

**Declaration of Covenants, Conditions, and Restrictions of
Real Property Subject to the
Houston El Norte Property Owners Association, Inc.
10,679.186 acres**

The 10,679.186 acres described below is hereby incorporated as “additional lands” being added to the Master Declaration entitled Declaration of Covenants, Conditions and Restrictions of Houston El Norte Property Owners Association, Inc. (Master Declaration) filed for record under Clerk’s File No. 2020001947 of the Official Public Records of Liberty County, Texas (the “Master Declaration”). As Declarant acquires additional land, then said additional land will be incorporated into the Master Declaration. The Houston El Norte Property Owners Association, Inc. is a Master Association that manages numerous subdivisions.

Date: September 5, 2020

Declarant: CR Farms, LLC, a Texas limited liability company
P.O. Box 279
Fresno, Texas 77545

Association: Houston El Norte Property Owners Association, Inc.,
a Texas nonprofit corporation
P.O. Box 1920
Conroe, Texas 77305

Property:

Tract 1:
Being **7,917.805 acre** tract of land situated in the C.M. Rice Survey, Abstract Number 912, the Stephen Nicholson Survey, Abstract Number 90, the C.M. Rice Survey, Abstract Number 913, the J. Pleasants Survey, Abstract Number 327, the M. Smith Survey, Abstract Number 105, the C.M. Rice Survey, Abstract Number 911, and the F.H. Votaw Survey, Abstract Number 838, Liberty County, Texas, said 7,917.805 acre tract being more particularly described by metes and bounds in **Exhibit “A”** attached hereto and made a part hereof; and

Tract 2:
Being **2,761.381 acres** of land situated in the J. Darwin Survey, Abstract Number 176, the J. Huffman Survey, Abstract Number 217, the Margaret Kennedy Survey, Abstract Number 305, and the Thomas B. Garrett Survey, Abstract Number 37, Liberty County, Texas, said 2,761.381 acre tract being more particularly described by metes and bounds in **Exhibit “B”** attached hereto and made a part hereof.

(Tract 1 and 2 being hereinafter referred to as the “Property” also known as the “Subdivision”)

Definitions

“Covenants” means the covenants, conditions, and restrictions contained in this Declaration, and any amendments thereto.

“Declarant” means CR Farms, LLC, a Texas limited liability company, and any successor or assign that acquires all unimproved Lots owned by Declarant for the purpose of development or is named as successor/assignee by CR Farms, LLC in a recorded document.

“Lot” means each of the contemplated lots that will be developed at a future date including the estimated 21,300 lots that will be platted at a future date. These lots are subject to the Association jurisdiction and Declarant shall be allowed to vote using these lots at the time of filing this document.

Clauses and Covenants

1. Declarant imposes the Covenants on the Property, and such Covenants are effective for the Property. It is the Declarant’s intent that these Covenants will be imposed on this Property. All Owners and other occupants of the future developed Lots by their acceptance of their deeds, leases, or occupancy of any Lot agree that the Property is subject to the Covenants.

Agricultural and Timber Use. It is the Declarant’s intent to continue to use the Property for agricultural and timber use up until the time the Property is developed for a residential subdivision. This Declaration should in no way effect the agricultural or timber ad valorem tax exemptions on the Property.

2. Annexation of Additional Property. On written approval of the Board and not less than a majority of the Members that are present at a meeting called for this purpose, the Declarant or Association who desires to subject additional property to this Declaration may record an annexation agreement or other documentation that will impose this Declaration and the Covenants on that additional property. During the Declarant Control Period, the Declarant shall have the right to annex additional property into the control of the Association at its sole discretion.

3. Houston El Norte Property Owners Association, Inc. (the “Association”). All of the Property is subject to the jurisdiction of mandatory membership in the Association. The Association currently manages many other properties and subdivisions as described in the Master Declaration. The Declarant intends to acquire other property and to incorporate said property into the jurisdiction and control of the Association.

Municipal Management District. Declarant has created the Liberty County Municipal Management District No. 1 (the “MMD”) in the area and intends to subject the Property to said MMD. Future owners who Purchase a Lot in the Subdivision understand that the MMD will be in effect and will cover the Subdivision to promote public improvement projects, services and commerce in the area. A special sales tax and property tax will be imposed on all Lots in the Subdivision.

4. The Covenants are necessary and desirable to establish a uniform plan for the development and use of the Property as a single-family residential subdivision. The Covenants run with the land and bind all Owners, occupants, and any other person holding an interest in a Lot.

5. *Establishment and Governance.* The Houston El Norte Property Owners Association, Inc. is established by filing its certificate of formation and is governed by the certificate, the Declaration, and the Bylaws. The Association has the powers of a nonprofit corporation and the property owners association for the Subdivision under the Texas Business Organizations Code, the Texas Property Code, and the Governing Documents.

6. *Rules.* The Board may adopt rules that do not conflict with law or the other Governing Documents. On request, Owners will be provided a copy of any rules.

7. *Membership and Voting Rights.* Every Owner is a Member of the Association. Membership is appurtenant to and may not be separated from ownership of a Lot. The Association has two classes of voting Members:

a. *Class A.* Class A Members are all Owners, other than Declarant. Class A Members have one vote per Lot. When more than one person is an Owner, each is a Class A Member, but only one vote may be cast for a Lot.

b. *Class B.* The Class B Member is Declarant and has three votes for each Lot owned. The Class B Membership ceases and converts to Class A Membership when Declarant transfers control of the subdivision to the Association. It is the intent of the Declarant and the Association that Declarant may cast three votes for each of the 21,300 Lots contemplated under the development plans. Declarant has the right to cast these votes at any time after the filing of this document.

General Provisions

1. *Term.* This Declaration runs with the land and is binding in perpetuity.

2. *Amendment.* This Declaration may be amended at any time by a majority vote of the total members of the Association. An instrument containing the approved amendment will be signed by the Association and recorded. This Declaration may be amended unilaterally and solely in the discretion of the Declarant by a signed written statement at any time before the Control Transfer Date. The Control Transfer Date shall be defined as the date at which Declarant has transferred/sold more than 99% of the total acreage of land included within all real property subject to the control of the Association.

DECLARANT:

CR Farms, LLC, a Texas limited liability company,
by its Manager
T-REX MANAGEMENT, INC., a Texas
corporation

By: _____
John Harris, President

THE STATE OF TEXAS)

COUNTY OF Montgomery)

This instrument was acknowledged before me on the 5 day of September,
2020, by John Harris, President of T-REX MANAGEMENT, INC., a Texas corporation, as
Manager of CR Farms, LLC, a Texas limited liability company, on behalf of said company.

Notary Public in and for the
State of Texas

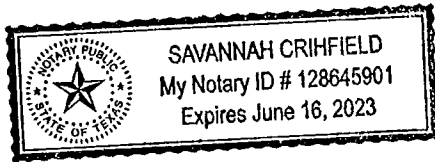


Exhibit "A"



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

7,917.805 ACRES

**IN THE C.M. RICE SURVEY, ABSTRACT NUMBER 912,
THE STEPHEN NICHOLSON SURVEY, ABSTRACT NUMBER 90,
THE C.M. RICE SURVEY, ABSTRACT NUMBER 913,
THE J. PLEASANTS SURVEY, ABSTRACT NUMBER 327,
THE M. SMITH SURVEY, ABSTRACT NUMBER 105,
THE C.M. RICE SURVEY, ABSTRACT NUMBER 911,
AND THE F.H. VOTAW SURVEY, ABSTRACT NUMBER 838
LIBERTY COUNTY, TEXAS**

