Annexations/Additions: In its sole discretion, DECLARANT shall have the right and privilege to annex and make subject to this DECLARATION and the COVENANTS hereof additional land contiguous to the PROPERTY. For these purposes, contiguous property shall include any property which may be separated from the other property subject to these COVENANTS by a public right-of-way (e.g. a road or street). Any such addition shall be enforceable and recognized upon the recordation of a Supplemental Declaration that is recorded in the public records of Polk County, Texas.

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UNOFFICIAL

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

By: [Signature]
Andrew C. Shipp
Its: Vice President

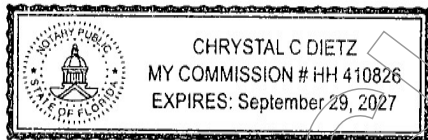
STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 10 day of Dec,
2024 by Andrew C. Shipp as Vice President of Raydient LLC dba Raydient Places + Properties LLC,
a Delaware limited liability company, on behalf of the company, who is personally known to me.

[Signature]
Notary Public

SEAL

Name: Chrystal C. Dietz
My Commission Expires: 9.29.27



UNOFFICIAL COPY

Exhibit A

Property Legal Descriptions

(See Attached)

UNOFFICIAL COPY



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

10.100 ACRES

IN THE I. & G.N. RR. Co. SURVEY, ABSTRACT NUMBER 661 AND IN THE HENRY HOUSTON SURVEY, ABSTRACT NUMBER 326 POLK COUNTY, TEXAS

BEING a 10.100 acre tract situated in the Henry Houston Survey, Abstract Number 326 and in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain called 56.700 acre tract, described in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2514, Page 835 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 10.100 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of Farm to Market Road 350 (FM 350, 100 feet wide), the easterly line of said 56.700 acre tract, being the southeasterly corner of the herein described 10.100 acre tract, from which a 3 inch by 3 inch concrete monument with 3/8 inch iron rod found in the apparent common line between said I. & G.N. RR. Co. Survey and the E.N. Marsh League, Abstract Number 446, the northerly line of that certain called 28.66 acre tract now or formerly described in instrument to Brenda Louise Chalker, recorded in Volume 774, Page 62, O.P.R.P.C.T., for the common southerly corner of said 56.700 acre tract and that certain called 1.85 acre tract described as "Save & Except" in said instrument to Rayonier Forest Resources, LP., recorded in Volume 1874, Page 330, O.P.R.P.C.T., bears South 12°00'29" East, 2357.21 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,311,187,38, E: 3,972,918.78**, Central Zone, grid measurements;

THENCE South 84°19'38" West, 720.11 feet, severing over and across said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 56.700 acre tract and the remainder of that certain called 640 acre tract described as "Tract A15" in instrument to Rayonier Forest Resources, LP, recorded in Volume 2057, Page 624, O.P.R.P.C.T., for the southwesterly corner of the herein described 10.100 acre tract;

THENCE North 06°29'43" West, 721.28 feet, with the easterly line of said remainder of 640 acre tract and the remainder of that certain called 160 acre tract described as "Tract A11-1" in said instrument to Rayonier Forest Resources, LP, common to the westerly line of said 56.700 acre tract, at a distance of 691.28 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, for reference, in the southerly margin of Ray Marsh Road, in all, a total distance of 721.28 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the centerline of said Ray Marsh Road, the southerly line of that certain called 61.672 acre tract described in instrument to Thomas L. Knouse and Dana L. Knouse, recorded in Volume 1903, Page 549, O.P.R.P.C.T., for the common northerly corner of said 56.700 acre tract and said remainder of 160 acre tract, being the northwesterly corner of the herein described 10.100-acre tract;

THENCE with the centerline of said Ray Marsh Road, the common line between said 56.700 acre tract and said 61.672 acre tract the following seven (7) courses and distance:

1. South 86°01'06" East, 64.13 feet, to a calculated point for corner;
2. South 88°57'08" East, 83.44 feet, to a calculated point for corner;
3. South 89°42'23" East, 173.03 feet, to a calculated point for corner;
4. South 87°34'35" East, 58.88 feet, to a calculated point for corner;
5. South 85°22'23" East, 49.10 feet, to a calculated point for corner;
6. South 83°44'17" East, 85.44 feet, to a calculated point for corner;
7. South 81°53'46" East, 29.63 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set at the intersection of the centerline of said Ray Marsh Road, with the westerly right-of-way of said FM 350, for the common easterly corner of said 56.700 acre tract and said 61.672 acre tract, being northeasterly corner of the herein described 10.100 acre tract;

THENCE with the westerly right-of-way of said FM 350, the easterly line of said 56.700 acre tract, the following three (3) courses and distances:

1. South 29°51'18" East, 162.47 feet, to a to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the right;
2. Southeasterly 372.43 feet, with the arc of said curve to the right, having a radius of 1382.39 feet, a central angle of 15°26'10", and a chord that bears South 22°13'37" East, 371.30 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the end of a curve;
3. South 14°22'57" East, 138.36 feet, to the **POINT OF BEGINNING** and containing a computed area of 10.100 acres of land within this Field Note Description.

TOGETHER WITH THE FOLLOWING SIGN EASEMENT:

**FIELD NOTE DESCRIPTION
SIGN EASEMENT
AND IN THE HENRY HOUSTON SURVEY, ABSTRACT NUMBER 326
POLK COUNTY, TEXAS**

BEING a sign easement (easement) situated in the Henry Houston Survey, Abstract Number 326 and in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain called 56.700 acre tract, described in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2514, Page 835 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the westerly right-of-way of Farm to Market Road 350 (FM 350, 100 feet wide), the easterly line of said 56.700 acre tract, being the southeasterly corner of the herein described easement, from which a 3 inch by 3 inch concrete monument with 3/8 inch iron rod found in the apparent common line between said I. & G.N. RR. Co. Survey and the E.N. Marsh League, Abstract Number 446, the northerly line of that certain called 28.66 acre tract now or formerly described in instrument to Brenda Louise Chalker, recorded in Volume 774, Page 62, O.P.R.P.C.T., for the common southerly corner of said 56.700 acre tract and that certain called 1.85 acre tract described as "Save & Except" in said instrument to Rayonier Forest Resources, LP., recorded in Volume 1874, Page 330, O.P.R.P.C.T., bears South 13°51'16" East, 2933.58 feet

THENCE North 59°36'28" West, 151.13 feet, to a calculated point in the southerly edge of Ray Marsh Road for the northwesterly corner of the herein described easement:

THENCE continuing over and across said 56.700 acre tract, with the southerly edge of Ray Marsh Road, the following two (2) courses and distances:

1. South 83°44'17" East, 56.46 feet, to a calculated point for corner;
2. South 81°53'46" East, 37.27 feet, to a calculated point in the westerly right-of-way of said FM 350, the easterly line of said 56.700 acre tract for the northeasterly corner of the herein described easement:

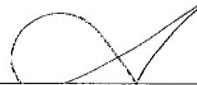
THENCE South 29°51'18" East, 75.00 feet, with the westerly right-of-way of said FM 350, the easterly line of said 56.700 acre tract to the **POINT OF BEGINNING** and containing a computed area of 0.065 acres within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

October 11, 2024
Date




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



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

TRACT 2

10.100 ACRES

IN THE I. & G.N. RR. Co. SURVEY, ABSTRACT NUMBER 661 POLK COUNTY, TEXAS

BEING a 10.100 acre tract situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain called 56.700 acre tract, described in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2514, Page 835 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 10.100 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of Farm to Market Road 350 (FM 350, 100 feet wide), the easterly line of said 56.700 acre tract, being the southeasterly corner of the herein described 10.100 acre tract, from which a 3 inch by 3 inch concrete monument with 3/8 inch iron rod found in the apparent common line between said I. & G.N. RR. Co. Survey and the E.N. Marsh League, Abstract Number 446, the northerly line of that certain called 28.66 acre tract now or formerly described in instrument to Brenda Louise Chalker, recorded in Volume 774, Page 62, O.P.R.P.C.T., for the common southerly corner of said 56.700 acre tract and that certain called 1.85 acre tract described as "Save & Except" in said instrument to Rayonier Forest Resources, LP., recorded in Volume 1874, Page 330, O.P.R.P.C.T., bears South 11°10'54" East, 1772.38 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,310,620.48, E: 3,973,065.49, Central Zone, grid measurements;

THENCE South 84°19'38" West, 801.75 feet, severing, over and across said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 56.700 acre tract and the remainder of that certain called 640 acre tract described as "Tract A15" in instrument to Rayonier Forest Resources, LP, recorded in Volume 2057, Page 624, O.P.R.P.C.T., for the southwesterly corner of the herein described 10.100 acre tract;

THENCE North 06°29'43" West, 578.68 feet, with the common line between said 56.700 acre tract and said remainder 640 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, being the northwesterly corner of the herein described 10.100 acre tract;

THENCE North 84°19'38" East, 720.11 feet, continuing, over and across said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, in the westerly right-of-way of said FM 350, being the northeasterly corner of the herein described 10.100 acre tract;

THENCE with the westerly right-of-way of said FM 350, the easterly line of said 56.700 acre tract, the following two (2) courses and distances:

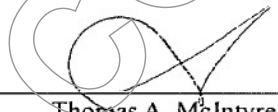
1. South 14°22'57" East, 514.32 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the left;
2. Southeasterly, 71.26 feet, with the arc of said curve to the left, having a radius of 1959.87 feet, a central angle of 02°05'00", and a chord that bears South 15°25'32" East, 71.26 feet, to the **POINT OF BEGINNING** and containing a computed area of 10.100 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

August 28, 2024
Date




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



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

TRACT 3

10.800 ACRES

IN THE I. & G.N. RR. Co. SURVEY, ABSTRACT NUMBER 661 POLK COUNTY, TEXAS

BEING a 10.800 acre tract situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain called 56.700 acre tract, described in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2514, Page 835 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 10.800 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, in the westerly right-of-way of Farm to Market Road 350 (FM 350, 100 feet wide), the easterly line of said 56.700 acre tract, being the southeasterly corner of the herein described 10.800 acre tract, from which a 3 inch by 3 inch concrete monument with 3/8 inch iron rod found in the apparent common line between said I. & G.N. RR. Co. Survey and the E.N. Marsh League, Abstract Number 446, the northerly line of that certain called 28.66 acre tract now or formerly described in instrument to Brenda Louise Chalker, recorded in Volume 774, Page 62, O.P.R.P.C.T., for the common southerly corner of said 56.700 acre tract and that certain called 1.85 acre tract described as "Save & Except" in said instrument to Rayonier Forest Resources, LP., recorded in Volume 1874, Page 330, O.P.R.P.C.T., bears South 06°13'10" East, 1224.45 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,310,099.00, E: 3,973,276.54 Central Zone, grid measurements;

THENCE South 84°19'38" West, 952.47 feet, severing, over and across said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 56.700 acre tract and the remainder of that certain called 640 acre tract described as "Tract A15" in instrument to Rayonier Forest Resources, LP, recorded in Volume 2057, Page 624, O.P.R.P.C.T., for the southwesterly corner of the herein described 10.800 acre tract;

THENCE North 06°29'43" West, 539.85 feet, with the common line between said 56.700 acre tract and said remainder 640 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, being the northwesterly corner of the herein described 10.800 acre tract;

THENCE North 84°19'38" East, 801.75 feet, continuing, over and across said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in an arc of a curve to the left, in the westerly right-of-way of said FM 350, the easterly line of said 56.700 acre tract, being the northeasterly corner of the herein described 10.800 acre tract;

THENCE with the westerly right-of-way of said FM 350, the easterly line of said 56.700 acre tract, the following two (2) courses and distances:

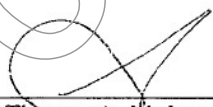
1. Southeasterly, 243.15 feet, with the arc of said curve to the left, having a radius of 1959.87 feet, a central angle of $07^{\circ}06'30''$, and a chord that bears South $20^{\circ}01'17''$ East, 242.99 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;
2. South $23^{\circ}33'45''$ East, 319.85 feet, to the **POINT OF BEGINNING** and containing a computed area of 10.800 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

August 28, 2024
Date





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TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
TRACT 4
10.500 ACRES
IN THE I. & G.N. RR. Co. SURVEY, ABSTRACT NUMBER 661
POLK COUNTY, TEXAS

BEING a 10.500 acre tract situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain called 56.700 acre tract, described in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2514, Page 835 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 10.500 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, in the westerly right-of-way of Farm to Market Road 350 (FM 350, 100 feet wide), the easterly line of said 56.700 acre tract, being the southeasterly corner of the herein described 10.500 acre tract, from which a 3 inch by 3 inch concrete monument with 3/8 inch iron rod found in the apparent common line between said I. & G.N. RR. Co. Survey and the E.N. Marsh League, Abstract Number 446, the northerly line of that certain called 28.66 acre tract now or formerly described in instrument to Brenda Louise Chalker, recorded in Volume 774, Page 62, O.P.R.P.C.T., for the common southerly corner of said 56.700 acre tract and that certain called 1.85 acre tract described as "Save & Except" in said instrument to Rayonier Forest Resources, L.P., recorded in Volume 1874, Page 330, O.P.R.P.C.T., bears South 03°45'36" East, 795.21 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,309,675.25, E: 3,973,461.34 Central Zone, grid measurements;

THENCE South 83°30'17" West, 1088.06 feet, severing, over and across said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 56.700 acre tract and the remainder of that certain called 640 acre tract described as "Tract A15" in instrument to Rayonier Forest Resources, L.P., recorded in Volume 2057, Page 624, O.P.R.P.C.T., for the southwesterly corner of the herein described 10.500 acre tract;

THENCE North 06°29'43" West, 455.61 feet, with the common line between said 56.700 acre tract and said remainder 640 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, being the northwesterly corner of the herein described 10.500 acre tract;

THENCE North 84°19'38" East, 952.47 feet, continuing, over and across said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, in the westerly right-of-way of said FM 350, the easterly line of said 56.700 acre tract, being the northeasterly corner of the herein described 10.500 acre tract

THENCE South 23°33'45" East, 462.29 feet, with the westerly right-of-way of said FM 350, the easterly line of said 56.700 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 10.500 acres of land within this Field Note Description.