BEING a 7,917.805 acre tract of land situated in the C.M. Rice Survey, Abstract Number 912, the Stephen Nicholson Survey, Abstract Number 90, the C.M. Rice Survey, Abstract Number 913, the J. Pleasants Survey, Abstract Number 327, the M. Smith Survey, Abstract Number 105, the C.M. Rice Survey, Abstract Number 911, and the F.H. Votaw Survey, Abstract Number 838, Liberty County, Texas, being comprised of all of that same called 101.135 acre tract described as "Mo. No. 1087", all of that same called 3,470.357 acre tract described as "Mo. No. 1041", all of that same called 2,393.87 acre tract described as "Mo. No. 1028", and all of that same called 737.614 acre tract described as "Mo. No. 1053", described in instrument to Timbervest Partners III Texas, LLC., recorded under Clerk's File Number 2012000112 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), all of that same called 277.0 acre tract described as "Mo. No. 1018", all of that same called 628.43 acre tract described as "Mo. No. 1052", and a portion of that certain called 294.0 acre tract described as "Mo. No. 1051", in instrument to Timbervest Partners III Texas, LLC., recorded under Clerk's File Number 2012001866, O.P.R.L.C.T., said 7,917.805 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 4 inch by 4 inch concrete monument found for an apparent common corner of said Pleasants Survey and the Thomas Dever Survey, Abstract Number 170, for the apparent northwesterly corner of said Pleasants Survey, for a common corner of said 3,470.357 acre tract and the remainder of that certain called 40.00 acre tract described in instrument to John David Renfro, recorded under Clerk's File Number 2005008881, O.P.R.L.C.T., being the westerly northwest corner of the herein described 7,917.805 acre tract;

THENCE North 86°13'20" East, with the apparent common line between said Pleasants and Dever Surveys, the common line between said 3,470.357 acre tract and said Renfro tract, at a distance of 98.32 feet, pass a 5/8 inch iron rod with cap stamped "R.P.L.S. 2056" for the common southerly corner of said Renfro tract and that certain called 20.178 acre tract described in instrument to Santos Sanchez, recorded under Clerk's File Number 2017021474, O.P.R.L.C.T., thence with the common line between said 3,470.357 acre tract and said 20.178 acre tract, at a distance of 183.32 feet, pass a 1/2 inch iron pipe found for reference, in all, a total distance of 807.89 feet, to a 3 inch iron pipe found for the apparent common southerly corner of said Votaw and Dever Surveys, the common southerly corner of said 101.135 acre tract and said 20.178 acre tract, being an interior corner of the herein described 7,917.805 acre tract;

THENCE North 03°04'30" West, 563.93 feet, with the apparent common line between said Votaw and Dever Surveys, the common line between said 101.135 acre tract and said 20.178 acre tract, to a 4 inch by 4 inch concrete monument found for the the common westerly corner of said 101.135 acre tract and that certain 161.6 acre tract shown to be owned by the State of Texas Permanent School Fund, per Liberty County Appraisal District (L.C.A.D.), ID Number 124439, being the northerly northwest corner of the herein described 7,917.805 acre tract;

THENCE North 86°18'52" East, 7951.17 feet, with the common line between said 101.135 acre tract and said 161.6 acre tract, to a 4 inch by 4 inch concrete monument found for the common northerly corner of said 101.135 acre tract and Chaparral Ranch, Section 2 (unrecorded subdivision), being the northerly northeast corner of the herein described 7,917.805 acre tract;

THENCE South 03°49'37" East, 551.33 feet, with the common line between said 101.135 acre tract and said Section 2, to a 4 inch by 4 inch concrete monument found in the apparent common line between said Votaw and Pleasants Surveys, the northerly line of said 3,470.357 acre tract, for the common southerly corner of said 101.135 acre tract and said Section 2, being an interior corner of the herein described 7,917.805 acre tract;

THENCE North 86°14'10" East, with the apparent common line between said Votaw and Pleasants Surveys, the common line between said 3,470.357 acre tract and said Section 2, at a distance of 1124.28 feet, pass a 4 inch by 4 inch concrete monument found for reference, at a distance of 2602.98 feet, pass a ½ inch iron rod found for reference, at a distance of 3358.97 feet, pass a ½ inch iron rod found for reference, at a distance of 4147.46 feet, pass a ½ inch iron rod found for reference, in all, a total distance of 5318.48 feet, to a 4 inch by 4 inch concrete monument found for the apparent common northerly corner of said Pleasants Survey and the Jordan West Survey, Abstract Number 116, the common northerly corner of said 3,470.357 acre tract and that certain called 2,332.6 acre tract described as "Tract 4" in instrument to Champion Paper Co., recorded in Volume 282, Page 208 of the Deed records of Liberty County, Texas (D.R.L.C.T.), being a northeasterly corner of the herein described 7,917.805 acre tract;

THENCE South 02°59'28" East, 10174.41 feet, with the apparent common line between said Pleasants and west Surveys, the common line between said 3,470.357 acre tract and said 2,332.6 acre tract, to a 4 inch by 4 inch concrete monument found in the apparent northerly line of said Smith Survey, for the apparent common southerly corner of said Pleasants and West Surveys, the northerly line of said 2,393.87 acre tract, for the common southerly corner of said 3,470.357 acre tract and said 2,332.6 acre tract, being an interior corner of the herein described 7,917.805 acre tract;

THENCE North 87°02'31" East, 5572.82 feet, with the apparent common line between said Smith and West Surveys, the common line between said 2,393.87 acre tract and said 2,332.6 acre tract, to a 4 inch by 4 inch concrete monument found for the common northerly corner of said 2,393.87 acre tract and that certain called 109.1958 acre tract described in instrument to Victor Hagler, recorded in Volume 1654, Page 768, O.P.R.L.C.T., being a northeasterly corner of the herein described 7,917.805 acre tract;

THENCE South 02°07'13" East, 3037.99 feet, with the common line between said 2,393.87 acre tract and said 109.1958 acre tract, to a 4 inch by 4 inch concrete monument found for a common corner of the same, being an interior corner of the herein described 7,917.805 acre tract;

THENCE North 89°54'30" East, 123.06 feet, continuing with said common line, to a 4 inch by 4 inch concrete monument found for the common northerly corner of said 2,393.87 acre tract and that certain called 8.677 acre tract described in instrument to Black, Mann, & Graham, LLP., recorded under Clerk's File Number 2016009983, O.P.R.L.C.T., being an easterly corner of the herein described 7,917.805 acre tract;

THENCE South $16^{\circ}47'45''$ West, with the westerly line of said 8.677 acre tract, that certain called 15.169 acre tract described in instrument to Manuel Centeno, recorded under Clerk's File Number 2015019364, O.P.R.L.C.T., that certain called 12.0 acre tract conveyed in instrument recorded in Volume 637, Page 668, D.R.L.C.T., and that certain called 1.000 acre tract described in instrument to Jason Jones, recorded under Clerk's File Number 2016014930, O.P.R.L.C.T., common to an easterly line of said 2,393.87 acre tract, at a distance of 2674.85 feet, pass a 3/8 inch iron rod found for reference, in all, a total distance of 2687.64 feet, to a calculated point in the apparent common line between said Smith and Nicholson Surveys, the northerly right-of-way of Carter Loop Road (40 feet wide), for the common southerly corner of said 2,393.87 acre tract and said 1.000 acre tract, being an easterly corner of the herein described 7,917.805 acre tract;

THENCE South $86^{\circ}44'20''$ West, 4959.65 feet, with the apparent common line between said Smith and Nicholson Surveys, the northerly right-of-way of said Carter Loop Road, at a distance of 739.19 feet, pass a 5/8 inch iron rod found for the northeasterly corner of that certain called 52.3555 acre tract described in instrument to Jimmy W. Rollins, recorded in Volume 1608, Page 13, O.P.R.L.C.T., thence with the northerly line of said 52.3555 acre tract, that certain 56.5 acre tract now or formerly owned by James Davenport, and that certain called 40 acre tract described in instrument to Robert Majnik, recorded in Volume 653, Page 715, D.R.L.C.T., common to the easterly south line of said 2,393.87 acre tract, to a 2 inch iron pipe found for an apparent common corner of said Smith and Nicholson Surveys, a common corner of said 2,393.87 acre tract and said 40 acre tract, being an interior corner of the herein described 7,917.805 acre tract;

THENCE South $03^{\circ}12'18''$ East, 894.71 feet, continuing with the apparent common line between said Smith and Nicholson Surveys, the common line between said 2,393.87 acre tract and said 40 acre tract, to a 4 inch by 4 inch concrete monument found for an apparent common corner of said Smith, Nicholson, and Rice (Abstract Number 913) Surveys, a common corner of said 2,393.87 acre tract, said 737.614 acre tract, and said 40 acre tract, being an angle point in an easterly line of the herein described 7,917.805 acre tract;