October 11, 2024

Date



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



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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 FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 5

14.408 ACRES

IN THE I. & G.N. RR. Co. SURVEY, ABSTRACT NUMBER 661 POLK COUNTY, TEXAS

BEING a 14.408 acre tract situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain called 56.700 acre tract, described in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2514, Page 835 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 14.408 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch by 3 inch concrete monument with 3/8 inch iron rod found in the apparent common line between said I. & G.N. RR. Co. Survey and the E.N. Marsh League, Abstract Number 446, the northerly line of that certain called 28.66 acre tract now or formerly described in instrument to Brenda Louise Chalker, recorded in Volume 774, Page 62, O.P.R.P.C.T., for the common southerly corner of said 56.700 acre tract and that certain called 1.85 acre tract described as "Save & Except" in said instrument to Rayonier Forest Resources, LP., being the southerly southeast corner of the herein described 14.408 acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 10,308,881.75, E: 3,973,409.19**, Texas Central Zone, (4203), grid measurements

THENCE South 86°40'53" West, 491.64 feet, with the apparent common line between said I. & G.N. RR. Co. Survey, and said Marsh League, the common line between said 56.700 acre tract and said 28.66 acre tract, to a 3 inch by 3 inch concrete monument with 3/8 inch iron rod found, for the common corner of said 56.700 acre tract, said 28.66 acre tract and that certain called 22-2/10 acre tract, described as "Tract A24", in instrument to Rayonier TRS Forest Operations, LLC., recorded in Volume 1874, Page 330, O.P.R.P.C.T., being an angle point in the southerly line of the herein described 14.408 acre tract;

THENCE South 86°40'47" West, 456.30 feet, with the apparent common line between said I. & G.N. RR. Co. Survey, and said Marsh League, the common line between said 56.700 acre tract and said 22-2/10 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said 56.700 acre tract and the remainder of that certain called 640 acre tract described as "Tract A15" in instrument to Rayonier Forest Resources, LP, recorded in Volume 2057, Page 624, O.P.R.P.C.T., being the southwesterly corner of the herein described 14.408 acre tract;

THENCE North 06°29'43" West, 729.99 feet, with the common line between said 56.700 acre tract and said remainder 640 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, being the northwesterly corner of the herein described 14.408 acre tract;

THENCE North 83°30'17" East, 1088.06 feet, severing, over and across said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly right-of-way of Farm to Market Road 350 (FM 350, 100 feet wide), the easterly line of said 56.700 acre tract, being the northeasterly corner of the herein described 14.408 acre tract;

THENCE South 23°33'45" East, 212.09 feet, with said westerly right-of-way of FM 350, the easterly line of said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, for the common easterly corner of said 56.700 acre tract that westerly remainder of that certain called 3 acre tract described in instrument to Bold Springs Baptist Church, recorded in Volume 3, Page 136 of the Deed Records of Polk County, Texas (D.R.P.C.T.), being the easterly southeast corner of the herein described 14.408 acre tract;

THENCE South 86°09'27" West, 83.17 feet, with the northerly line of said westerly remainder of 3 acre tract and that certain called 1.75 acre tract described as "Tract 2", in instrument to Bold Springs Cemetery Association, recorded in Volume 700, Page 767, O.R.P.C.T.), common to a southerly line of said 56.700 acre tract, to a chain link fence corner post found for a common corner of said 56.700 acre tract and said 1.75 acre tract, being an angle point in a southerly line of the herein described 14.408 acre tract;

THENCE with the common line between said 56.700 acre tract and said 1.75 acre tract, the following two (2) courses and distances:

1. South 86°01'07" West, 128.92 feet, to a 1 inch iron rod found for corner,
2. South 85°59'14" West, 50.76 feet, to a chain link fence corner post found for the common corner of said 56.700 acre tract, said 1.75 acre tract and that certain called 1.66 acre tract, described as "Tract 3", in said instrument to Bold Springs Cemetery Association, being an angle point a southerly line of said 14.408 acre tract;

THENCE South 83°50'08" West, with the common line between said 56.700 acre tract and said 1.66 acre tract, at a distance of 167.70 feet, pass a chain link fence corner post found for the common northerly corner of said 56.700 acre tract and said 1.66 acre tract, thence continuing over and across said 56.700 acre tract, in all, a total distance of 292.68 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 14.408 acre tract;

THENCE South 11°45'47" East, 354.32 feet, continuing over and across said 56.700 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 14.408 acre tract;

THENCE North 86°39'44" East, continuing over and across said 56.700 acre tract, at a distance of 70.00 feet, pass a 5/8 inch iron rod found for the common southerly corner of said 56.700 acre tract and said 1.66 acre tract, thence continuing with the common line between said 56.700 acre tract and said 1.66 acre tract, in all, a total distance of 304.96 feet, to a chain link fence corner post found for the common corner of said 56.700 acre tract, said 1.66 acre tract, said 1.75 acre tract, westerly remainder of 3 acre tract, and said 1.85 acre "Save and Except" tract, being a northeasterly corner of the herein described 14.408 acre tract;

THENCE South 10°11'06" East, 224.00 feet, with the common line between said 56.700 acre tract and said 1.85 acre "Save and Except" tract, to the **POINT OF BEGINNING** and containing a computed area of 14.408 acres of land within this Field Note Description

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

August 28, 2024
Date



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

COPY

UNOFFICIAL



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

TRACT 6

14.200 ACRES

IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 661 POLK COUNTY, TEXAS

BEING a 14.200 acre tract of land situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain tract described as "Tract A15" in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2311, Page 324 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 14.200 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the easterly right-of-way of Farm to Market Road 350 (100 feet wide), for the common westerly corner of said "Tract A15" and that certain called 26.000 acre tract described in instrument to Kane Carpenter, recorded in Volume 2271, Page 491, O.P.R.P.C.T., being the northwesterly corner of the herein described 14.200 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,310,778.07, E: 3,973,126.97**, Central Zone, grid measurements;

THENCE North 66°35'46" East, 1604.75 feet, with the common line between said "Tract A15" and said 26.000 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 14.200 acre tract;

THENCE severing, over and across said "Tract A15", the following two (2) courses and distances:

1. South 24°28'19" East, 379.59 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 66°36'52" West, 1645.14 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly right-of-way of said Farm to Market Road 350, in the westerly line of said "Tract A15", for the southwestly corner of the herein described 14.200 acre tract;

THENCE with the easterly right-of-way of said Farm to Market Road 350, the westerly line of said "Tract A15", the following three (3) courses and distances:

1. North 23°33'45" West, 16.52 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the right;

2. Northwesterly, 298.38 feet, with the arc of said curve to the right, having a radius of 1859.87 feet, a central angle of $09^{\circ}11'31''$, and a chord that bears North $18^{\circ}58'47''$ West, 298.06 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve to the right;
3. North $14^{\circ}22'57''$ West, 66.13 feet, to the **POINT OF BEGINNING** and containing a computed area of 14.200 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

August 28, 2024
Date



(Handwritten signature)

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

UNOFFICIAL



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 FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 7
11.600 ACRES
IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 661
POLK COUNTY, TEXAS

BEING a 11.600 acre tract of land situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain tract described as "Tract A15" in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2311, Page 324 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 11.600 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly right-of-way of Farm to Market Road 350 (100 feet wide), in the westerly line of said "Tract A15", for the northwesterly corner of the herein described 11.600 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common westerly corner of said "Tract A15" and that certain called 26.000 acre tract described in instrument to Kane Carpenter, recorded in Volume 2271, Page 491, O.P.R.P.C.T., bears North 18°22'49" West, 380.46 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,310,417.02, E: 3,973,246.94, Central Zone, grid measurements;

THENCE severing, over and across said "Tract A15", the following three (3) courses and distances:

1. North 66°36'52" East, 1149.98 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 23°35'46" East, 439.99 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 66°40'41" West, 1150.25 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly right-of-way of said Farm to Market Road 350, in the westerly line of said "Tract A15", for the southwesterly corner of the herein described 11.600 acre tract;


THENCE North 23°33'45" West, 438.71 feet, with the easterly right-of-way of said Farm to Market Road 350, the westerly line of said "Tract A15", to the **POINT OF BEGINNING** and containing a computed area of 11.600 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

October 11, 2024
 Date




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



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

FIELD NOTE DESCRIPTION
TRACT 8
10.100 ACRES
IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 661
POLK COUNTY, TEXAS

BEING a 10.100 acre tract of land situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain tract described as "Tract A15" in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2311, Page 324 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 10.100 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly right-of-way of Farm to Market Road 350 (100 feet wide), in the westerly line of said "Tract A15", for the northwesterly corner of the herein described 10.100 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common westerly corner of said "Tract A15" and that certain called 26.000 acre tract described in instrument to Kane Carpenter, recorded in Volume 2271, Page 491, O.P.R.P.C.T., bears North 21°09'21" West, 818.34 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,310,014.89, E: 3,973,422.32, Central Zone, grid measurements;

THENCE severing, over and across said "Tract A15", the following two (2) courses and distances:

1. North 66°40'41" East, 522.44 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 23°33'45" East, at a distance of 785.81 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of Sugar Hill Road, in all, a total distance of 815.81 feet, to a calculated point in the centerline of said Sugar Hill Road, the southerly line of said "Tract A15", for the southeasterly corner of the herein described 10.100 acre tract;

THENCE with the centerline of said Sugar Hill Road, the southerly line of said "Tract A15", the following six (6) courses and distances:

1. South 54°32'17" West, 79.33 feet, to a calculated point for corner;
2. South 57°11'50" West, 100.40 feet, to a calculated point for corner;
3. South 57°54'33" West, 100.46 feet, to a calculated point for corner;
4. South 64°34'38" West, 100.56 feet, to a calculated point for corner;
5. South 69°19'52" West, 99.90 feet, to a calculated point for corner;
6. South 71°25'43" West, 46.27 feet, to a mag nail at the intersection of the centerline of said Sugar Hill Road, with the easterly right-of-way of said Farm to Market Road 350, for the southwestly corner of said "Tract A15" and the herein described 10.100 acre tract;

THENCE North 23°33'45" West, with the easterly right-of-way of said Farm to Market Road 350, the westerly line of said "Tract A15", at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said Sugar Hill Road, in all, a total distance of 103.09 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said "Tract A15" and that certain called 0.13 acre tract described as "Second Tract" in instrument to Trustees of the Bethel Baptist Church of Bold Springs, Texas, recorded in Volume 267, Page 777, O.P.R.P.C.T., being an angle point in the westerly line of the herein described 10.100 acre tract;

THENCE with the common line between said "Tract A15" and said easterly remainder of 0.13 acre tract, the following two (2) courses and distances:

1. North 03°11'47" West, 173.47 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 86°44'51" West, 64.37 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly right-of-way of said Farm to Market Road 350, for the common westerly corner of said "Tract A15" and said 0.13 acre tract, being a southwesterly line of the herein described 10.100 acre tract;

THENCE North 23°33'45" West, 571.52 feet, with the easterly right-of-way of said Farm to Market Road 350, the westerly line of said "Tract A15", to the **POINT OF BEGINNING** and containing a computed area of 10.100 acres of land within this Field Note Description.

TOGETHER WITH THE FOLLOWING SIGN EASEMENT:

**FIELD NOTE DESCRIPTION
SIGN EASEMENT
IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 661
POLK COUNTY, TEXAS**

BEING a sign easement (easement) of land situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain tract described as "Tract A15" in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2311, Page 324 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the easterly right-of-way of Farm to Market Road 350 (100 feet wide), in the westerly line of said "Tract A15", for the northwesterly corner of the herein described easement, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common westerly corner of said "Tract A15" and that certain called 26.000 acre tract described in instrument to Kane Carpenter, recorded in Volume 2271, Page 491, O.P.R.P.C.T., bears North 22°19'34" West, 1592.53 feet;

THENCE South 66°20'57" East, 110.41 feet, to a calculated point in the northerly edge of Sugar Hill Road, for the southeasterly corner of the herein described easement;

THENCE continuing over and across said "Tract A15", with the northerly edge of Sugar Hill Road the following three (3) courses and distances:

1. South 70°22'48" West, 28.29 feet, to a calculated point for corner;
2. South 71°25'43" West, 46.08 feet, to a calculated point for corner;

3. South $71^{\circ}25'43''$ West, 0.87 feet, to a calculated point easterly right-of-way of Farm to Market Road 350, the westerly line of said "Tract A15", for the southwesterly corner of the herein described easement

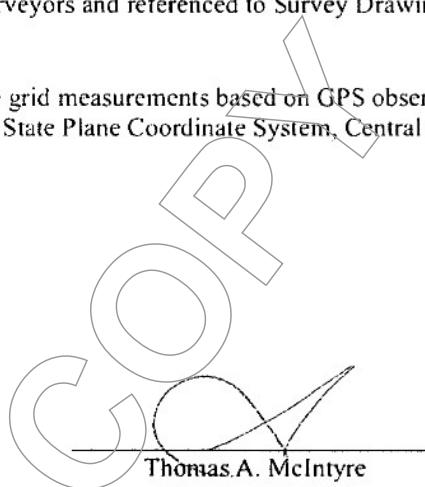
THENCE North $23^{\circ}33'45''$ West, 75.00 feet, with easterly right-of-way of Farm to Market Road 350, the westerly line of said "Tract A15", to the **POINT OF BEGINNING** and containing a computed area of 0.065 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

September 18, 2024
Date




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



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

TRACT 9

10.328 ACRES

IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 661 POLK COUNTY, TEXAS

BEING a 10.328 acre tract of land situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain tract described as "Tract A15" in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2311, Page 324 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 10.328 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 10.328 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common westerly corner of said "Tract A15" and that certain called 26.000 acre tract described in instrument to Kane Carpenter, recorded in Volume 2271, Page 491, O.P.R.P.C.T., bears North 54°19'47" West, 954.10 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,310,221.72, E: 3,973,902.07, Central Zone, grid measurements;

THENCE severing, over and across said "Tract A15", the following two (2) courses and distances:

1. North 66°40'41" East, 627.80 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 23°35'46" East, at a distance of 590.52 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of Sugar Hill Road, in all, a total distance of 620.52 feet, to a calculated point in the centerline of said Sugar Hill Road, in the southerly line of said "Tract A15", for the southeasterly corner of the herein described 10.328 acre tract;

THENCE with the centerline of said Sugar Hill Road, the southerly line of said "Tract A15", the following six (6) courses and distances:

1. South 55°12'05" West, 16.59 feet, to a calculated point for corner;
2. South 52°42'57" West, 50.96 feet, to a calculated point for corner;
3. South 48°50'06" West, 309.15 feet, to a calculated point for corner;
4. South 48°36'59" West, 241.73 feet, to a calculated point for corner;
5. South 48°36'59" West, 18.47 feet, to a calculated point for corner;
6. South 54°32'17" West, 20.43 feet, to a calculated point for the southwesterly corner of the herein described 10.328 acre tract;

THENCE North 23°33'45" West, continuing, over and across said "Tract A15", at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said Sugar Hill Road, in all, a total distance of 815.81 feet, to the **POINT OF BEGINNING** and containing a computed area of 10.328 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

August 28, 2024
Date



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

UNOFFICIAL



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
TRACT 10
11.600 ACRES
IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 661
POLK COUNTY, TEXAS

BEING a 11.600 acre tract of land situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain tract described as "Tract A15" in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2311, Page 324 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 11.600 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 11.600 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common westerly corner of said "Tract A15" and that certain called 26.000 acre tract described in instrument to Kane Carpenter, recorded in Volume 2271, Page 491, O.P.R.P.C.T., bears South 85°21'38" West, 1179.35 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,310,873.46, E: 3,974,302.46**, Central Zone, grid measurements;

THENCE severing, over and across said "Tract A15", the following two (2) courses and distances:

1. North 66°36'52" East, 495.16 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 24°28'19" East, at a distance of 907.18 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of Sugar Hill Road, in all, a total distance of 937.18 feet, to a calculated point in the centerline of said Sugar Hill Road, in the southerly line of said "Tract A15", for the southeasterly corner of the herein described 11.600 acre tract;

THENCE with the centerline of said Sugar Hill Road, the southerly line of said "Tract A15", the following three (3) courses and distances:

1. South 47°12'11" West, 73.23 feet, to a calculated point for corner;
2. South 52°34'15" West, 234.36 feet, to a calculated point for corner;
3. South 55°22'04" West, 216.77 feet, to a calculated point for the southwesterly corner of the herein described 11.600 acre tract;

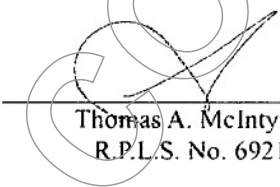
THENCE North 23°35'46" West, continuing, over and across said "Tract A15", at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said Sugar Hill Road, at a distance of 650.52 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1060.51 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.600 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

August 28, 2024
Date




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

UNOFFICIAL



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
TRACT 11
11.801 ACRES
IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 661
POLK COUNTY, TEXAS

BEING a 11.801 acre tract of land situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain tract described as "Tract A15" in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2311, Page 324 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 11.801 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 640 acre tract and that certain called 26.000 acre tract described in instrument to Kane Carpenter, recorded in Volume 2271, Page 491, O.P.R.P.C.T., for the northwesterly corner of the herein described 11.801 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common westerly corner of said "Tract A15" and said 26.00 acre tract, bears South 66°35'46" West, 1604.75 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,311,415.49, E: 3,974,599.70, Central Zone, grid measurements;

THENCE North 66°35'46" East, with the common line between said "Tract A15" and said 26.000 acre tract, at a distance of 72.74 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common easterly corner of said "Tract A15" and said 26.000 acre tract, thence, severing, over and across said "Tract A15", in all, a total distance of 421.10 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 11.801 acre tract;

THENCE South 24°28'19" East, continuing, over and across said "Tract A15", at a distance of 1097.72 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of Sugar Hill Road, in all, a total distance of 1127.72 feet, to a calculated point for in the centerline of said Sugar Hill Road, in the southerly line of said "Tract A15", for the southeasterly corner of the herein described 11.801 acre tract;

THENCE with the centerline of said Sugar Hill Road, the southerly line of said "Tract A15", the following four (4) courses and distances:

1. South 44°18'25" West, 58.31 feet, to a calculated point for corner;
2. South 42°00'55" West, 320.49 feet, to a calculated point for corner;
3. South 41°24'29" West, 76.48 feet, to a calculated point for corner;
4. South 47°12'11" West, 3.15 feet, to a calculated point for the southwesterly corner of the herein described 11.801 acre tract;

THENCE North 24°28'19" West, continuing, over and across said "Tract A15", at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said Sugar Hill Road, in all, a total distance of 1316.78 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.801 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

August 28, 2024
Date



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

UNOFFICIAL

COPY



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

TRACT 12

11.200 ACRES

IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 661
 POLK COUNTY, TEXAS

BEING a 11.200 acre tract of land situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain tract described as "Tract A15" in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2311, Page 324 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 11.200 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 11.200 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common westerly corner of said "Tract A15" and that certain called 26.000 acre tract described in instrument to Kane Carpenter, recorded in Volume 2271, Page 491, O.P.R.P.C.T., bears South 66°35'46" West, 2025.85 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,311,582.76, E: 3,974.986.15**, Central Zone, grid measurements;

THENCE North 66°35'46" East, 659.49 feet, severing, over and across, said "Tract A15", to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, in the apparent common line of said I. & G.N. RR. Co. Survey, and the Daniel Wilburn Survey, Abstract Number 80, the common line between said "Tract A15" and that certain called 362.834 acre tract, described in instrument to Tommy L. Murphy and Denise Murphy, recorded in Volume 1975, Page 321, O.P.R.P.C.T., being the northeasterly corner of the herein described 11.200 acre tract;

THENCE South 02°50'56" East, 441.99 feet, with the apparent common line between said I. & G.N. RR. Co. Survey, and said Daniel Wilburn Survey, the common line between said "Tract A15" and said 362.834 acre tract, to a 4 inch by 4 inch concrete monument found, for the common westerly corner of that certain called 2.00 acre tract, described in instrument to Robert Arthur Richardson, recorded in Volume 1521, Page 938, O.P.R.P.C.T., being an angle point in the easterly line of the herein described 11.200 acre tract;

THENCE South 04°33'06" East, 579.07 feet, with the apparent common line between said I. & G.N. RR. Co. Survey, and said Daniel Wilburn Survey, the common line between said "Tract A15" and said 2.00 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set, for the common westerly corner of said 2.00 acre tract, being an angle point in the easterly line of the herein described 11.200 acre tract;

THENCE South 04°49'27" East, 47.23 feet, with the apparent common line between said I. & G.N. RR. Co. Survey, and said Daniel Wilburn Survey, in the easterly line of said "Tract A15", to a mag nail set in the centerline of Sugar Hill Road, for the southeasterly corner of said "Tract A15" and the herein described 11.200 acre tract;

THENCE with the centerline of said Sugar Hill Road, the southerly line of said "Tract A15", the following two (2) courses and distances:

1. South 42°17'21" West, 148.83 feet, to a calculated point for corner;
2. South 44°18'25" West, 157.24 feet, calculated point, being the southwesterly corner of the herein described 11.200 acre tract;

THENCE North 24°28'19" West, continuing, over and across said "Tract A15", at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said Sugar Hill Road, in all, a total distance of 1127.72 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.200 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

August 28, 2024
Date




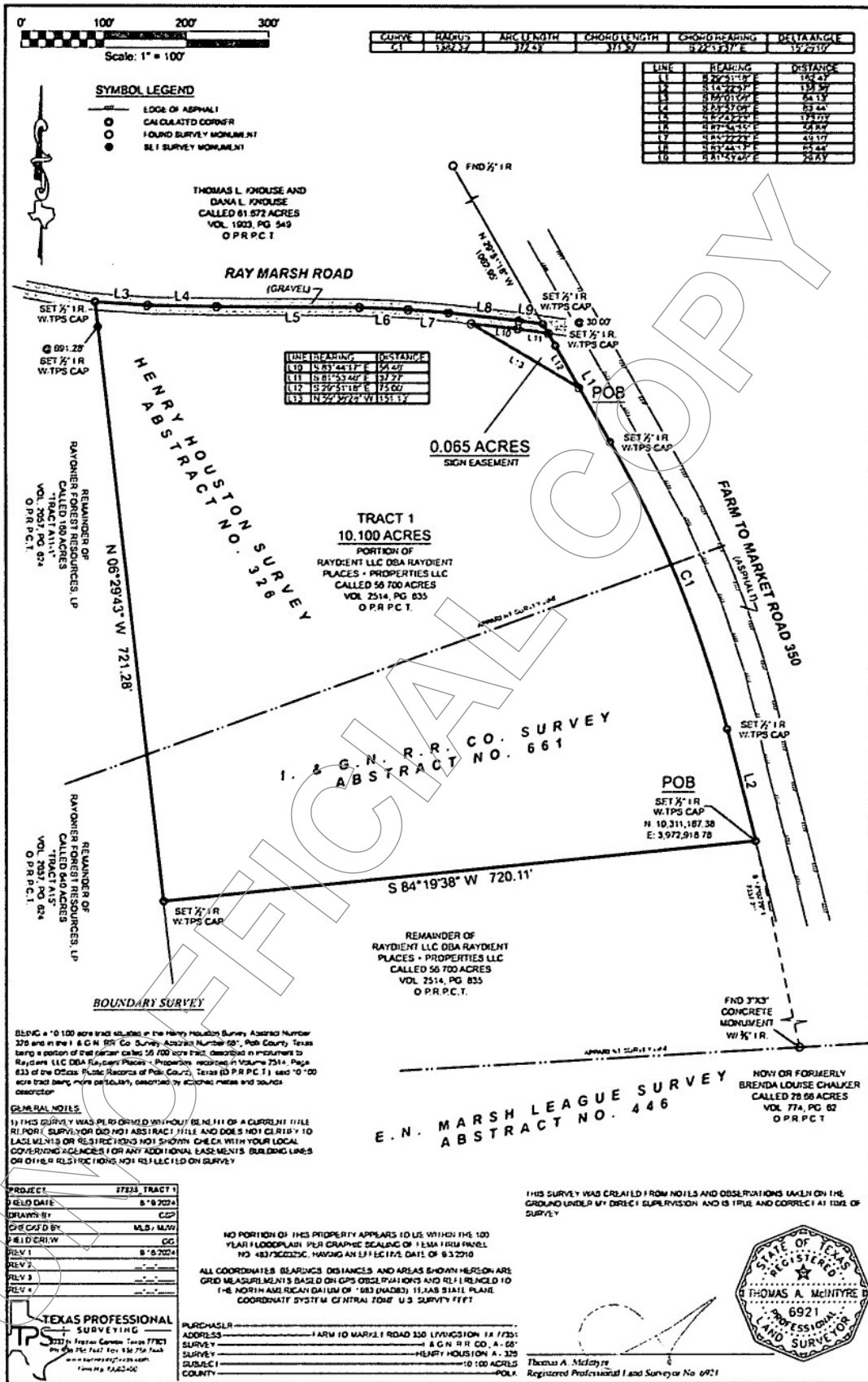
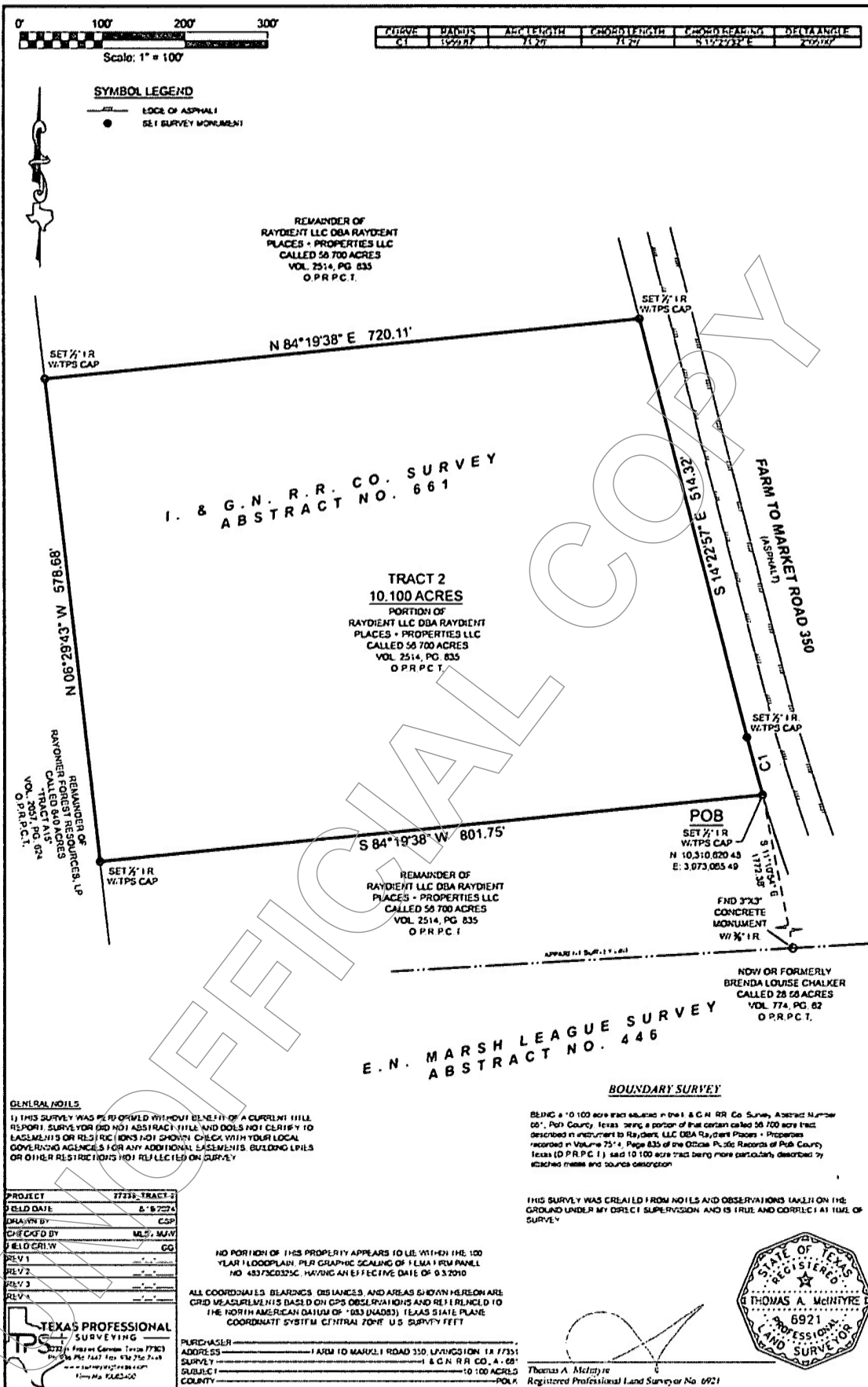

Thomas A. McIntyre
R.P.L.S. No. 6921

Exhibit B Tract Survey Depictions





CURVE	BEARINGS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	192°07'	11.29	11.29	S192°07' E	202°07'

SYMBOL LEGEND
 --- EDGE OF ASPHALT
 ● SET SURVEY MONUMENT

REMAINDER OF
 RAYDIENT LLC DBA RAYDIENT
 PLACES - PROPERTIES LLC
 CALLED 56 700 ACRES
 VOL. 2514, PG. 835
 O.P.R.P.C.T.

I. & G.N. R.R. CO. SURVEY
 ABSTRACT NO. 661

TRACT 2
 10.100 ACRES
 PORTION OF
 RAYDIENT LLC DBA RAYDIENT
 PLACES - PROPERTIES LLC
 CALLED 56 700 ACRES
 VOL. 2514, PG. 835
 O.P.R.P.C.T.

REMAINDER OF
 RAYDIENT FOREST RESOURCES, LP
 CALLED 56 700 ACRES
 VOL. 2514, PG. 834
 O.P.R.P.C.T.

REMAINDER OF
 RAYDIENT LLC DBA RAYDIENT
 PLACES - PROPERTIES LLC
 CALLED 56 700 ACRES
 VOL. 2514, PG. 835
 O.P.R.P.C.T.

POB
 SET 7/1 R
 W/TPS CAP
 N 10,310.020 43
 E 3,073.005 49

NOW OR FORMERLY
 BRENDA LOUISE CHALKER
 CALLED 28 60 ACRES
 VOL. 774, PG. 82
 O.P.R.P.C.T.

E.N. MARSH LEAGUE SURVEY
 ABSTRACT NO. 446

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

BOUNDARY SURVEY
 BEING a 10.100 acre tract situated in the I. & G.N. R.R. Co. Survey, Abstract Number 661, Polk County, Texas, being a portion of that certain called 56 700 acre tract described in instrument to Raydiert, LLC DBA Raydiert Places - Properties recorded in Volume 2514, Page 835 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.) said 10.100 acre tract being more particularly described by attached maps and source description.

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

PROJECT	77338-TRACT 2
FIELD DATE	5/9/2024
DRAWN BY	CSP
CHECKED BY	MLD, MJV
FIELD CRI. W	CG
REV 1	
REV 2	
REV 3	
REV 4	

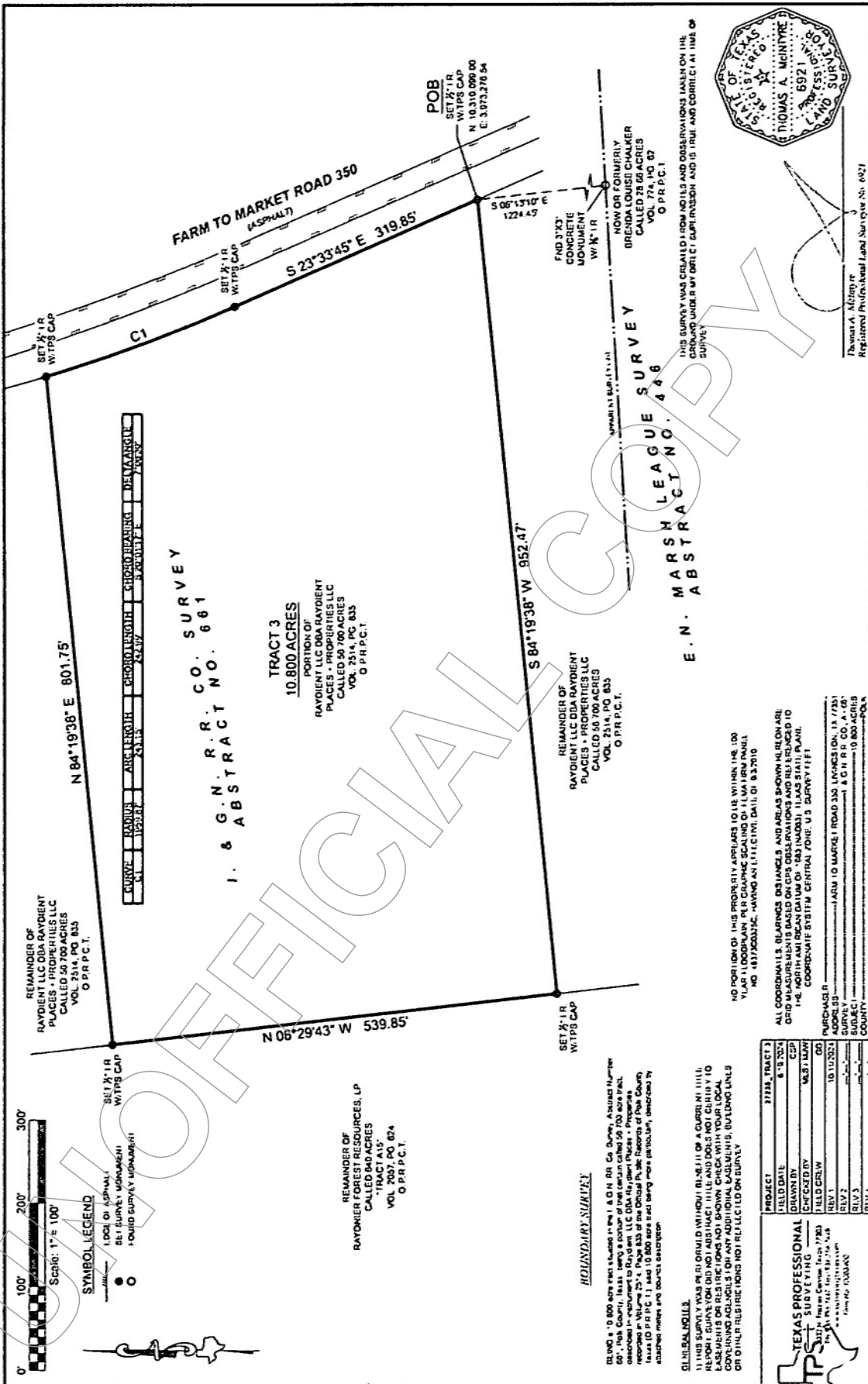
NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48373C0329C, HAVING AN EFFECTIVE DATE OF 03/2010
 ALL COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) U.S. SURVEY FEET

TEXAS PROFESSIONAL SURVEYING
 17321 W. Freedom Corridor, Texas 77383
 P.O. Box 7447, Fort Worth, Texas 76172-7447
 www.texaspsurveying.com
 Phone: 817.662-4000

PURCHASER: _____
 ADDRESS: _____
 SURVEY: _____
 SUBJECT: _____
 COUNTY: _____

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921





SYMBOL LEGEND

- LOCAL OR ASPHALT
- SET IR W/TPS CAP
- FOUND SURVEY MONUMENT

REMAINDER OF
RAYMOND FOREST RESOURCES, LP
CALLED BAO ACRES
VOL. 2057, PG. 874
O P R P C T

BOUNDARY SURVEY

BEING A 10,800 ACRE tract situated in the I. & G. N. R. R. Co. Survey, Acreage Number
10,800.00, in the County of Tarrant, State of Texas, as shown on the plat
recorded in Volume 2574, Page 835 of the Official Public Records of Tarrant
County (O P R P C T), and 10,800 acre tract being more particularly described by
attached notes and source description.