THENCE South $02^{\circ}13'00''$ East, 386.57 feet, with the apparent common line between said Rice (Abstract Number 913) and Nicholson Surveys, the common line between said 737.614 acre tract and said 40 acre tract, to a 5/8 inch iron rod found for an apparent common corner of said Rice (Abstract Number 913) and said Nicholson Surveys, the common corner of said 737.614 acre tract, said 40 acre tract, and that certain called 18.735 acre tract described in instrument to Timothy J. Strong, recorded under Clerk's File Number 2005017117, O.P.R.L.C.T., being an angle point in an easterly line of the herein described 7,917.805 acre tract;

THENCE South $03^{\circ}45'59''$ East, 1890.71 feet, continuing with said apparent common Survey line, the common line between said 737.614 acre tract and said 18.735 acre tract, to a railroad tie fence corner post found for an apparent common corner of said Rice (Abstract Number 913) and Nicholson Surveys, a common corner of said 737.614 acre tract, said 18.735 acre tract, and that certain called 5 acre tract described in instrument to David Carter, recorded in Volume 538, Page 295, D.R.L.C.T., being an angle point in an easterly line of the herein described 7,917.805 acre tract;

THENCE South $05^{\circ}14'41''$ East, 1456.43 feet, continuing with said apparent common Survey line, the westerly line of said 5 acre tract and that certain called 41.9 acre tract described in instrument to David Carter, recorded in Volume 1322, Page 236, D.R.L.C.T., common to the easterly line of said 737.614 acre tract, to a 5/8 inch iron rod found for an apparent common corner of said Rice (Abstract Number 913) and Nicholson Surveys, a common corner of said 737.614 acre tract, said 41.9 acre tract, and that certain called 1.23 acre tract described in instrument to Dewitt Jackson, recorded in Volume 539, Page 539, D.R.L.C.T., being an angle point in an easterly line of the herein described 7,917.805 acre tract;

THENCE South 04°04'14" East, 2322.24 feet, continuing with said apparent common survey line, the westerly line of said 1.23 acre tract, that certain tract conveyed in instrument to Amy Milam, recorded in Volume 764, Page 265, D.R.L.C.T., that certain called 1.3 acre tract described in instrument to Carolyn Reeves, recorded in Volume 1022, Page 782, D.R.L.C.T., that certain called 5.6916 acre tract described in instrument to M&J Haney Prop, recorded under Clerk's File Number 2017016762, O.P.R.L.C.T., and that certain 25 acre tract per L.C.A.D. ID Number 172208, common to the easterly line of said 737.614 acre tract, to a 4 inch by 4 inch concrete monument found for an apparent common corner of said Rice (Abstract Number 913), and Nicholson Surveys, a common corner of said 737.614 acre tract, said 277.0 acre tract, and said 25 acre tract, being an interior corner of the herein described 7,917.805 acre tract;

THENCE North 86°59'43" East, 1932.58 feet, with the common line between said 277.0 acre tract and said 25 acre tract, to a 4 inch by 4 inch concrete monument found for the common northerly corner of said 277.0 acre tract and that certain called 810.025 acre tract described in instrument to Manfred H. Quentel, recorded under Clerk's File Number 2006006356, O.P.R.L.C.T., being an easterly corner of the herein described 7,917.805 acre tract;

THENCE South 02°42'40" East, 6615.36 feet, with the common line between said 277.0 acre tract and said 810.025 acre tract, to a 5/8 inch iron rod in the apparent common line between said Nicholson Survey and said Rice Survey (Abstract Number 912) the northerly line of said 628.43 acre tract, for the common southerly corner of said 277.0 acre tract and said 810.025 acre tract, being an interior corner of the herein described 7,917.805 acre tract, from which a 1 1/2 inch iron pipe found for reference, bears North 05°00'06" East, 83.17 feet;

THENCE North 89°58'28" East, 3303.96 feet, with the apparent common line between said Nicholson Survey and said Rice Survey (Abstract Number 912) the common line between said 628.43 acre tract and said 810.025 acre tract, to a 3/4 inch iron pipe found for the common corner of said 628.43 acre tract, said 810.025 acre tract, and that certain called 48.96 acre tract described as "Tract 1" in instrument to Charles Campbell, II, recorded under Clerk's File Number 2019002122, O.P.R.L.C.T., being an angle point in an easterly north line of the herein described 7,917.805 acre tract;

THENCE North 89°57'03" East, 564.87 feet, continuing with said apparent common Survey line, the common line between said 628.43 acre tract and said 48.96 acre tract, to a 1/2 inch iron rod found for the common corner of said 628.43 acre tract, said 48.96 acre tract, and that certain called 69.9488 acre tract described in instrument to Terry L. Fisk and Arlene A. Fisk, recorded under Clerk's File Number 2017004073, O.P.R.L.C.T., being an angle point in an easterly north line of the herein described 7,917.805 acre tract;

THENCE North 89°55'02" East, 189.72 feet, continuing with said apparent common Survey line, the common line between said 628.43 acre tract and said 69.9488 acre tract, to a 4 inch by 4 inch concrete monument found for the apparent common northerly corner of said Rice Survey (Abstract Number 912) and the H&T.C. RR. Co. Survey, Abstract Number 232, in the westerly line of that certain called 25.14 acre tract described in instrument to Samuel Gonzalez, recorded under Clerk's File Number 2015019350, O.P.R.L.C.T., for the northeasterly corner of said 628.43 acre tract, being an easterly corner of the herein described 7,917.805 acre tract, from which a 4 inch by 4 inch concrete monument found for reference, bears North 02°43'14" West, 126.53 feet;

THENCE South 02°57'42" East, 5009.92 feet, with the apparent common line between said Rice Survey (Abstract Number 912), and said H&T.C. RR. Co. Survey (Abstract Number 232), the westerly line of said 25.14 acre tract, that certain called 25.391 acre tract described in instrument to Prince R. Leonard and Charlomane R. Leonard, recorded under Clerk's File Number 2008014031, O.P.R.L.C.T., that certain called 25.799 acre tract described in instrument to Prince R. Leonard and Charlomane R. Leonard, recorded under Clerk's File Number 2006008864, O.P.R.L.C.T., that certain tract per L.C.A.D ID Number 152944, that certain called 25.061 acre tract described in instrument to Humberto Hernandez, recorded under Clerk's File Number 2014005543, O.P.R.L.C.T., and that certain called 26.3181 acre tract described in instrument to Raymond Lynn Ridgeway and Sarepta Ann Ridgeway, recorded under Clerk's File Number 2016006441, O.P.R.L.C.T., common to the easterly line of said 628.43 acre tract, to a 4 inch by 4 inch concrete monument found for the apparent common corner of said Rice Survey (Abstract Number 912), said Rice Survey (Abstract Number 911), said H&T.C. RR. Co. Survey (Abstract Number 232), and the C.M. Rice Survey, Abstract Number 860, the common corner of said 628.43 acre tract, said 294.0 acre tract, said 26.3181 acre tract, and that certain called 32.377 acre tract described in instrument to Jack Powell Chambers, recorded in Volume 1515, Page 338, O.P.R.L.C.T., being an angle point in the most southerly east line of the herein described 7,917.805 acre tract;

THENCE South 03°29'52" East, 2666.50 feet, with the apparent common line between said Rice Surveys (Abstracts Number 911 and 860) the common line between said 294.0 acre tract and said 32.377 acre tract, at a distance of 641.92 feet passing a 1 ½ inch iron pipe found for the common southerly corner of said 294.0 acre tract and said 32.377 acre tract, thence continuing with said apparent common survey lines, the westerly line of that certain called 8.4 acre tract described as "Tract One" in instrument to Elaine Gay Garcia, recorded in Volume 1404, Page 9, O.P.R.L.C.T., and that certain called 44.088 acre tract described as "Tract Three" in instrument to X2 Bar Farms, LLC., recorded under Clerk's File Number 2016012395, O.P.R.L.C.T., common to the easterly line of said 294.0 acre tract, to a 4 inch by 4 inch concrete monument found for apparent common corner of said Rice Surveys (Abstracts Number 860 and 911) and the C.M. Rice Survey, Abstract Number 833, a common corner of said 294.0 acre tract and said 44.088 acre tract being the southeasterly corner of the herein described 7,917.805 acre tract, from which a 5/8 inch iron rod found for the northeasterly corner of that certain called 25.11 acre tract described as "Tract 1" in instrument to Timothy R. Barber and Holly R. Barber, recorded under Clerk's File Number 2017005024, O.P.R.L.C.T., bears North 87°56'48" East, 8.48 feet;

THENCE South 87°12'59" West, with the common line between said 294.0 acre tract and said 25.11 acre tract, at a distance of 830.16 feet passing a ½ inch iron pipe found, for reference, in all a total distance of 1576.53 feet, to a 4 inch by 4 inch concrete monument found in the approximate centerline of Simms Gully for a southerly corner of said 294.0 acre tract, being a corner of the herein described 7,917.805 acre tract;

THENCE in a southerly direction, with the meanders of Simms Gully the following twenty-eight (28) courses and distances:

- 1) THENCE South 06°11'56" West, 315.25 feet, to a calculated point for corner
- 2) THENCE South 46°01'28" West, 75.09 feet, to a calculated point for corner
- 3) THENCE South 53°36'48" East, 81.01 feet, to a calculated point for corner
- 4) THENCE South 27°03'45" East, 100.70 feet, to a calculated point for corner
- 5) THENCE South 68°42'11" West, 49.85 feet, to a calculated point for corner
- 6) THENCE South 10°52'31" East, 215.31 feet, to a calculated point for corner
- 7) THENCE South 05°49'10" West, 288.98 feet, to a calculated point for corner
- 8) THENCE South 38°32'06" East, 187.81 feet, to a calculated point for corner
- 9) THENCE South 29°47'58" West, 176.88 feet, to a calculated point for corner
- 10) THENCE South 42°46'23" West, 158.73 feet, to a calculated point for corner
- 11) THENCE South 10°19'19" West, 63.27 feet, to a calculated point for corner
- 12) THENCE South 72°58'46" West, 140.53 feet, to a calculated point for corner
- 13) THENCE South 51°17'28" West, 118.29 feet, to a calculated point for corner
- 14) THENCE South 87°21'22" West, 76.53 feet, to a calculated point for corner
- 15) THENCE South 05°56'17" West, 55.38 feet, to a calculated point for corner
- 16) THENCE North 86°58'43" West, 48.57 feet, to a calculated point for corner
- 17) THENCE South 44°49'53" West, 68.17 feet, to a calculated point for corner
- 18) THENCE North 66°04'09" West, 62.43 feet, to a calculated point for corner

- 19) THENCE South 13°06'12" West, 74.92 feet, to a calculated point for corner
- 20) THENCE South 67°14'41" West, 119.74 feet, to a calculated point for corner
- 21) THENCE South 04°03'49" East, 124.39 feet, to a calculated point for corner
- 22) THENCE South 76°15'34" West, 47.34 feet, to a calculated point for corner
- 23) THENCE South 27°07'02" West, 90.74 feet, to a calculated point for corner
- 24) THENCE South 70°40'35" West, 94.24 feet, to a calculated point for corner
- 25) THENCE South 28°26'48" East, 191.15 feet, to a calculated point for corner
- 26) THENCE North 86°00'39" West, 145.73 feet, to a calculated point for corner
- 27) THENCE South 24°24'15" East, 107.12 feet, to a calculated point for corner
- 28) THENCE South 10°13'32" West, 98.79 feet, to a calculated point on the westerly high bank of Tarkington Bayou, in the apparent common line between said Rice Survey (Abstract 911) and the David Rankin Survey, Abstract Number 333, for a southerly corner of the herein described 7,917.805 acre tract;

THENCE in a westerly direction, with the apparent common line between said Rice Survey (Abstract Number 911) and said Rankin Survey, with the westerly high bank of Tarkington Bayou the following thirty-five (35) courses and distances:

- 1) North 64°18'21" West, 60.75 feet, to a calculated point for corner
- 2) South 25°50'17" West, 172.97 feet, to a calculated point for corner
- 3) South 33°28'17" West, 204.79 feet, to a calculated point for corner
- 4) South 87°50'26" West, 95.79 feet, to a calculated point for corner
- 5) North 33°47'51" West, 83.53 feet, to a calculated point for corner
- 6) North 12°02'32" East, 161.61 feet, to a calculated point for corner
- 7) South 67°03'52" West, 146.63 feet, to a calculated point for corner
- 8) North 88°30'41" West, 116.40 feet, to a calculated point for corner
- 9) North 64°59'35" West, 70.84 feet, to a calculated point for corner
- 10) North 11°54'47" West, 57.59 feet, to a calculated point for corner
- 11) North 18°52'14" East, 121.10 feet, to a calculated point for corner
- 12) North 02°37'43" East, 129.23 feet, to a calculated point for corner
- 13) North 49°53'58" West, 199.83 feet, to a calculated point for corner
- 14) South 43°02'07" West, 104.49 feet, to a calculated point for corner
- 15) North 35°10'55" West, 130.16 feet, to a calculated point for corner
- 16) South 74°38'04" West, 230.42 feet, to a calculated point for corner
- 17) North 74°35'36" West, 121.64 feet, to a calculated point for corner
- 18) North 08°49'02" West, 193.54 feet, to a calculated point for corner
- 19) North 67°49'32" West, 257.43 feet, to a calculated point for corner
- 20) South 71°43'13" West, 182.18 feet, to a calculated point for corner
- 21) North 20°08'11" West, 218.05 feet, to a calculated point for corner
- 22) South 66°25'16" West, 109.64 feet, to a calculated point for corner
- 23) North 73°14'39" West, 497.48 feet, to a calculated point for corner
- 24) North 23°48'18" West, 96.38 feet, to a calculated point for corner
- 25) North 53°09'51" East, 162.51 feet, to a calculated point for corner
- 26) North 22°11'47" West, 167.78 feet, to a calculated point for corner
- 27) North 00°34'28" East, 115.69 feet, to a calculated point for corner
- 28) North 69°10'59" West, 113.17 feet, to a calculated point for corner
- 29) South 48°00'59" West, 187.72 feet, to a calculated point for corner
- 30) North 54°38'06" West, 63.60 feet, to a calculated point for corner
- 31) North 19°19'39" West, 135.07 feet, to a calculated point for corner
- 32) North 04°18'26" West, 375.54 feet, to a calculated point for corner
- 33) North 58°47'01" West, 142.19 feet, to a calculated point for corner
- 34) North 38°38'48" West, 123.80 feet, to a calculated point for corner

35) North 07°11'43" East, 268.72 feet, to a concrete monument (broken) found on the westerly high bank of Tarkington Bayou, in the apparent southerly line of the H&T.C. R.R. Co Survey, Abstract Number 230 for the apparent common northerly corner of said Rice (Abstract Number 911) and Rankin Surveys, for the most westerly common southerly corner of said 294.0 acre tract and that certain called 3,126.843 acre tract described in instrument to CR Farms, LLC., recorded under Clerk's File Number 2018017703, O.P.R.L.C.T., being a southwesterly corner of the herein described 7,917.805 acre tract;

THENCE North 87°05'00" East, 2924.75 feet, with the apparent common line between said Rice Survey (Abstract Number 911) and said H&T.C. R.R. Co Survey (Abstract Number 230), the common line between said 294.0 acre tract and said 3,126.843 acre tract, to a 3/8 inch iron rod found for an apparent common corner of said Rice and H&T.C. R.R. Co Surveys, the common southerly corner of said 294.0 acre tract and said 3,126.843 acre tract, being a southwesterly corner of the herein described 7,917.805 acre tract;

THENCE North 03°03'41" West, 2655.20 feet, with the apparent common line between said Rice Survey (Abstract Number 911) and said H&T.C. RR. Co Survey (Abstract Number 230), the common line between said 294.0 acre tract and said 3,126.843 acre tract, to a 4 inch by 4 inch concrete monument found in the apparent southerly line of said Rice Survey (Abstract Number 912), for the apparent common northerly corner of said Rice Survey (Abstract Number 911), and said H&T.C. RR. Co. Survey (Abstract Number 230), for the apparent common easterly corner of said Rice Survey (Abstract Number 912) and said H&T.C. RR. Co Survey (Abstract Number 230), the southerly line of said 628.43 acre tract, for the common northerly corner of said 294.0 acre tract and said 3,126.843 acre tract, being an interior corner of the herein described 7,917.805 acre tract;