GUNDEA HOLLOW

THIS SURVEY WAS RUN AND WITHOUT BELIEF OF A QUERENT TITLE
REPORT SURVEYOR DID NOT ABSRACT TITLE AND DOES NOT CERTIFY TO
CORRECTNESS OF TITLE. THIS SURVEY IS LIMITED TO THE BOUNDARIES
OWNERS ACQUISITION OF ANY ADDITIONAL EASEMENTS, BUILDING LOTS
OR OTHER RIGHTS NOT REFLECTED ON SURVEY.

PROJECT	2724 - TRACT 3
FIELD DATE	8/18/2024
DRAWN BY	CS
CHECKED BY	WEST/MDW
FIELD CREW	MD
REV 1	10/12/2024
REV 2	
REV 3	
REV 4	

TPS TEXAS PROFESSIONAL SURVEYING
2710 HURSTVILLE AVENUE, SUITE 100
FARMERSBURG, TEXAS 76842
PHONE: (817) 799-9999
WWW.TPSURVEYING.COM

NO PORTION OF THIS PROPERTY APPLIES TO LE WITHIN THE 100
YARD BUFFER PER GOV. SCALING 11.1 ON 8/30/20
NO 487.8602 AC. WITH SUTHERLAND DALLAS 8/30/20

ALL CORONAMENTS, BEARINGS, DISTANCES AND AREAS SHOWN IN BLOWN
GRID MEASUREMENTS IS BASED ON GPS OBSERVATIONS AND REFERENCE TO
THE NORTH AMERICAN DATUM OF 83 (NAD83). THIS SURVEY IS
COORDINATE SYSTEM: CENTRAL ZONE, U.S. SURVEY FEET.

PURCHASER: 10 MARKET ROAD 350 LYNNES CO., TX 77331
SURVEY: 10 MARKET ROAD 350 LYNNES CO., TX 77331
COUNTY: LYNNES COUNTY TEXAS

REMAINDER OF
RAYDIENT LLC DBA RAYDIENT
PLACES - PROPERTIES LLC
CALLED 50,700 ACRES
VOL. 2514, PG. 835
O P R P C T

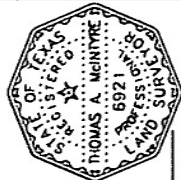
TRACT 3
10,800 ACRES
PORTION OF
RAYDIENT LLC DBA RAYDIENT
PLACES - PROPERTIES LLC
CALLED 50,700 ACRES
VOL. 2514, PG. 835
O P R P C T

I. & G. N. R. R. CO. SURVEY
ABSTRACT NO. 661

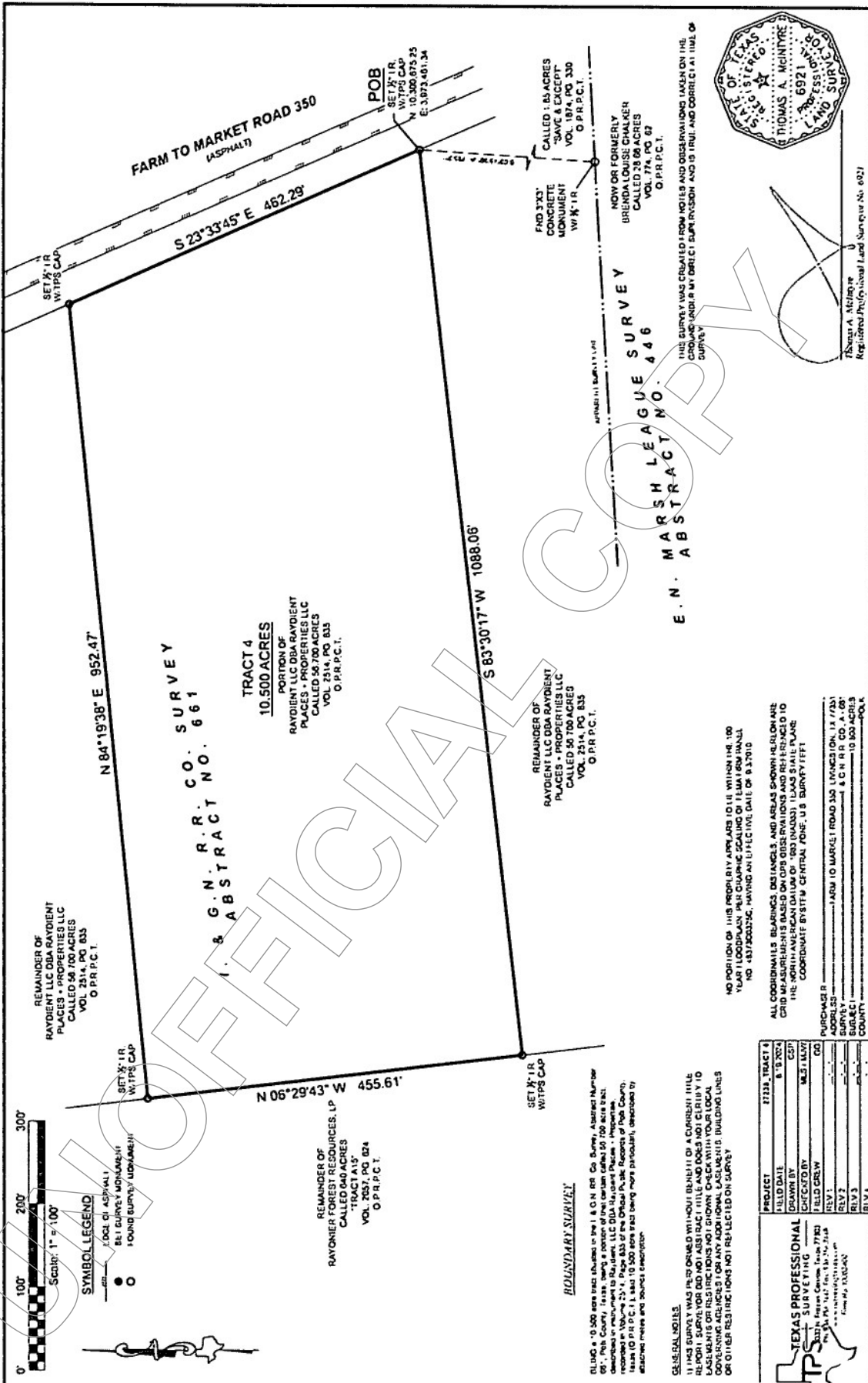
REMAINDER OF
RAYDIENT LLC DBA RAYDIENT
PLACES - PROPERTIES LLC
VOL. 2514, PG. 835
O P R P C T

REMAINDER OF
RAYDIENT LLC DBA RAYDIENT
PLACES - PROPERTIES LLC
CALLED 29.89 ACRES
VOL. 774, PG. 87
O P R P C T

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE
FIELD UNDER MY CARE, SUPERVISION AND CONTROL AND CORRECT AT TIME OF
SURVEY.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921



REMAINDER OF
RAYDIENT LLC DBA RAYDIENT
PLACES - PROPERTIES LLC
CALLED 56,700 ACRES
VOL. 2514, PG. 835
O.P.R.P.C.T.

E.N. MARSH LEAGUE SURVEY
TRACT 4
10.500 ACRES
PORTION OF
RAYDIENT LLC DBA RAYDIENT
PLACES - PROPERTIES LLC
CALLED 56,700 ACRES
VOL. 2514, PG. 835
O.P.R.P.C.T.

REMAINDER OF
RAYDIENT LLC DBA RAYDIENT
PLACES - PROPERTIES LLC
CALLED 56,700 ACRES
VOL. 2514, PG. 835
O.P.R.P.C.T.

REMAINDER OF
RAYDIENT FOREST RESOURCES, LP
CALLED 56,700 ACRES
TRACT 4
VOL. 2514, PG. 835
O.P.R.P.C.T.

REMAINDER OF
RAYDIENT LLC DBA RAYDIENT
PLACES - PROPERTIES LLC
CALLED 56,700 ACRES
VOL. 2514, PG. 835
O.P.R.P.C.T.

REMAINDER OF
BRUNDA LOUIS CHALKER
CALLED 28.06 ACRES
VOL. 774, PG. 67
O.P.R.P.C.T.

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



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

PROJECT	7733A - TRACT 4
FIELD DATE	8/18/2024
DRAWN BY	CSP
CHECKED BY	MLT/MLV
FIELD CREW	GO
REV 1	
REV 2	
REV 3	
REV 4	

TEXAS PROFESSIONAL SURVEYING
3221 N. Freeway Corridor, Suite 7780
Dallas, TX 75244
Phone: 972.442.1100 Fax: 972.442.7518
www.tpsurvey.com

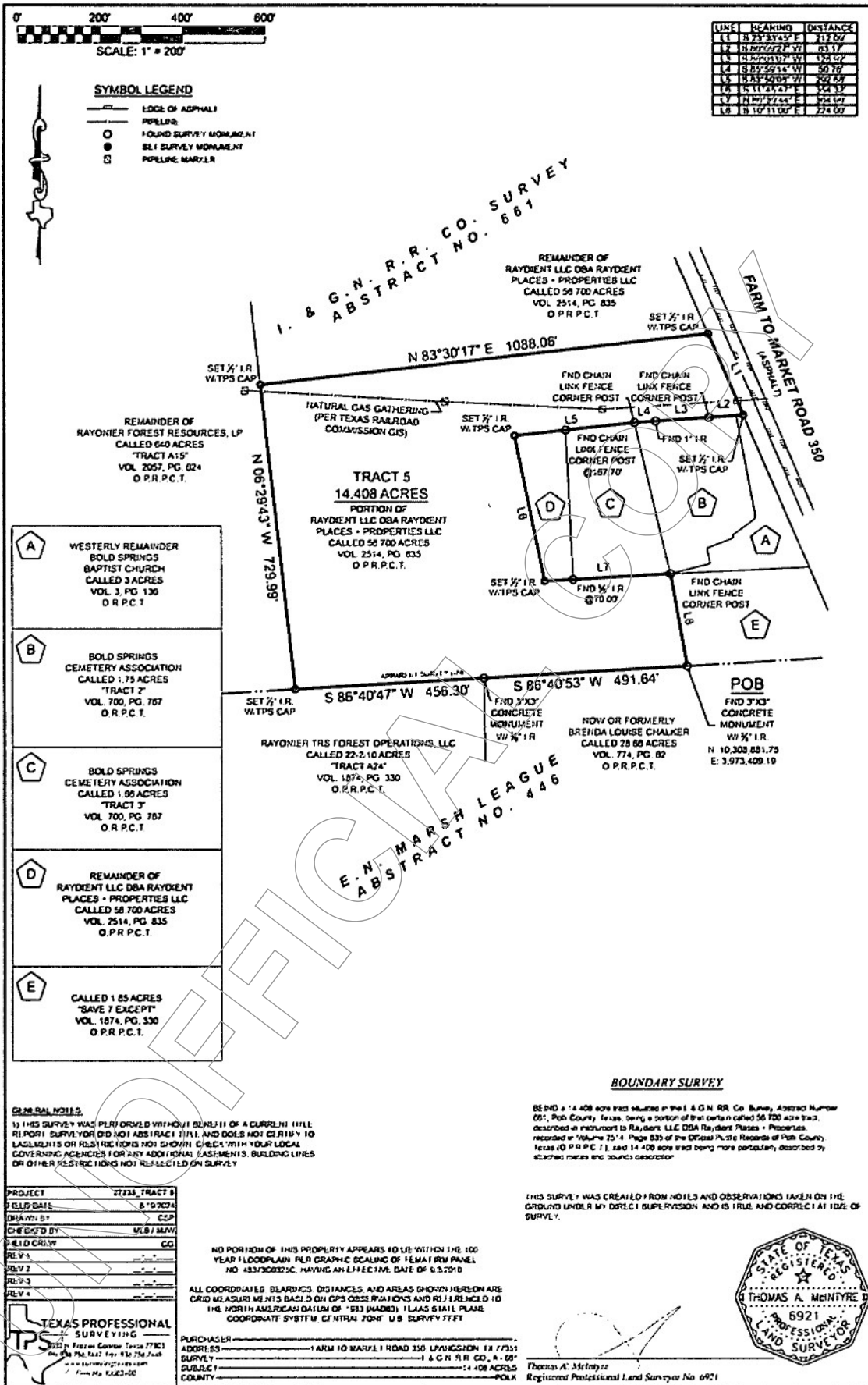
GENERAL NOTES
ALL SURVEY DATA IS TO BE USED WITHIN THE BOUNDS OF A SURVEY. THIS
SURVEY IS SUBJECT TO ALL APPLICABLE TITLES AND DEEDS AND IS SUBJECT TO
ALL APPLICABLE RESTRICTIONS AND EASEMENTS. CHECK WITH YOUR LOCAL
GOVERNING AGENCIES FOR ANY ADDITIONAL REGULATIONS (BUILDING LINES
OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY)

BOUNDARY SURVEY
PLAT NO. 10,500 ACRES TRACT 4 OF THE E.N. MARSH LEAGUE SURVEY, ABSTRACT NUMBER
661, THIS COUNTY, TEXAS, IS BEING SURVEYED BY THE SURVEYOR, THOMAS A. MCINTYRE,
LICENSED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 6921, IN ACCORDANCE WITH
CHAPTER 163, SUBCHAPTER B, OF THE OFFICIAL PUBLIC STATUTES OF THIS COUNTY,
ISSUED IN VOLUME 25-1, PAGE 835 OF THE OFFICIAL PUBLIC STATUTES OF THIS COUNTY,
ISSUED IN VOLUME 25-1, PAGE 835 OF THE OFFICIAL PUBLIC STATUTES OF THIS COUNTY,
AS APPLICABLE TO THIS SURVEY.