THENCE South 86°29'58" West, 2927.00 feet, with the apparent common line between said Rice Survey (Abstract Number 912), and said H&T.C. RR. Co. Survey (Abstract Number 230), the common line between said 628.43 acre tract and said 3,126.843 acre tract, to a 5.8 inch iron rod found for an apparent common corner of said Rice Survey (Abstract Number 912,) and said H&T.C. RR. Co. Survey (Abstract Number 230), a common corner of said 628.43 acre tract and said 3,126.843 acre tract, being a southwesterly corner of the herein described 7,917.805 acre tract;

THENCE North 02°26'32" West, 5323.95 feet, continuing with said apparent common Survey line, the common line between said 628.43 acre tract and said 3,126.843 acre tract, to a 4 inch by 4 inch concrete monument found in the apparent southerly line said Nicholson Survey, for the apparent common northerly corner of said Rice Survey (Abstract Number 912), and said H.T.C. RR. Co. Survey (Abstract Number 230), the southerly line of said 277.0 acre tract, for the common northerly corner of said 628.43 acre tract and said 3,126.83 acre tract, being an interior corner of the herein described 7,917.805 acre tract;

THENCE South 89°13'44" West, 867.67 feet, with the apparent common line between said Nicholson Survey and said H&T.C. RR. Co. Survey (Abstract Number 230), the common line between said 277.0 acre tract and said 3,126.843 acre tract, to a 4 inch by 4 inch concrete monument found for the apparent common southerly corner of said Nicholson Survey, and the H&T.C.RR. Co. Survey, Abstract Number 229, the common southerly corner of said 277.0 acre tract and said 3,126.843 acre tract, being a westerly corner of the herein described 7,917.805 acre tract;

THENCE North 01°13'20" West, 235.86 feet, with the apparent common line between said Nicholson Survey and said H&T.C.RR. Co. Survey (Abstract Number 229), the common line between said 277.0 acre tract and said 3,126.843 acre tract, to a 4 inch by 4 inch concrete monument found for an apparent common corner of said Nicholson Survey and said H&T.C. R.R. Co. Survey, a common corner of said 277.0 acre tract and said 3,126.843 acre tract, being an angle point in a westerly line of the herein described 7,917.805 acre tract;

THENCE North 00°52'42" West, 5662.97 feet, continuing with said apparent common Survey line, the common line between said 277.0 acre tract and said 3,126.843 acre tract, to an axle found for an apparent common corner of said Rice Survey (Abstract Number 913), said Nicholson Survey, and said H&T.C.RR. Co. Survey (Abstract Number 229), a common corner of said 277.0 acre tract, said 737.614 acre tract, and said 3,126.843 acre tract, being an interior corner of the herein described 7,917.805 acre tract;

THENCE South 88°09'49" West, with the apparent common line between said Rice Survey (Abstract Number 913), and said H&T.C. RR. Co. Survey (Abstract Number 229), the common line between said 737.614 acre tract and said 3,126.843 acre tract, at a distance of 2681.30 feet passing a concrete monument with a 2 inch brass disc stamped "KIRBY" found, for reference, in all a total distance of 2703.68 feet, to a calculated point in the approximate centerline of Tarkington Bayou for the apparent common corner said Rice Survey (Abstract Number 913), said H&T.C.RR. Co. Survey (Abstract Number 229), and the James Humphries Survey, Abstract Number 212, being a westerly corner of the herein described 7,917.805 acre tract;

THENCE in a northwesterly direction, with the apparent common line between said Rice Survey (Abstract Number 913), and said Humphries Survey, with the meanders of Tarkington Bayou the following Seventy-Nine (79) courses and distances:

- 1) THENCE North 03°14'35" East, 157.67 feet, to a calculated point for corner;
- 2) THENCE North 36°15'57" East, 83.52 feet, to a calculated point for corner;
- 3) THENCE North 06°33'46" West, 46.47 feet, to a calculated point for corner;
- 4) THENCE North 53°53'58" West, 131.81 feet, to a calculated point for corner;
- 5) THENCE North 10°52'02" West, 57.73 feet, to a calculated point for corner;
- 6) THENCE North 40°50'27" East, 135.51 feet, to a calculated point for corner;
- 7) THENCE North 18°39'55" East, 102.08 feet, to a calculated point for corner;
- 8) THENCE North 46°03'40" West, 119.89 feet, to a calculated point for corner;
- 9) THENCE North 77°26'09" West, 103.54 feet, to a calculated point for corner;
- 10) THENCE North 25°47'32" West, 75.04 feet, to a calculated point for corner;
- 11) THENCE North 85°39'10" West, 143.45 feet, to a calculated point for corner;
- 12) THENCE North 28°12'15" West, 84.04 feet, to a calculated point for corner;
- 13) THENCE North 80°07'15" West, 86.01 feet, to a calculated point for corner;
- 14) THENCE North 44°00'19" West, 61.55 feet, to a calculated point for corner;
- 15) THENCE North 00°00'00" West, 59.80 feet, to a calculated point for corner;
- 16) THENCE North 68°36'20" West, 85.16 feet, to a calculated point for corner;
- 17) THENCE North 15°24'36" West, 54.42 feet, to a calculated point for corner;
- 18) THENCE North 74°14'33" West, 105.90 feet, to a calculated point for corner;
- 19) THENCE North 35°17'46" West, 78.09 feet, to a calculated point for corner;
- 20) THENCE North 66°31'19" West, 136.57 feet, to a calculated point for corner;
- 21) THENCE North 27°21'24" East, 77.89 feet, to a calculated point for corner;
- 22) THENCE North 61°41'17" East, 90.14 feet, to a calculated point for corner;
- 23) THENCE North 16°20'33" East, 130.80 feet, to a calculated point for corner;
- 24) THENCE North 88°49'55" West, 263.74 feet, to a calculated point for corner;
- 25) THENCE North 30°49'05" West, 103.24 feet, to a calculated point for corner;
- 26) THENCE North 27°48'58" East, 112.18 feet, to a calculated point for corner;
- 27) THENCE North 28°11'15" West, 263.13 feet, to a calculated point for corner;
- 28) THENCE South 68°00'00" West, 215.27 feet, to a calculated point for corner;
- 29) THENCE South 84°46'19" West, 198.46 feet, to a calculated point for corner;
- 30) THENCE North 08°56'15" East, 94.10 feet, to a calculated point for corner;
- 31) THENCE North 05°00'37" West, 106.46 feet, to a calculated point for corner;
- 32) THENCE North 64°24'07" West, 92.76 feet, to a calculated point for corner;
- 33) THENCE South 61°59'08" West, 201.81 feet, to a calculated point for corner;
- 34) THENCE North 52°52'49" West, 101.23 feet, to a calculated point for corner;
- 35) THENCE North 24°40'48" East, 109.75 feet, to a calculated point for corner;
- 36) THENCE North 10°25'59" West, 105.53 feet, to a calculated point for corner;
- 37) THENCE North 78°52'34" West, 93.89 feet, to a calculated point for corner;
- 38) THENCE North 41°31'21" West, 171.65 feet, to a calculated point for corner;
- 39) THENCE North 61°10'59" West, 126.95 feet, to a calculated point for corner;
- 40) THENCE South 88°12'59" West, 150.36 feet, to a calculated point for corner;
- 41) THENCE North 47°40'11" West, 42.48 feet, to a calculated point for corner;
- 42) THENCE North 36°14'55" East, 119.75 feet, to a calculated point for corner;
- 43) THENCE North 19°06'40" East, 86.97 feet, to a calculated point for corner;
- 44) THENCE North 08°59'37" West, 186.44 feet, to a calculated point for corner;

- 45) THENCE North 49°47'13" West, 157.95 feet, to a calculated point for corner;
- 46) THENCE North 82°36'46" West, 104.05 feet, to a calculated point for corner;
- 47) THENCE North 08°03'27" West, 489.91 feet, to a calculated point for corner;
- 48) THENCE North 29°55'58" West, 164.55 feet, to a calculated point for corner;
- 49) THENCE North 60°55'19" West, 255.59 feet, to a calculated point for corner;
- 50) THENCE North 32°12'04" West, 224.86 feet, to a calculated point for corner;
- 51) THENCE North 26°34'08" West, 168.69 feet, to a calculated point for corner;
- 52) THENCE South 77°51'22" West, 158.29 feet, to a calculated point for corner;
- 53) THENCE South 02°45'44" West, 131.76 feet, to a calculated point for corner;
- 54) THENCE North 45°21'43" West, 191.82 feet, to a calculated point for corner;
- 55) THENCE North 28°01'00" West, 166.40 feet, to a calculated point for corner;
- 56) THENCE North 19°50'58" West, 394.69 feet, to a calculated point for corner;
- 57) THENCE North 47°56'15" West, 169.57 feet, to a calculated point for corner;
- 58) THENCE North 02°05'10" West, 101.16 feet, to a calculated point for corner;
- 59) THENCE North 46°51'02" West, 88.54 feet, to a calculated point for corner;
- 60) THENCE North 57°11'04" East, 104.38 feet, to a calculated point for corner;
- 61) THENCE North 10°14'49" West, 58.30 feet, to a calculated point for corner;
- 62) THENCE North 48°56'39" West, 123.74 feet, to a calculated point for corner;
- 63) THENCE North 14°01'41" West, 75.79 feet, to a calculated point for corner;
- 64) THENCE South 86°35'12" West, 107.05 feet, to a calculated point for corner;
- 65) THENCE North 41°53'41" West, 226.92 feet, to a calculated point for corner;
- 66) THENCE North 53°32'16" West, 74.51 feet, to a calculated point for corner;
- 67) THENCE North 25°27'27" East, 72.36 feet, to a calculated point for corner;
- 68) THENCE North 30°08'34" West, 120.69 feet, to a calculated point for corner;
- 69) THENCE North 02°45'25" West, 88.04 feet, to a calculated point for corner;
- 70) THENCE North 07°08'02" West, 162.78 feet, to a calculated point for corner;
- 71) THENCE North 02°33'08" West, 72.23 feet, to a calculated point for corner;
- 72) THENCE North 00°47'54" East, 158.05 feet, to a calculated point for corner;
- 73) THENCE North 11°58'33" East, 30.00 feet, to a calculated point for corner;
- 74) THENCE North 37°15'40" East, 46.28 feet, to a calculated point for corner;
- 75) THENCE North 15°19'39" West, 227.52 feet, to a calculated point for corner;
- 76) THENCE North 12°24'53" East, 106.07 feet, to a calculated point for corner;
- 77) THENCE North 58°33'41" West, 158.53 feet, to a calculated point for corner;
- 78) THENCE North 50°21'39" East, 65.94 feet, to a calculated point for corner;
- 79) THENCE North 46°45'15" West, 59.84 feet, to a calculated point in the apparent southerly line of said Smith Survey, for the apparent common northerly corner of said Rice Survey (Abstract Number 913), and said Humphries Survey, the southerly line of said 2,393.87 acre tract, for the common northerly corner of said 737.614 acre tract and Bella Vista, Section 5, as shown on the map or plat thereof, recorded under Clerk's File Number 2013004583, O.P.R.L.C.T., being an interior corner of the herein described 7,917.805 acre tract;

THENCE South 87°07'46" West, with the apparent common line between said Smith and Humphries Surveys, the common line between said 2,393.87 acre tract and said Section 5, at a distance of 27.70 feet, pass a 1/2 inch iron rod found for reference, thence continuing with the apparent common line between said Smith and Humphries Surveys, a northerly line of said Section 5, common to a southerly line of said 2,393.87 acre tract, in all, a total distance of 4816.98 feet, to a 4 inch by 4 inch concrete monument found for an apparent common corner of said Smith and Humphries Surveys, a common corner of said 2,393.87 acre tract and said Section 5, being a westerly corner of the herein described 7,917.805 acre tract;

THENCE North 02°56'05" West, 763.61 feet, with the apparent common line between said Smith and Humphries Surveys, the common line between said 2,393.87 acre tract and said Section 5, to a 4 inch by 4 inch concrete monument found for an apparent common corner of said Smith and Humphries Surveys, a common corner of said 2,393.87 acre tract and said Section 5, being an angle point in a westerly line of the herein described 7,917.805 acre tract;

THENCE North 03°06'20" West, 1813.69 feet, continuing with said apparent common Survey line, the common line between said 2,393.87 acre tract and said Section 5, to a 4 inch by 4 inch concrete monument found for an apparent common corner of said Smith, Humphries, and Pleasants Surveys, a common corner of said 2,393.87 acre tract, said Section 5, and said 3470.357 acre tract, being an interior corner of the herein described 7,917.805 acre tract;

THENCE South 86°06'34" West, 2424.65 feet, with the apparent common line between said Pleasants and Humphries Surveys, with the common line between said 3,470.357 acre tract and said Section 5, to a 4 inch by 4 inch concrete monument found for the apparent common corner said Pleasants and Humphries Surveys and the James Eldridge Survey, Abstract Number 182, the common southerly corner of said 3,470.357 acre tract and the Macdonald Subdivision, as shown on the map or plat thereof, recorded in Volume 128, Page 109, D.R.L.C.T., being a westerly corner of the herein described 7,917.805 acre tract;

THENCE North 03°39'34" West, 13905.87 feet, with the apparent easterly line of said Eldridge Survey, the Charles Smith Survey, Abstract Number 343, and said Dever Survey, common to the apparent westerly line of said Pleasants Survey, the easterly line of said Macdonald Subdivision, Liberty Acres, as shown on the map or plat thereof, recorded in Volume 1, Page 15, M.R.L.C.T., and said remainder of 40.00 acre tract, the westerly line of said 3,407.357 acre tract, to the **POINT OF BEGINNING**.

CONTAINING a computed area of 7,917.805 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number C69-11,000acres.

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

Date

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

Exhibit "B"



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

2,761.381 ACRES

**IN THE J. DARWIN SURVEY, ABSTRACT NUMBER 176,
 THE J. HUFFMAN SURVEY, ABSTRACT NUMBER 217,
 THE MARGARET KENNEDY SURVEY, ABSTRACT NUMBER 305,
 AND THE THOMAS B. GARRETT SURVEY, ABSTRACT NUMBER 37
 LIBERTY COUNTY, TEXAS**

BEING a 2,761.381 acre tract of land situated in the J. Darwin Survey, Abstract Number 176, the J. Huffman Survey, Abstract Number 217, the Margaret Kennedy Survey, Abstract Number 305, and the Thomas B. Garrett Survey, Abstract Number 37, Liberty County, Texas, being comprised of all of that certain called 2,407.92 acre tract described as "Tract 1" in instrument to Timbervest Partners III Texas, LLC., recorded under Clerk's File Number 2012003828 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), all of Lots 38, 38-A, and 49 of the Replat of Meadowood (Meadowood), as shown on the map or plat thereof, recorded in Volume 9, page 54 of the Map Records of Liberty County, Texas, (M.R.L.C.T.), and a portion of that certain called 2,208.43 acre tract described as "Tract MO No 1039" in instrument to Timbervest Partners III Texas, LLC., recorded under Instrument Number 2012001866, O.P.R.L.C.T., said 2,761.381 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron pipe found in the apparent common line between said Darwin Survey and the Edmund Pruitt Survey, Abstract Number 485, the northerly line of those certain tracts described as "Tracts 1 and 2" in instrument to Coastal Water Authority, recorded under Clerk's File Number 2011010269, O.P.R.L.C.T., for the common southerly corner of said 2,407.92 acre tract and that certain called 529.6851 acre tract described as "Tract 2" in instrument to Saint Mary Farms, LLC., recorded under Clerk's File Number 2013017712, O.P.R.L.C.T., being the southerly southeast corner of the herein described 2,761.381 acre tract, from which a ½ inch iron rod found for reference, bears North 88°00'22" East, 1655.72 feet, from which a 5/8 inch iron rod found with "Weisser Eng cap", bears North 57°08'54" East, 34.76 feet, from which a 5/8 inch iron rod found with "Weisser Eng cap", bears North 51°38'44" West, 26.40 feet, from which a 5/8 inch iron rod found, bears South 70°30'37" East, 21.52 feet;