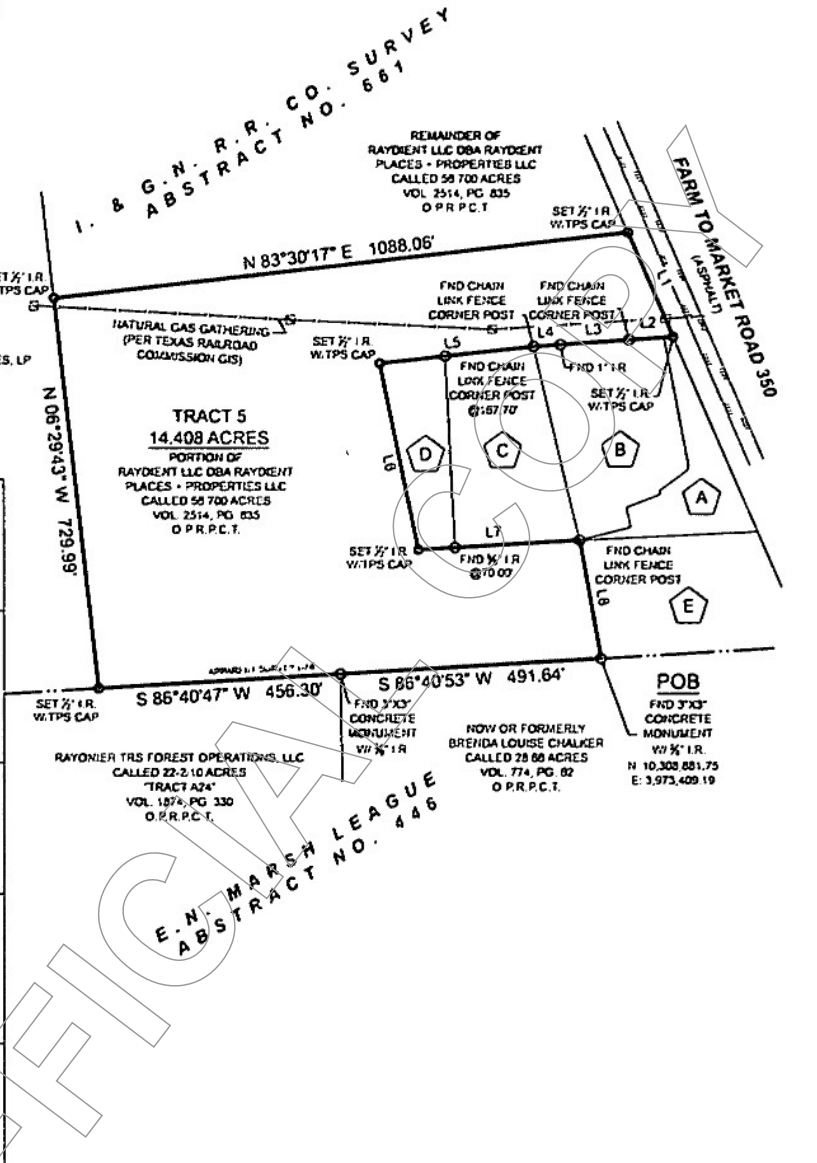
NO PORTION OF THIS PROPERTY APPLIES TO IT WITHIN THE 100
YEAR LOG-POLYMER PEGGING SCHEDULE OF TEXAS REGULATION
NO. 1487A000056, EFFECTIVE DATE OF 8/2/2019

ALL COORDINATE BEARINGS, DISTANCES, AND AREAS SHOWN ARE ON A
GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO
THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE
COORDINATE SYSTEM CENTRAL ZONE, U.S. SURVEY FEET

PURCHASE BY
ADDRESS
SUBJECT
COUNTY



- A** WESTERLY REMAINDER BOLD SPRINGS BAPTIST CHURCH CALLED 3 ACRES VOL. 3, PG. 136 O.P.R.P.C.T.
- B** BOLD SPRINGS CEMETERY ASSOCIATION CALLED 1.75 ACRES "TRACT 2" VOL. 700, PG. 787 O.P.R.P.C.T.
- C** BOLD SPRINGS CEMETERY ASSOCIATION CALLED 1.99 ACRES "TRACT 3" VOL. 700, PG. 787 O.P.R.P.C.T.
- D** REMAINDER OF RAYDENT LLC DBA RAYDENT PLACES - PROPERTIES LLC CALLED 58,700 ACRES VOL. 2514, PG. 835 O.P.R.P.C.T.
- E** CALLED 1.85 ACRES "SAVE 7 EXCEPT" VOL. 1874, PG. 330 O.P.R.P.C.T.



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

BEING A 14.408 acre tract situated in the I. & G.N. R.R. Co. Survey, Abstract Number 667, Polk County, Texas, being a portion of that certain called 58,700 acre tract, described as mentioned to Raydent, LLC DBA Raydent Places - Properties, recorded in Volume 2514, Page 835 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 14.408 acre tract being more particularly described by attached plat and boundary description.

TEXAS PROFESSIONAL SURVEYING
 PROJECT: 27238 TRACT 5
 FIELD DATE: 8-10-2024
 DRAWN BY: CJP
 CHECKED BY: MEB/MAV
 FIELD CROW: CG
 REV 1: _____
 REV 2: _____
 REV 3: _____
 REV 4: _____

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 483700025C, HAVING AN EFFECTIVE DATE OF 6-3-2010

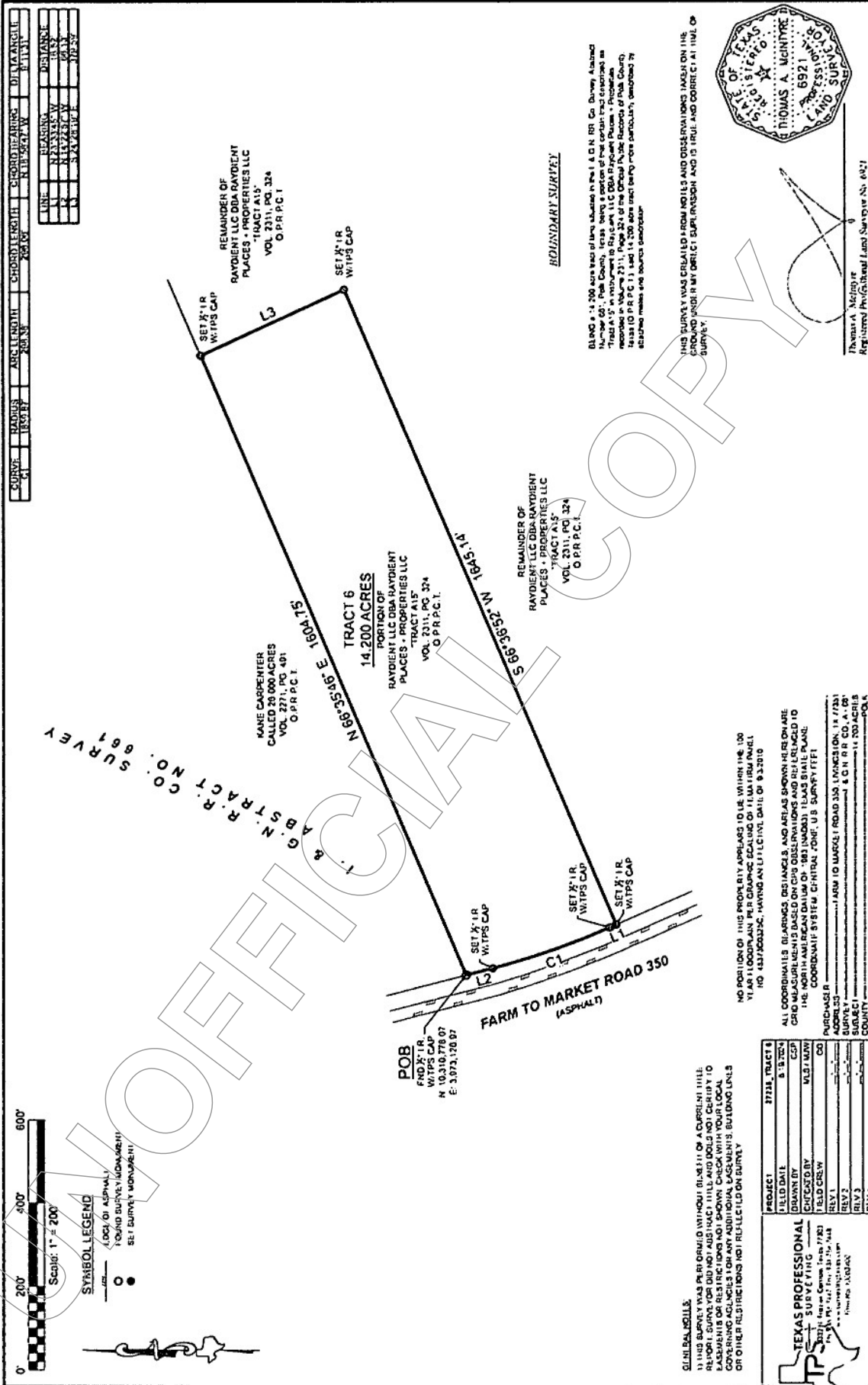
ALL COORDINATED BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE GRID MEASURED MEASUREMENTS BASED ON GPS OBSERVATIONS AND REDUCED TO THE NORTH AMERICAN DATUM OF '83 (NAD83) UTM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE U.S. SURVEY FOOT

PURCHASER: 1 ARM ID MARKET ROAD 330 LIVINGSTON TX 77351
 ADDRESS: 1 & G.N. R.R. CO., A-05'
 SURVEY: 14.408 ACRES
 COUNTY: POLK

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



Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DIAG. ANGLE
1	185.87	38.35	28.30	N 11° 56' 17\"/>	

LINE	BEARING	DISTANCE	PERMANENT
1	N 11° 56' 17\"/>		
2	N 14° 22' 30\"/>		
3	N 14° 22' 30\"/>		
4	N 14° 22' 30\"/>		



SYMBOL LEGEND

- 1/2\"/>
- 1\"/>

T. B. G. N. R. R. CO. SURVEY
 667
 R. R. CO. NO. 667

MAKE CARPENTER
 CALLED 20 000 ACRES
 VOL. 2271, PG. 401
 O.P.R.P.C.T.

TRACT 6
14.200 ACRES
 PORTION OF
 RAYDIENT LLC DBA RAYDIENT
 PLACES - PROPERTIES LLC
 "TRACT A15"
 VOL. 2311, PG. 374
 O.P.R.P.C.T.

REMAINDER OF
 RAYDIENT LLC DBA RAYDIENT
 PLACES - PROPERTIES LLC
 "TRACT 5"
 VOL. 2311, PG. 374
 O.P.R.P.C.T.

BOUNDARY SURVEY

BLIND - 14,200 acres tract being subdivided in the L & O H. RR. Co. Deeds Abstract
 Number 607, Deed County, Texas, being a portion of the certain tract described as
 "Tract A-15" in instrument to Raydient, LLC DBA Raydient Places - Properties
 recorded in Volume 2311, Page 374 of the Official Public Records of Cook County,
 Texas (O.P.R.P.C.T.) and 14,200 acres tract being more particularly described by
 attached notes and source hereunder.

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

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100
 FOOT BUFFER ZONE OF THE FARM TO MARKET ROAD 350
 NO. 4817500232C, HAVING AN EFFECTIVE DATE OF 9/3/2010

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE
 GRID MEASUREMENTS BASED ON THE OBSERVATIONS AND RELIANCE TO
 THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE
 COORDINATE SYSTEM "CENTRAL ZONE", U.S. SURVEY FEET

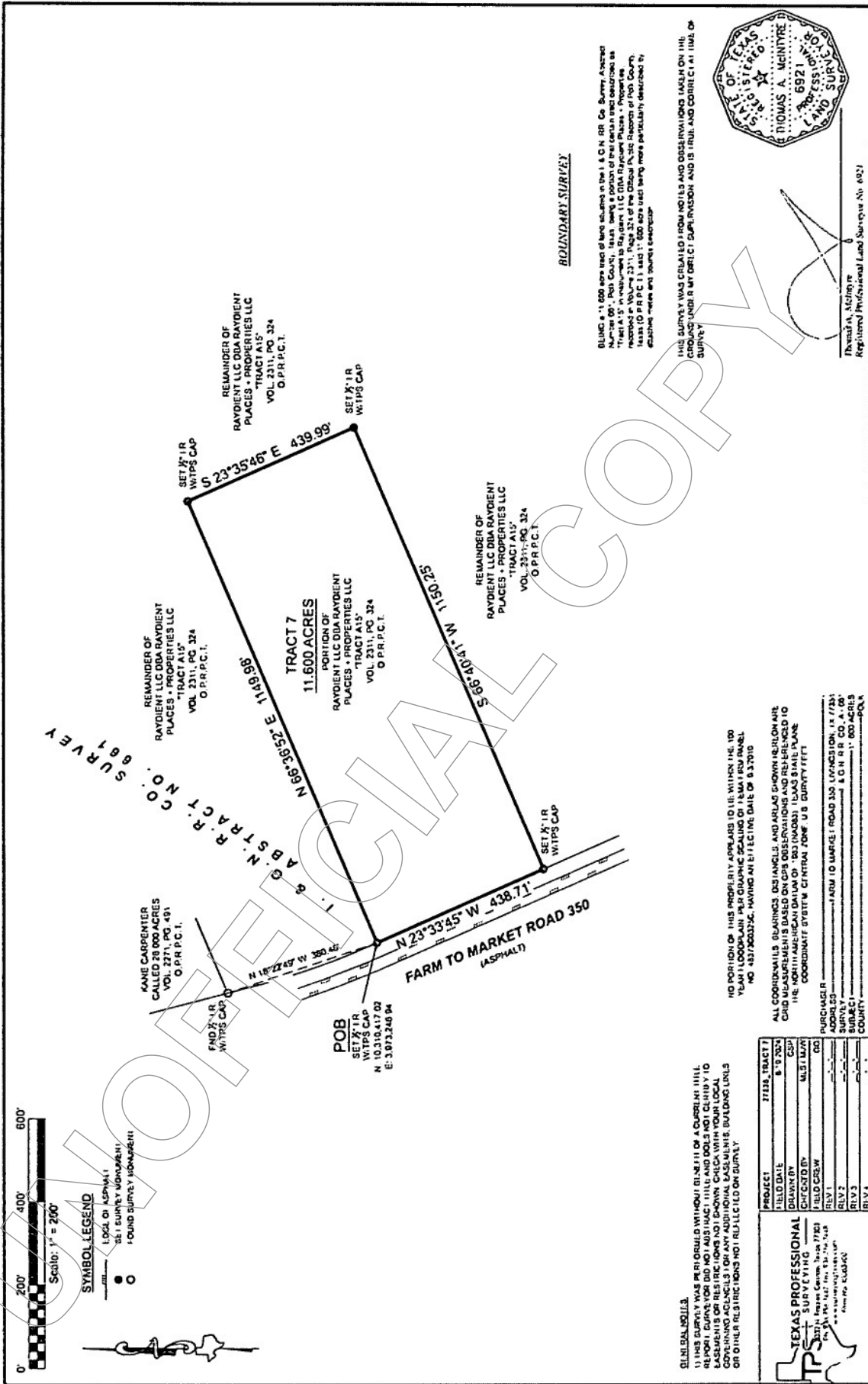
PURCHASER: FARM TO MARKET ROAD 350, SECTION 15, T. 73N,
 SURVEY: 667, R. R. CO. NO. 667, O & H R.R. CO., A. 01,
 COUNTY: COOK COUNTY, TEXAS - 14,200 ACRES

GENERAL NOTES:
 1) THIS SURVEY WAS PERFORMED WITHOUT REFERENCE TO A CURRENT TITLE.
 2) THIS SURVEY DID NOT ADJUST EXISTING TITLES AND DOES NOT CONSTITUTE
 A GUARANTEE OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL
 GOVERNING AGENCIES FOR ANY ADDITIONAL REQUIREMENTS, BUILDING LINES
 OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT	27218 TRACT 6
FIELD DATE	8-18-2024
DRAWN BY	CSF
CHECKED BY	RLS/AMW
FIELD CREW	CS
REV 1	
REV 2	
REV 3	
REV 4	

TEXAS PROFESSIONAL SURVEYOR
 THOMAS A. MCINTYRE
 6921
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS





SYMBOL LEGEND
 ○ LOCAL OF ASPHALT
 ○ SET 1/4\"/>

1. & A.B. TRACT NO. 661 SURVEY

MANE CARPENTER
 CALLED 20.000 ACRES
 VOL. 2771, PG. 491
 O.P.R.P.C.T.

REMAINDER OF
 RAYDIEM LLC DBA RAYDIEM
 PLACES - PROPERTIES LLC
 "TRACT A15"
 VOL. 2311, PG. 324
 O.P.R.P.C.T.

SET 1/4\"/>

REMAINDER OF
 RAYDIEM LLC DBA RAYDIEM
 PLACES - PROPERTIES LLC
 "TRACT A15"
 VOL. 2311, PG. 324
 O.P.R.P.C.T.