THENCE South 87°08'21" West, 3479.98 feet, with the apparent common line between said Darwin and Pruitt Surveys, the common line between said 2,407.92 acre tract and said Coastal Water Authority tracts, to a ¾ inch iron pipe found for the common southerly corner of said 2,407.92 acre tract and that certain called 973.0 acre tract described as "Tract 3", in said instrument to Saint Mary Farms, LLC., being the southerly southwest corner of the herein described 2,761.381 acre tract;

THENCE North 03°40'12" West, 7542.25 feet, with the common line between said 2,407.92 acre tract and said 973.0 acre tract, to a 4 inch by 4 inch concrete monument found in the apparent common line between said Darwin and Huffman Surveys, for the common northerly corner of said 2,407.92 acre tract and said 973.0 acre tract, being an interior corner of the herein described 2,761.381 acre tract;

THENCE South 87°15'16" West, 2025.56 feet, with the apparent common line between said Darwin and Huffman Surveys, the common line between said 2,407.92 acre tract and said 973.0 acre tract, to a 4 inch by 4 inch concrete monument found for the apparent common corner of said Darwin Survey, said Huffman Survey, and said Kennedy Survey, being an angle point in the westerly south line of the herein described 2,761.381 acre tract;

THENCE South 87°05'06" West, 1686.76 feet, with the apparent common line between said Darwin and Kennedy Surveys, continuing with the common line between said 2,407.92 acre tract and said 973.0 acre tract, crossing Luce Bayou, to a calculated point on the westerly high bank of said Luce Bayou, being a southwesterly corner of the herein described 2,761.381 acre tract, from which a concrete monument found for reference, bears South 87°05'06" West, 2540.90 feet;

THENCE Northerly, generally along and with the westerly high bank of said Luce Bayou the following Seventy-Eight (78) courses and distances:

- 1) North 24°49'40" West, 74.03 feet, to a calculated point for corner;
- 2) North 02°32'15" West, 129.41 feet, to a calculated point for corner;
- 3) North 63°57'58" West, 205.48 feet, to a calculated point for corner;
- 4) North 25°40'16" West, 52.12 feet, to a calculated point for corner;
- 5) North 03°48'24" East, 142.08 feet, to a calculated point for corner;
- 6) North 36°21'42" East, 114.39 feet, to a calculated point for corner;
- 7) North 19°36'16" East, 72.48 feet, to a calculated point for corner;
- 8) North 29°27'07" East, 259.87 feet, to a calculated point for corner;
- 9) North 00°44'35" East, 201.76 feet, to a calculated point for corner;
- 10) North 38°37'12" East, 103.39 feet, to a calculated point for corner;
- 11) North 75°01'43" East, 67.41 feet, to a calculated point for corner;
- 12) South 49°32'55" East, 180.50 feet, to a calculated point for corner;
- 13) North 60°23'38" East, 101.51 feet, to a calculated point for corner;
- 14) North 72°27'22" East, 102.07 feet, to a calculated point for corner;
- 15) North 23°41'06" East, 105.68 feet, to a calculated point for corner;
- 16) North 36°45'38" East, 91.94 feet, to a calculated point for corner;
- 17) North 11°32'25" East, 84.90 feet, to a calculated point for corner;
- 18) North 83°28'28" West, 32.53 feet, to a calculated point for corner;
- 19) North 74°26'38" West, 162.43 feet, to a calculated point for corner;
- 20) North 16°16'27" West, 100.08 feet, to a calculated point for corner;
- 21) North 09°49'50" East, 156.24 feet, to a calculated point for corner;
- 22) North 01°30'14" East, 106.51 feet, to a calculated point for corner;
- 23) North 42°21'57" East, 85.24 feet, to a calculated point for corner;
- 24) North 12°16'26" East, 34.88 feet, to a calculated point for corner;
- 25) North 42°26'15" West, 182.64 feet, to a calculated point for corner;
- 26) North 12°48'48" East, 156.13 feet, to a calculated point for corner;
- 27) North 47°36'36" West, 146.74 feet, to a calculated point for corner;
- 28) North 01°35'50" West, 304.91 feet, to a calculated point for corner;
- 29) North 38°42'58" East, 148.52 feet, to a calculated point for corner;
- 30) South 70°09'52" East, 111.67 feet, to a calculated point for corner;
- 31) South 34°11'18" East, 149.79 feet, to a calculated point for corner;
- 32) North 88°47'13" East, 128.53 feet, to a calculated point for corner;
- 33) North 24°57'29" West, 292.30 feet, to a calculated point for corner;
- 34) North 01°40'22" East, 172.06 feet, to a calculated point for corner;
- 35) North 38°36'35" East, 368.29 feet, to a calculated point for corner;
- 36) North 07°44'16" West, 108.16 feet, to a calculated point for corner;
- 37) North 34°35'20" East, 254.05 feet, to a calculated point for corner;
- 38) North 16°59'17" East, 169.68 feet, to a calculated point for corner;
- 39) North 44°32'25" East, 95.72 feet, to a calculated point for corner;
- 40) South 86°05'04" East, 127.30 feet, to a calculated point for corner;
- 41) South 62°30'51" East, 126.48 feet, to a calculated point for corner;
- 42) North 16°47'07" East, 132.91 feet, to a calculated point for corner;
- 43) North 02°00'43" East, 260.05 feet, to a calculated point for corner;

- 44) North 22°28'51" West, 195.91 feet, to a calculated point for corner;
- 45) North 00°07'48" East, 144.78 feet, to a calculated point for corner;
- 46) North 46°12'31" East, 225.50 feet, to a calculated point for corner;
- 47) North 20°40'17" West, 191.04 feet, to a calculated point for corner;
- 48) North 09°25'22" West, 55.04 feet, to a calculated point for corner;
- 49) North 39°41'42" East, 176.19 feet, to a calculated point for corner;
- 50) North 07°25'56" East, 98.73 feet, to a calculated point for corner;
- 51) North 15°16'40" East, 109.72 feet, to a calculated point for corner;
- 52) North 40°51'41" East, 110.35 feet, to a calculated point for corner;
- 53) North 10°10'55" West, 100.56 feet, to a calculated point for corner;
- 54) North 31°36'36" West, 206.65 feet, to a calculated point for corner;
- 55) North 13°08'21" East, 102.84 feet, to a calculated point for corner;
- 56) South 89°02'09" East, 58.46 feet, to a calculated point for corner;
- 57) South 82°30'30" East, 119.26 feet, to a calculated point for corner;
- 58) South 53°08'15" East, 160.19 feet, to a calculated point for corner;
- 59) South 89°40'06" East, 64.25 feet, to a calculated point for corner;
- 60) North 10°55'30" West, 209.90 feet, to a calculated point for corner;
- 61) North 67°02'32" East, 87.94 feet, to a calculated point for corner;
- 62) South 59°16'32" East, 164.66 feet, to a calculated point for corner;
- 63) North 61°47'57" East, 140.47 feet, to a calculated point for corner;
- 64) North 74°11'19" East, 60.68 feet, to a calculated point for corner;
- 65) North 50°04'41" East, 55.63 feet, to a calculated point for corner;
- 66) North 06°24'34" East, 60.12 feet, to a calculated point for corner;
- 67) North 09°28'43" East, 218.51 feet, to a calculated point for corner;
- 68) North 27°43'32" West, 185.80 feet, to a calculated point for corner;
- 69) North 20°19'30" West, 157.62 feet, to a calculated point for corner;
- 70) North 69°51'51" West, 234.94 feet, to a calculated point for corner;
- 71) North 08°31'44" East, 138.06 feet, to a calculated point for corner;
- 72) North 21°38'32" West, 108.64 feet, to a calculated point for corner;
- 73) North 02°27'22" West, 191.53 feet, to a calculated point for corner;
- 74) North 12°12'20" East, 120.76 feet, to a calculated point for corner;
- 75) North 42°39'04" West, 88.61 feet, to a calculated point for corner;
- 76) North 56°01'47" West, 162.88 feet, to a calculated point for corner;
- 77) North 64°35'51" West, 247.63 feet, to a calculated point for corner;
- 78) North 22°24'56" West, 274.18 feet, to a 4 inch by 4 inch concrete monument found in the apparent northerly line of said Kennedy Survey, for the apparent common southerly corner of the David Rankin Survey, Abstract Number 333, and the C.M. Rice Survey, Abstract Number 911, the apparent southwesterly corner of that certain called 94.9 acre tract described as Tract 17-23, Lot 1-D, in instrument to Winston Sizemore, recorded under Clerk's File Number 2013006778, O.P.R.L.C.T., being the northwesterly corner of the herein described 2,761.381 acre tract;