TRACT 7
 11.600 ACRES
 PORTION OF
 RAYDIEM LLC DBA RAYDIEM
 PLACES - PROPERTIES LLC
 "TRACT A15"
 VOL. 2311, PG. 324
 O.P.R.P.C.T.

SET 1/4\"/>

REMAINDER OF
 RAYDIEM LLC DBA RAYDIEM
 PLACES - PROPERTIES LLC
 "TRACT A15"
 VOL. 2311, PG. 324
 O.P.R.P.C.T.

POB
 SET 1/4\"/>

FARM TO MARKET ROAD 350
 (ASPHALT)

BOUNDARY SURVEY

BLIND - 11.600 acres tract of land situated in the E.C.N. 08 Co. Survey, Abstract Number 661, Fort Bend County, Texas, the same portion of the same as is shown on "TRACT A15" in instrument to Raymond L.C. DBA Raydiem Places - Properties LLC recorded in Volume 2311, Page 324 of the Official Public Records of Fort Bend County, Texas (O.P.R.P.C.T.) and 11.600 acres tract being more particularly described by captioned here and shown hereon.

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

NO PORTION OF THIS PROPERTY APPLIES TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 4837X0033C, HAVING AN EFFECTIVE DATE OF 8.3.2010

ALL CORNER MARKS, BEARINGS, DISTANCES AND AREAS GIVEN HEREON ARE CALCULATED FROM THE DATA PROVIDED TO ME AND ARE SUBJECT TO THE ACCURACY OF THE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

PURCHASER: FARM TO MARKET ROAD 350 LOCATIONS 14 / 17A
 SURVEY NO.: 2024-2574-923
 SUBJECT: 11.600 ACRES
 COUNTY: FORT BEND

DISCLAIMER
 I HAVE SURVEYED THIS PROPERTY WITHOUT REMITTANCE OF A CURSEMENT. I WILL REPORT TO YOU IF YOU DO NOT HAVE TITLE AND DO NOT CLAIM TO HAVE TITLE TO THE PROPERTY OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL REGULATIONS, BUILDING LIMITS OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

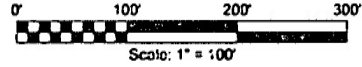
PROJECT	27132, TRACT 7
FIELD DATE	8/9/2024
DRAWN BY	CSH
CHECKED BY	MJL/MWR
FIELD CREW	DD
REV 1	
REV 2	
REV 3	
REV 4	



Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

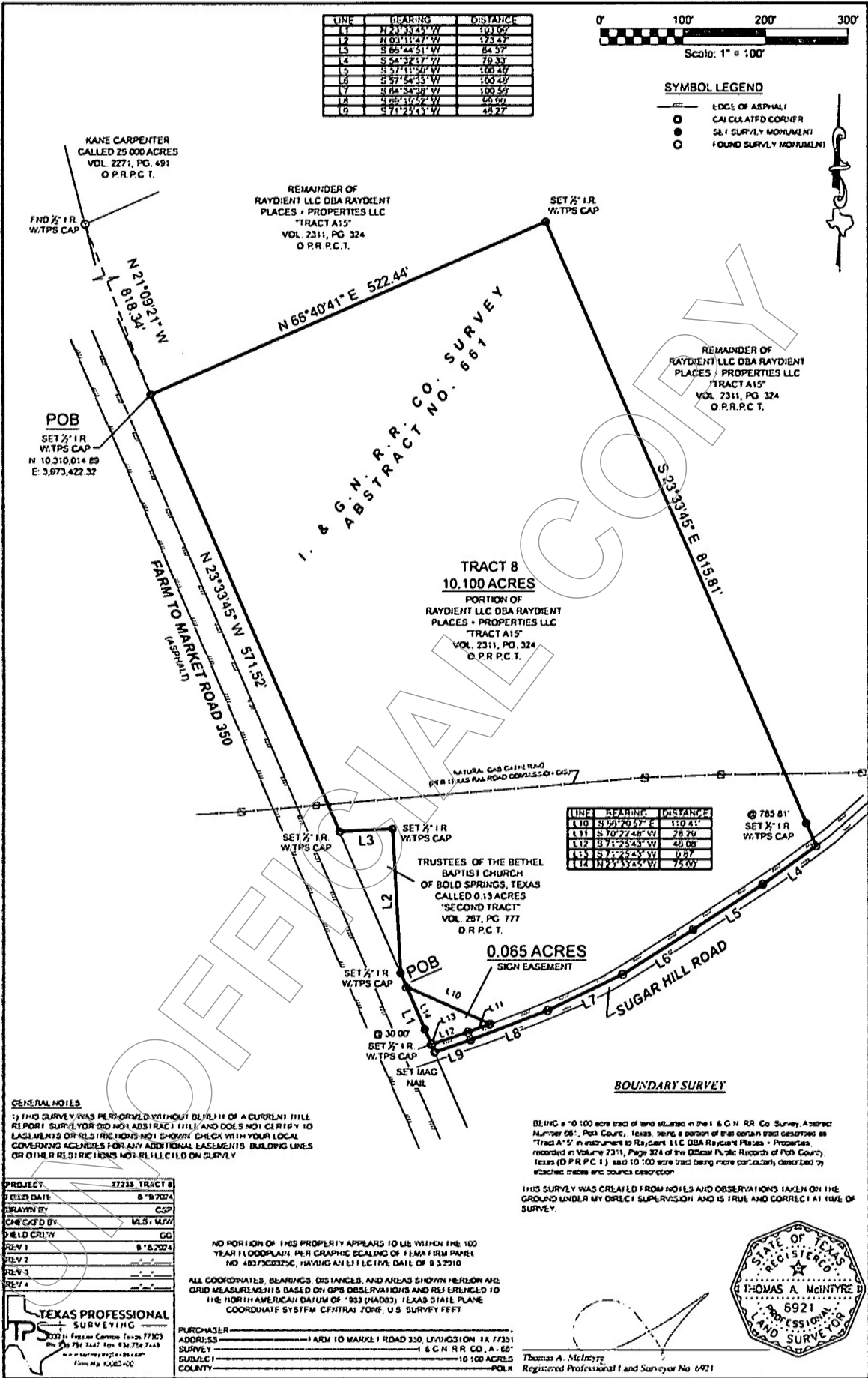


LINE	BEARING	DISTANCE
L1	N 73° 32' 51" W	111.69
L2	N 03° 11' 47" W	173.47
L3	S 66° 44' 51" W	84.37
L4	S 54° 32' 17" W	70.33
L5	S 57° 11' 50" W	100.40
L6	S 57° 54' 35" W	100.40
L7	S 64° 54' 39" W	100.50
L8	S 69° 11' 22" W	60.50
L9	S 71° 25' 43" W	48.27



SYMBOL LEGEND

- EDGES OF ASPHALT
- CALCULATED CORNER
- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT



TRACT B
10.100 ACRES
PORTION OF
RAYDIENT LLC DBA RAYDIENT
PLACES + PROPERTIES LLC
"TRACT A15"
VOL. 2311, PG. 324
O.P.R.P.C.T.

TRUSTEES OF THE BETHEL
BAPTIST CHURCH
OF BOLD SPRINGS, TEXAS
CALLED 0.13 ACRES
"SECOND TRACT"
VOL. 297, PG. 777
O.P.R.P.C.T.

LINE	BEARING	DISTANCE
L10	S 59° 20' 27" E	110.41
L11	S 70° 22' 43" W	78.70
L12	S 76° 25' 43" W	40.08
L13	S 77° 25' 43" W	0.87
L14	N 23° 33' 45" W	75.00

GENERAL NOTES

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

BEING a 10.100 acre tract of land situated in the I. & G. N. R. Co. Survey, Abstract Number 68, Post Office, Texas, being a portion of that certain tract described as "Tract A-5" in instrument to Raydient LLC, DBA Raydient Places + Properties, recorded in Volume 2311, Page 324 of the Official Public Records of Post Office, Texas (O.P.R.P.C.T.) said 10.100 acre tract being more particularly described by attached map and sound description.

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

PROJECT: 37215 TRACT B
FIELD DATE: 8-10-2024
DRAWN BY: CDP
CHECKED BY: M.S. / M.F.
FIELD CROWN: GO
REV 1: 8-10-2024
REV 2:
REV 3:
REV 4:

TEXAS PROFESSIONAL SURVEYING
 T.P.S. 37215 Freeway Campus, Suite 17782
 23750 Freeway, Suite 17782
 Houston, Texas 77058
 Phone: 281-254-7247 Fax: 281-254-7248
 www.tpsurveying.com
 Form No. 6063-00

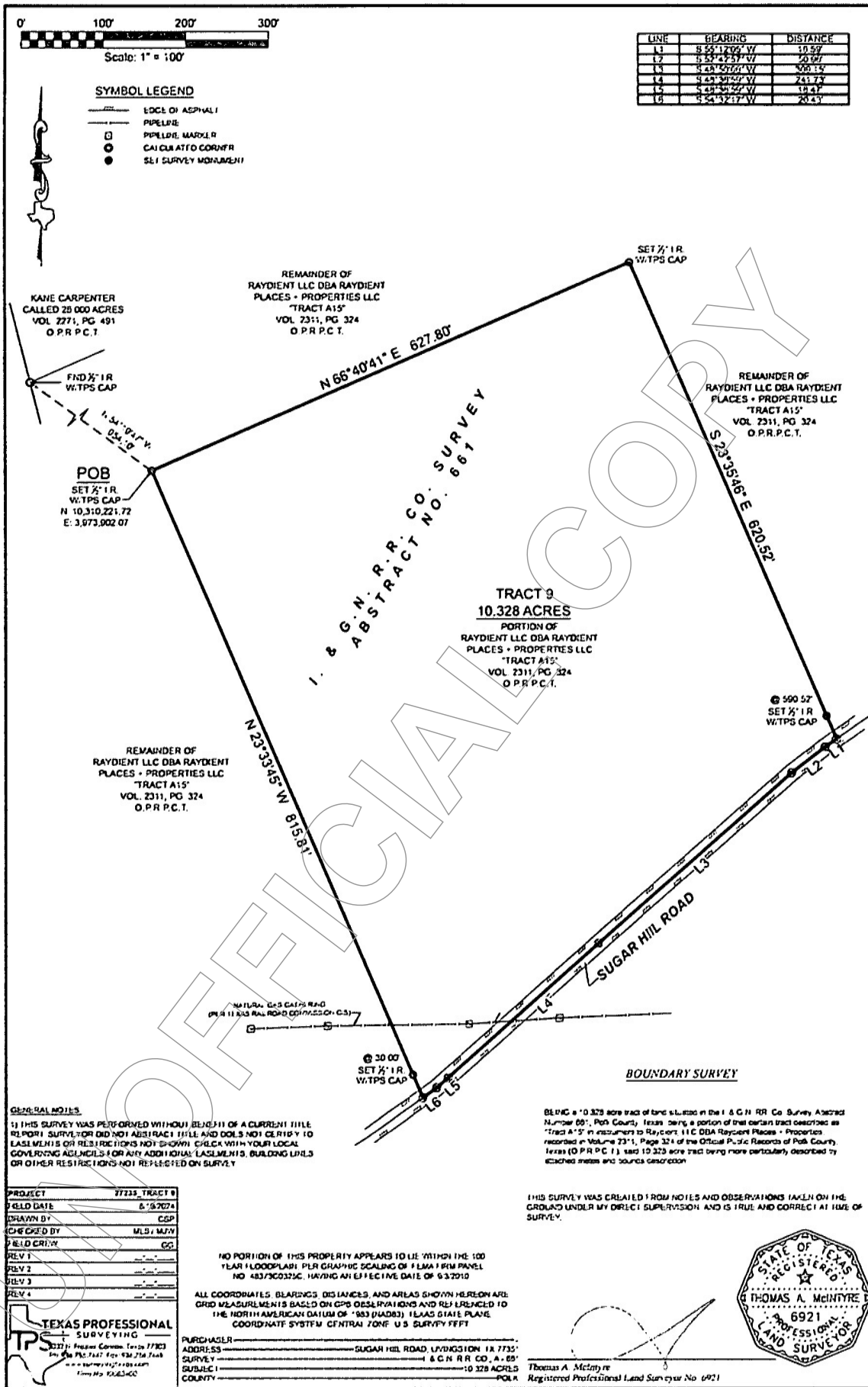
NO PORTION OF THIS PROPERTY APPEARS TO US WITHIN THE 100 YEAR FLOODPLAIN WITH GRAPHIC SCALING OF 1/8" = 100' PER INCH.
 NO 4837022256, HAVING AN EFFECTIVE DATE OF 8-3-2010

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REDUCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, U.S. SURVEY FEET.

PURCHASER: FARM TO MARKET ROAD 350, LIVINGSTON, TX 77351
ADDRESS: I. & G. N. R. CO., A-68
SUBJECT: 10.100 ACRES
COUNTY: POLK

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921





GENERAL NOTES

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

BEING a 10.328 acre tract of land situated in the I & G N. R. R. Co. Survey Abstract Number 667, Port County, Texas, being a portion of that certain tract described as "Tract A15" in instruments to Raydient LLC DBA Raydient Places + Properties recorded in Volume 2311, Page 324 of the Official Public Records of Port County, Texas (O.P.R.P.C.T.), said 10.328 acre tract being more particularly described by attached notes and source citation.

PROJECT 77235 TRACT 9
FIELD DATE 8/6/2024
DRAWN BY CGP
CHECKED BY MLD / MJV
FIELD CREW CG
REV 1
REV 2
REV 3
REV 4

TEXAS PROFESSIONAL SURVEYING
 23711 Preston Common, Texas 77333
 281.456.7847 Fax 281.258.7848
 www.tpsurveying.com
 Survey No. 9242-000

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN. PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48375C0325C, HAVING AN EFFECTIVE DATE OF 6/3/2010.

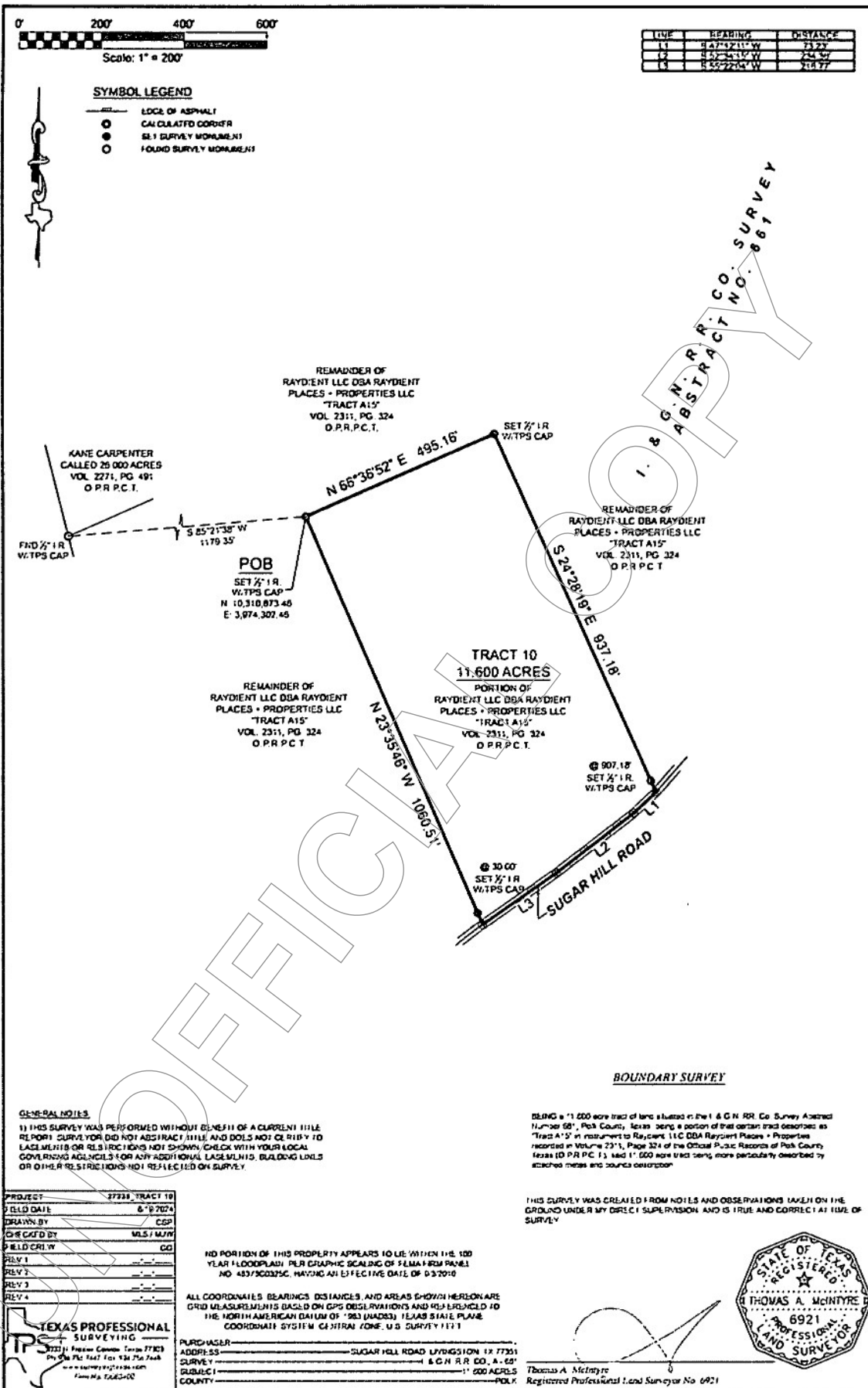
ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF '83 (NAD83) TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE U.S. SURVEY FEET.

PURCHASER _____ **SUGAR HILL ROAD, WYNDGTON, TX 77351**
ADDRESS _____ **4 & G N R R CO., A. 667**
SURVEY _____ **10.328 ACRES**
SUBJECT _____ **POLR**
COUNTY _____ **PORT**

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



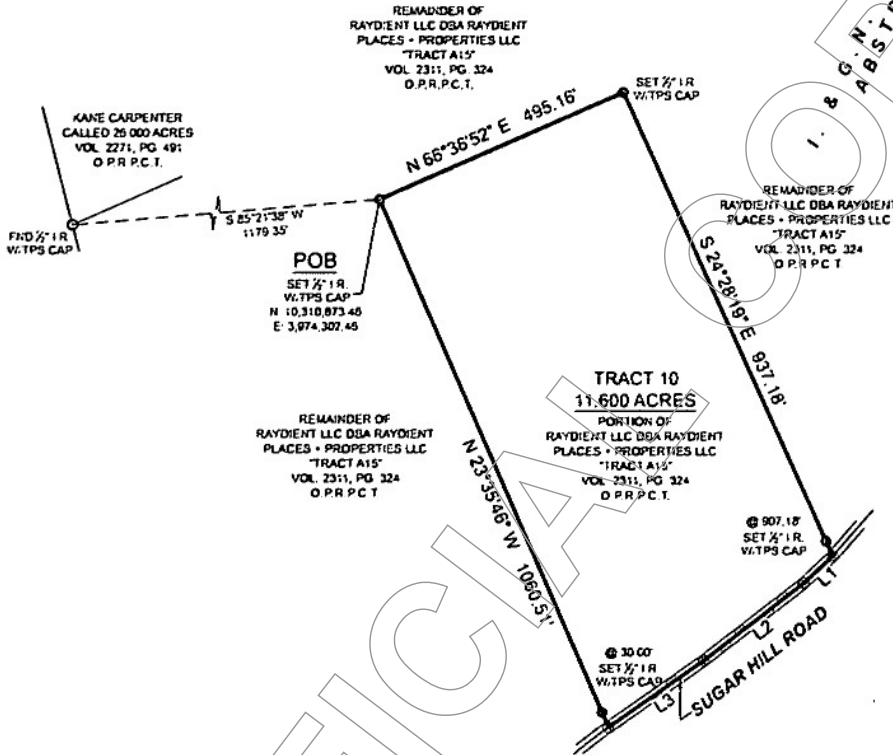
Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921



LINE	BEARING	DISTANCE
L1	S47°42'11" W	73.27
L2	S65°41'12" W	74.97
L3	S52°22'04" W	216.77

SYMBOL LEGEND

- EDGE OF ASPHALT
- CALCULATED CORNER
- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT



I. & G.N. R.R. CO. SURVEY ABSTRACT NO. 8667

BOUNDARY SURVEY

GENERAL NOTES

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CLAIM TO LOCATE (L1) OR (L2) LOCATIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL REGULATIONS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING A 11,600 acre tract of land located in the I & G.N. R.R. Co. Survey Abstract Number 687, Polk County, Texas being a portion of that certain tract described as "Tract A15" in instrument to Raydient LLC DBA Raydient Places - Properties recorded in Volume 2311, Page 324 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.) said 11,600 acre tract being more particularly described by attached maps and survey plat.

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

PROJECT	27728 TRACT 10
FIELD DATE	8-10-2024
DRAWN BY	CSF
CHECKED BY	MLS/MJW
FIELD CRI. W	CG
REV 1	
REV 2	
REV 3	
REV 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO 48379C0275C, HAVING AN EFFECTIVE DATE OF 9-3-2010

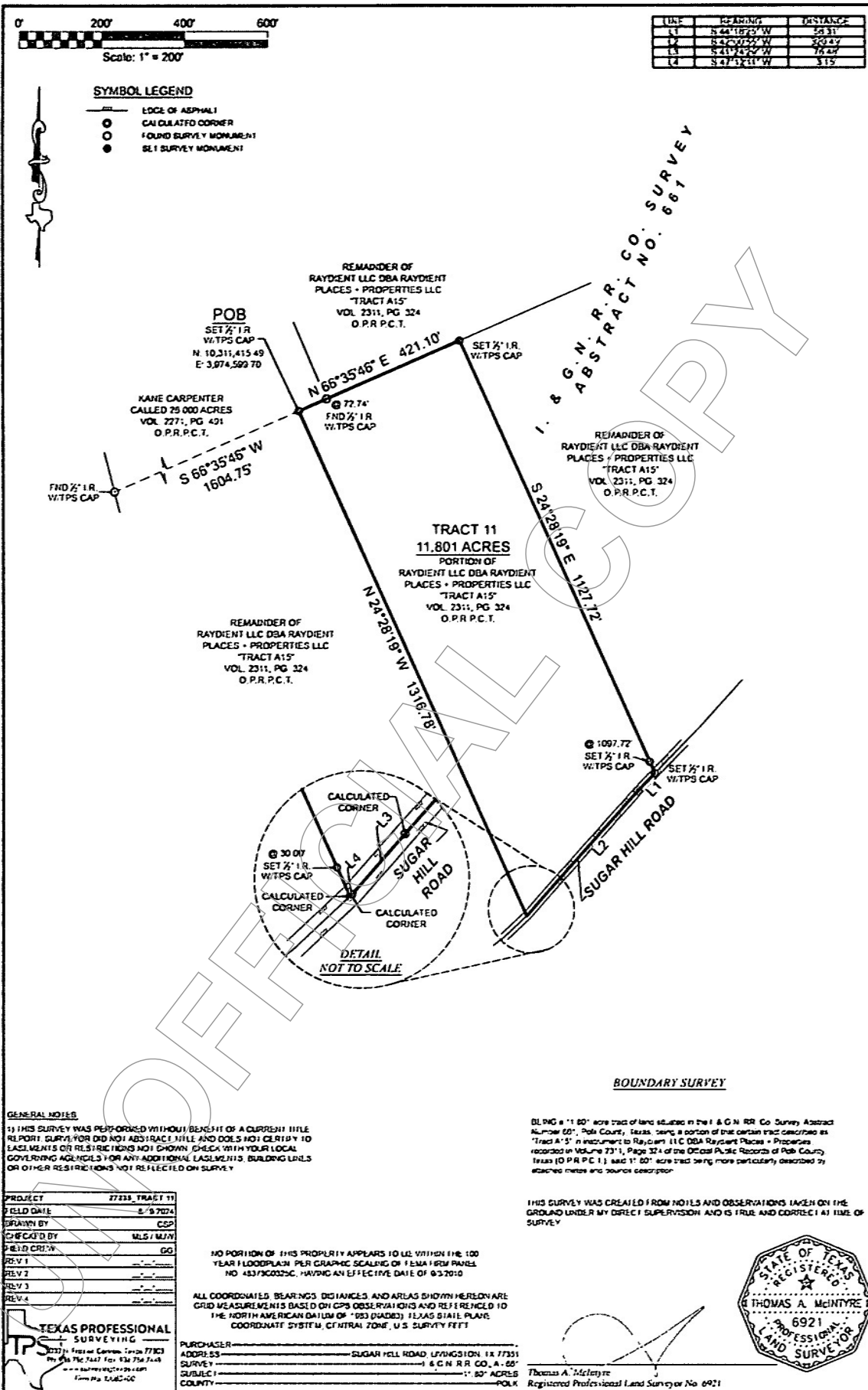
ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REDUCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, U.S. SURVEY FEET.

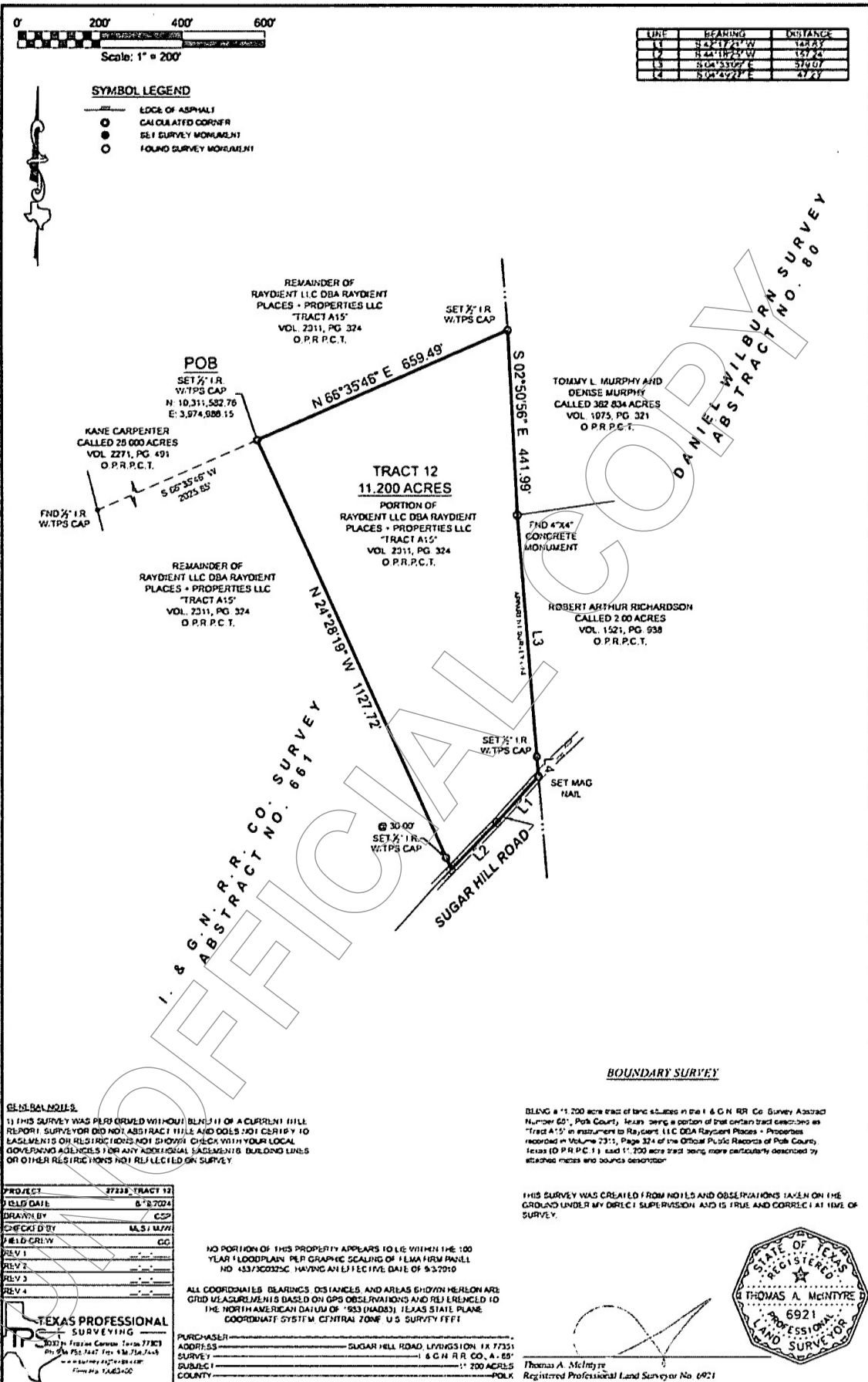
PURCHASER: _____
 ADDRESS: SUGAR HILL ROAD DIVISION 12 77551
 SURVEY: I & G.N. R.R. CO., A-68
 SUBJECT: 11.600 ACRES
 COUNTY: POLK

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

TEXAS PROFESSIONAL SURVEYING
 27728 Tract 10, Polk County, Texas 77551
 P.O. Box 7647 Fort Worth, Texas 76116
 www.surveyorsurvey.com
 Phone: 817-342-1000







LINE	BEARING	DISTANCE
L1	S 42°17'33\" W	148.23
L2	N 42°11'23\" W	127.24
L3	S 04°33'07\" E	319.07
L4	S 04°42'27\" E	47.27

SYMBOL LEGEND

- EDGE OF ASPHALT
- CALCULATED CORNER
- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT



POB
SET 1/2\" I.R.
W/TPS CAP
N: 10,311,532.76
E: 3,974,988.15

KANE CARPENTER
CALLED 28 000 ACRES
VOL. 2271, PG. 491
O.P.R.P.C.T.

FND 1/2\" I.R.
W/TPS CAP

REMAINDER OF
RAYDIENT LLC DBA RAYDIENT
PLACES - PROPERTIES LLC
TRACT A15
VOL. 2311, PG. 324
O.P.R.P.C.T.

REMAINDER OF
RAYDIENT LLC DBA RAYDIENT
PLACES - PROPERTIES LLC
TRACT A15
VOL. 2311, PG. 324
O.P.R.P.C.T.

TRACT 12
11.200 ACRES
PORTION OF
RAYDIENT LLC DBA RAYDIENT
PLACES - PROPERTIES LLC
TRACT A15
VOL. 2311, PG. 324
O.P.R.P.C.T.

TOMMY L. MURPHY AND
DENISE MURPHY
CALLED 382 834 ACRES
VOL. 1075, PG. 321
O.P.R.P.C.T.

ROBERT ARTHUR RICHARDSON
CALLED 2 00 ACRES
VOL. 1521, PG. 938
O.P.R.P.C.T.

30.00'
SET 1/2\" I.R.
W/TPS CAP

SET 1/2\" I.R.
W/TPS CAP

SET MAG
NAIL

I. & G. N. R. R. CO. SURVEY
ABSTRACT NO. 667

DANIEL WILBURN SURVEY
ABSTRACT NO. 80

BOUNDARY SURVEY

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

BEING a 11.200 acre tract of land situated in the I & G N R R Co. Survey Abstract Number 667, Polk County, Texas, being a portion of that certain tract described as "Tract A15" in instrument to Raydient LLC DBA Raydient Places - Properties recorded in Volume 2311, Page 324 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T. 1) said 11.200 acre tract being more particularly described by attached maps and bounds description.

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

PROJECT	27238 - TRACT 12
FIELD DATE	8/8/2024
DRAWN BY	CSP
CHECKED BY	MLJ/MJW
FIELD CREW	CG
REV 1	
REV 2	
REV 3	
REV 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 433700325C HAVING AN EFFECTIVE DATE OF 9/3/2010

ALL COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCE TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE, COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

TEXAS PROFESSIONAL SURVEYING
THOMAS A. MCINTYRE
6921
REGISTERED PROFESSIONAL LAND SURVEYOR

PURCHASER: _____ SUGAR HILL ROAD LIVINGSTON, TX 77351
ADDRESS: _____
SURVEY: _____ I & G N R R CO., A-65
SUBJECT: _____ 11.200 ACRES
COUNTY: _____ POLK

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

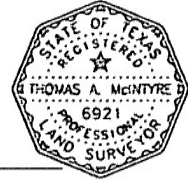


Exhibit C Fence Specifications

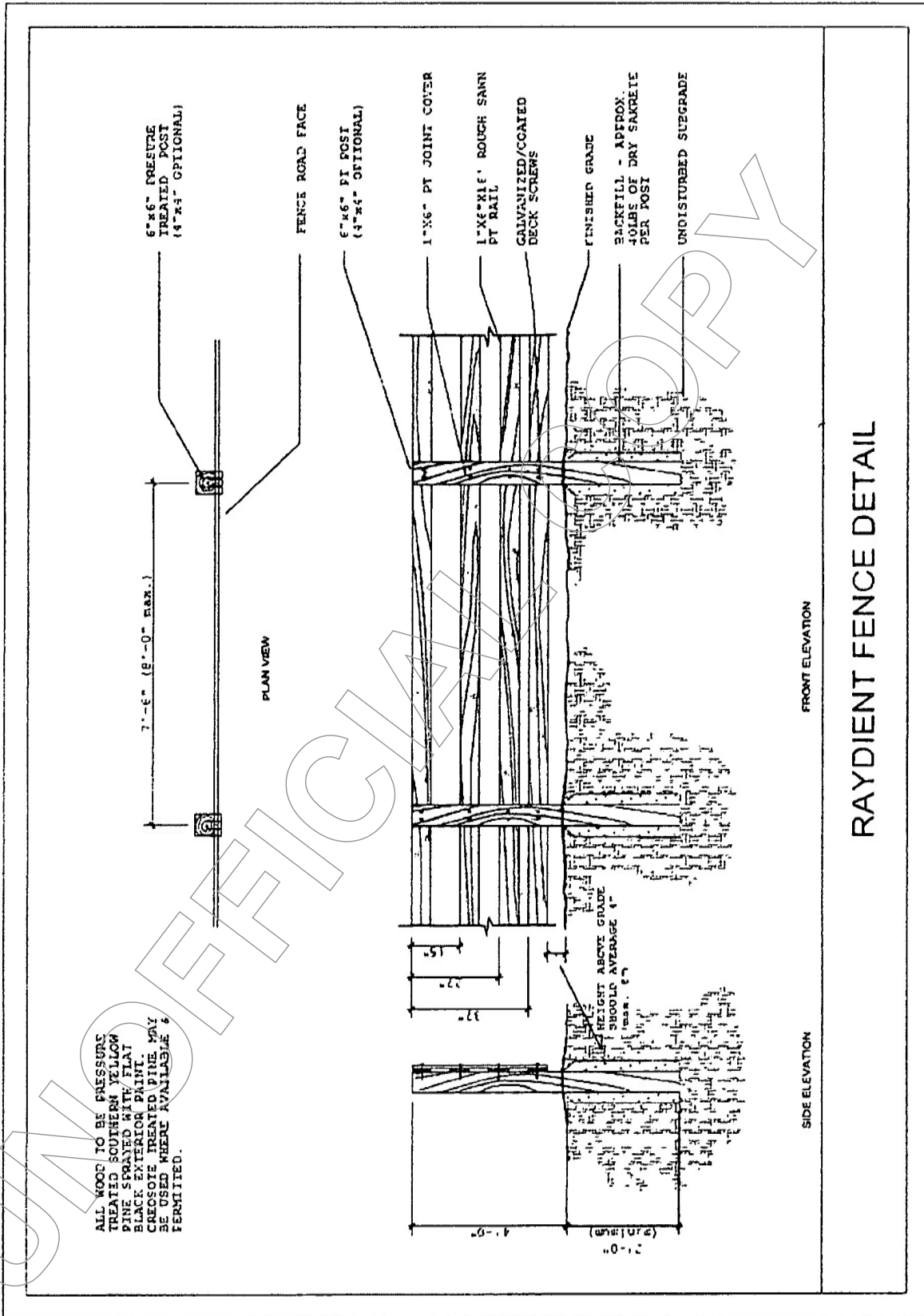


Exhibit D**Sign Easements****Tract 1 Sign Easement Description****TEXAS PROFESSIONAL SURVEYING, LLC.**

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

**FIELD NOTE DESCRIPTION
 SIGN EASEMENT
 "TRACT 1"**

**AND IN THE HENRY HOUSTON SURVEY, ABSTRACT NUMBER 326
 POLK COUNTY, TEXAS**

BEING a sign easement (easement) situated in the Henry Houston Survey, Abstract Number 326, Polk County, Texas, being over and across that certain called 56.700-acre tract described in instrument to Raydient, LLC DBA Raydient Places + Properties, recorded in Volume 2514, Page 835, of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the westerly right-of-way of Farm to Market Road 350 (FM 350, 100 feet wide), in the easterly line of said 56.700-acre tract, being the southeasterly corner of the herein described easement, from which a 3 inch by 3 inch concrete monument with 3/8 inch iron rod found in the apparent common line between said I. & G.N. RR. Co. Survey and the E.N. Marsh League, Abstract Number 446, the northerly line of that certain called 28.66 acre tract now or formerly described in instrument to Brenda Louise Chalker, recorded in Volume 774, Page 62, O.P.R.P.C.T., for the common southerly corner of said 56.700-acre tract and that certain called 1.85-acre tract described as "Save & Except" in said instrument to Rayonier Forest Resources, LP., recorded in Volume 1874, Page 330, O.P.R.P.C.T., bears South 13°51'16" East, 2933.58 feet

THENCE North 59°36'28" West, 151.13 feet, over and across said 56.700-acre tract, to a calculated point in the southerly edge of Ray Marsh Road, for the northwesterly corner of the herein described easement;

THENCE continuing over and across said 56.700-acre tract, with the southerly edge of Ray Marsh Road, the following two (2) courses and distances:

1. South 83°44'17" East, 56.46 feet, to a calculated point for corner;
2. South 81°53'46" East, 37.27 feet, to a calculated point in the westerly right-of-way of said FM 350, the easterly line of said 56.700-acre tract for the northeasterly corner of the herein described easement;

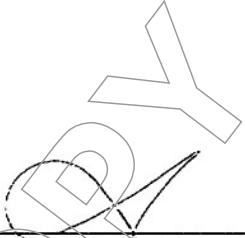
THENCE South 29°51'18" East, 75.00 feet, with the westerly right-of-way of said FM 350, the easterly line of said 56.700 acre tract to the POINT OF BEGINNING and containing a computed area of 0.065 acres within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

September 18, 2024
Date

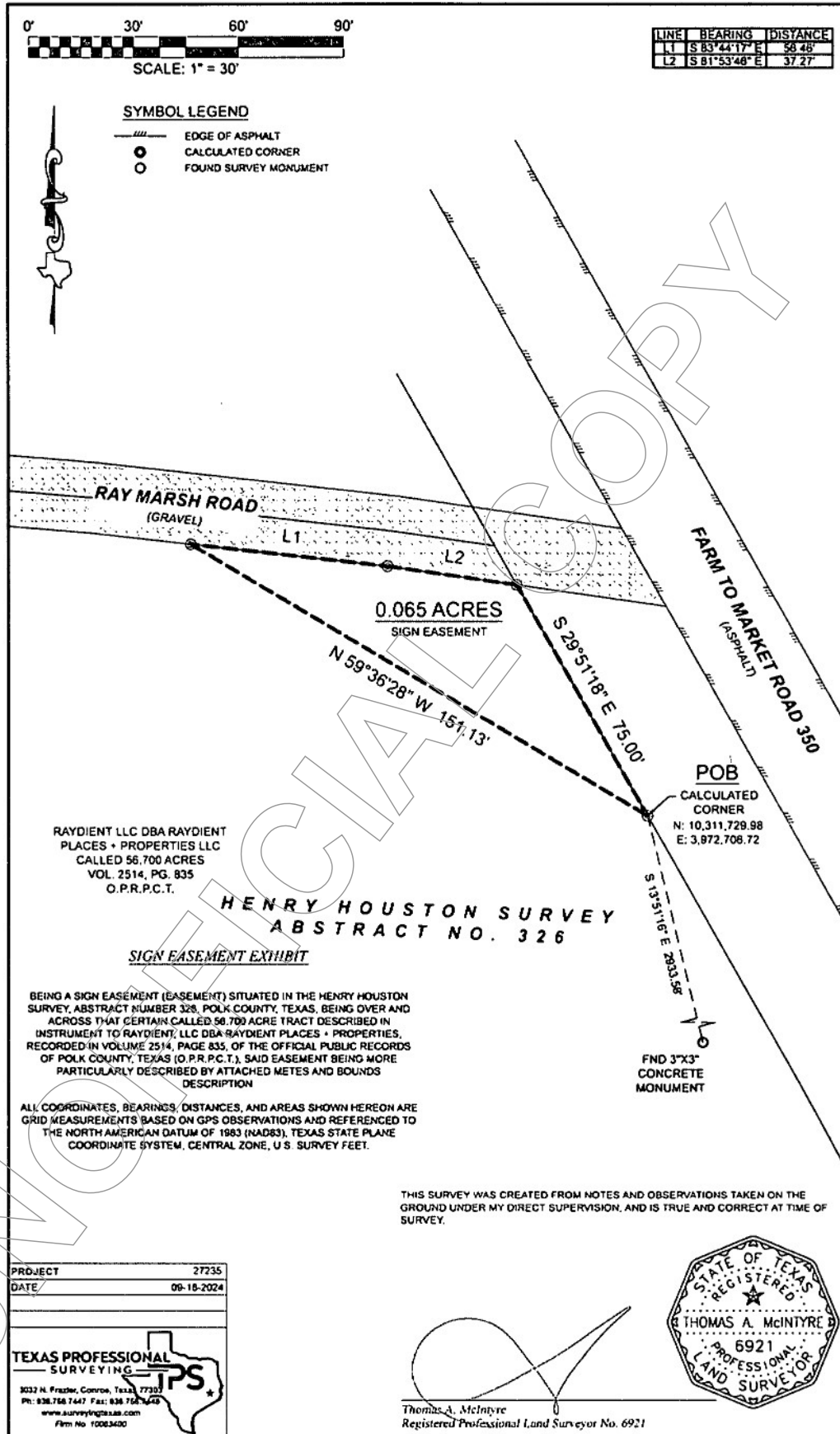




Thomas A. McIntyre
R.P.L.S. No. 6921

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Tract 1 Sign Easement Depiction



Tract 8 Sign Easement Description



TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION
 SIGN EASEMENT
 "TRACT 8"**

**IN THE I. & G.N. RR. CO. SURVEY, ABSTRACT NUMBER 661
 POLK COUNTY, TEXAS**

BEING a sign easement (easement) situated in the I. & G.N. RR. Co. Survey, Abstract Number 661, Polk County, Texas, being over and across that certain tract described as "Tract A15" in instrument to Raydient, LLC DBA Raydient Places + Properties (Tract A15), recorded in Volume 2311, Page 324, of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the easterly right-of-way of Farm to Market Road 350 (100 feet wide), in the westerly line of said "Tract A15", for the northwesterly corner of the herein described easement, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common westerly corner of said "Tract A15" and that certain called 26.000 acre tract described in instrument to Kane Carpenter, recorded in Volume 2271, Page 491, O.P.R.P.C.T., bears North 22°19'34" West, 1592.53 feet;

THENCE South 66°20'57" East, 110.41 feet, over and across said "Tract A15", to a calculated point in the northerly edge of Sugar Hill Road, for the southeasterly corner of the herein described easement;

THENCE continuing, over and across said "Tract A15", with the northerly edge of Sugar Hill Road, the following three (3) courses and distances:

1. South 70°22'48" West, 28.29 feet, to a calculated point for corner;
2. South 71°25'43" West, 46.08 feet, to a calculated point for corner;
3. South 71°25'43" West, 0.87 feet, to a calculated point in the easterly right-of-way of said Farm to Market Road 350, in the westerly line of said "Tract A15", for the southwesterly corner of the herein described easement

(Continued On Following Page)

THENCE North 23°33'45" West, 75.00 feet, with easterly right-of-way of Farm to Market Road 350, the westerly line of said "Tract A15", to the **POINT OF BEGINNING** and containing a computed area of 0.065 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 19, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 27235.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

September 18, 2024
Date



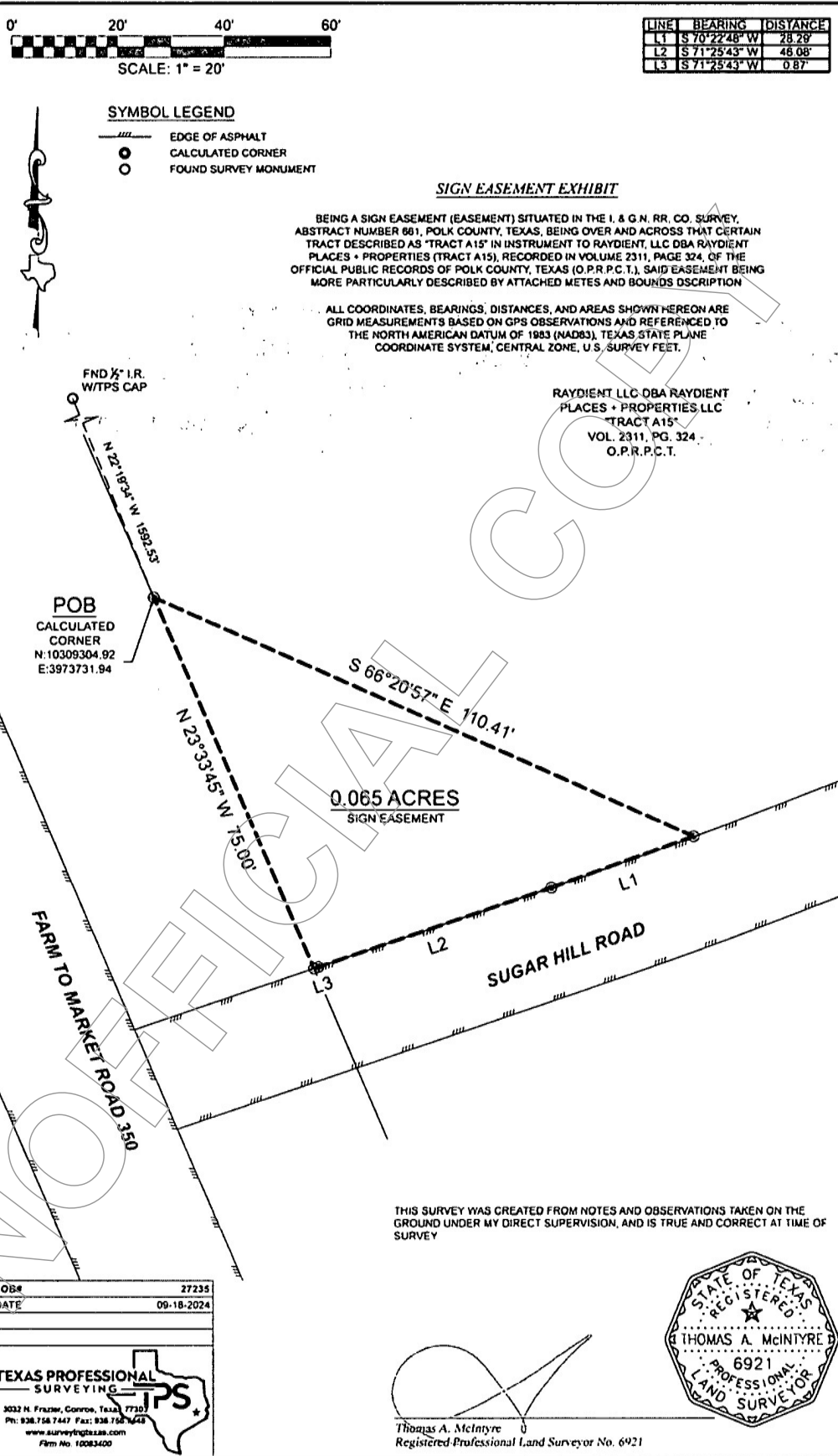
(Signature)
Thomas.A. McIntyre
R.P.L.S. No. 6921

(Continued On Following Page)

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COPY

Tract 8 Sign Easement Depiction



FILED FOR RECORD

Dec 16 2024 04:25:00

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS · COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED
in the file number sequence on the date and at the same time stamped
heron by me and was duly RECORDED in the Official Public Records
in Volume and Page of the named RECORDS OF Polk County, Texas
as stamped heron by me.

Schelana Hock **CF** Dec 16, 2024
COUNTY CLERK
POLK COUNTY, TEXAS

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PCA

D. Boyce - PCA