THENCE North 86°27'15" East, 295.72 feet, with the apparent common line between said Kennedy and Rice Surveys, the common line between said 2,208.43 acre tract and said 94.9 acre tract, to a 4 inch by 4 inch concrete monument found for the apparent common corner of said Kennedy Survey, said Rice Survey (Abstract Number 911), and the C.M. Rice Survey (a.k.a. H. & T.C. R.R. Co. Sec 151), Abstract Number 231, for a common corner of said 2,208.43 acre tract, said 94.9 acre tract and that certain called 697.48 acre tract described in instrument to The Lisa Davis Irrevocable Family Trust, recorded under Clerk's File Number 2014003167, O.P.R.L.C.T., being an angle point in the most northerly line of the herein described 2,761.381 acre tract;

THENCE North 88°33'36" East, 5181.35 feet, with the apparent common line between said Kennedy Survey and said Rice Survey (Abstract Number 231), the common line between said 2,208.43 acre tract and said 697.48 acre tract, to a 1 inch iron pipe with cap stamped "ADAMS" found in the apparent westerly line of said Garrett Survey, the westerly line of that certain called 457.84 acre tract conveyed in instrument recorded in Volume 1383, Page 186 of the Deed Records of Liberty County, Texas, (D.R.L.C.T.), for the apparent common easterly corner of said Kennedy Survey and said Rice Survey (Abstract Number 231), the common easterly corner of said 2,208.43 acre tract and said 697.48 acre tract, being the northerly northeast corner of the herein described 2,761.381 acre tract,

from which a concrete monument found at a buggy axle for reference, bears North 02°10'56" West, 19.30 feet, and a concrete monument stamped "Kirby NE Cor." bears North 88°33'43" East, 17.12 feet;

THENCE South 02°46'41" East, 1761.44 feet, with the apparent common line between said Kennedy and Garrett Surveys, the common line between said 2,208.43 acre tract and said 457.84 acre tract, to a 4 inch by 4 inch concrete monument found for the common corner of said 2,208.43 acre tract, said 2,407.92 acre tract, and said 457.84 acre tract, being an interior corner of the herein described 2,761.381 acre tract, from which a 4 inch by 4 inch concrete monument found for the apparent common easterly corner of said Kennedy and Huffinan Surveys, bears South 02°13'31" East, 55.60 feet;

THENCE North 85°52'54" East, 7108.22 feet, with the southerly line of said 457.84 acre tract, that certain called 453.9 acre tract described in instrument to Willoughby, LTD., recorded under Clerk's File Number 2008013310, O.P.R.L.C.T., common to a northerly line of said 2,407.92 acre tract, to a 2 inch iron pipe found for a common corner of said 2,407.92 acre tract, said 453.9 acre tract, and that certain called 458.42 acre tract described in instrument to Willoughby, LTD., recorded under Clerk's File Number 2008013312, O.P.R.L.C.T., being an angle point in an easterly north line of the herein described 2,761.381 acre tract;

THENCE North 85°49'26" East, 1591.40 feet, with the common line between said 2,407.92 acre tract and said 458.42 acre tract, to a 4 inch by 4 inch concrete monument found for the common northerly corner of said 2,407.92 acre tract and said Meadowood, being a northeasterly corner of the herein described 2,761.381 acre tract;

THENCE South 03°17'28" East, 1060.27 feet, with the common line between said 2,407.92 acre tract and said Meadowood, to a ½ inch iron rod found for a common corner of the same, being an interior corner of the herein described 2,761.381 acre tract;

THENCE North 86°44'24" East, 1650.35 feet, with the common line between said Lot 38 and Lot 37 of said Meadowood, the common line between said Lot 38-A and Lot 37-A of said Meadowood, to a ½ inch iron rod found in the westerly right-of-way of Blue Stem (60 feet wide), for the common easterly corner of said Lots 37-A and 38-A, being the easterly northeast corner of the herein described 2,761.381 acre tract;

THENCE South 03°19'16" East, 263.84 feet, with the westerly right-of-way of said Blue Stem, the easterly line of said Lot 38-A, the easterly line of said Lot 38, to a calculated point for the common easterly corner of said Lot 38 and Lot 39 of said Meadowood, being an easterly corner of the herein described 2,761.381 acre tract;

THENCE South 86°44'24" West, 1650.44 feet, with the common line between said Lots 38 and 39, to a ½ inch iron rod found for a common corner of said Lots 38 and 39 and said 2407.92 acre tract, being an interior corner of the herein described 2,761.381 acre tract;

THENCE South 03°16'14" East, 2639.71 feet, continuing with the common line between said 2407.92 acre tract and said Meadowood, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same, being an interior corner of the herein described 2,761.381 acre tract;

THENCE North 86°43'44" East, 1650.09 feet, with the common line between said Lot 49 and Lot 48 of said Meadowood, to a ½ inch iron rod found in the westerly right-of-way of said Blue Stem, for the common easterly corner of said Lots 48 and 49, being an easterly corner of the herein described 2,761.381 acre tract;

THENCE South 03°20'13" East, 264.08 feet, with the westerly right-of-way of said Blue Stem, the easterly line of said Lot 49, to a ½ inch iron rod found for the common easterly corner of said Lot 49 and Lot 50 of said Meadowood, being a southeasterly corner of the herein described 2,761.381 acre tract;

THENCE South 86°43'57" West, 1650.39 feet, with the common line between said Lots 49 and 50, to a ½ inch iron rod found for a common corner of said Lots 49 and 50 and said 2407.92 acre tract, being an interior corner of the herein described 2,761.381 acre tract;

THENCE South 03°15'48" East, 1319.08 feet, continuing with said common line to a 4 inch by 4 inch concrete monument found in the apparent common line between said Garrett Survey and the J.A. Linney Survey, Abstract Number 885, the northerly line of that certain called 47.96 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2010008230, O.P.R.L.C.T., for the common southerly corner of said 2,407.92 acre tract and said Meadowood, being a southeasterly corner of the herein described 2,761.381 acre tract;

THENCE South 87°05'23" West, 701.19 feet, with the apparent common line between said Garrett and Linney Surveys, the common line between said 2,407.92 acre tract and said 47.96 acre tract, to a 2 inch galvanized post found at a fence corner, for the apparent common corner of said Garrett, Darwin, and Linney Surveys, the common corner of said 2,407.92 acre tract, said 47.96 acre tract, and that certain called 34.44 acre tract described in instrument to Coastal Water Authority, recorded under Clerk's File Number 2010005408, O.P.R.L.C.T., being an angle point in an easterly south line of the herein described 2,761.381 acre tract;

THENCE South 86°24'13" West, 7886.35 feet, with the apparent common line between said said Garrett and Darwin Surveys, the northerly line of said 34.44 acre tract and said 529.6851 acre tract, common to a southerly line of said 2,407.92 acre tract, to a ½ inch iron pipe found for the apparent common southerly corner of said Garrett and Huffman Surveys, the common northerly corner of said 2,407.92 acre tract and said 529.6851 acre tract, being an interior corner of the herein described 2,761.381 acre tract;

THENCE South 02°29'59" East, 7650.28 feet, with the common line between said 2,407.92 acre tract and said 529.6851 acre tract, to the **POINT OF BEGINNING**.

CONTAINING a computed area of 2,761.381 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number C69-11,000acres.

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

Date

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

**THE STATE OF TEXAS
COUNTY OF LIBERTY**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2022042611 DECL
08/19/2022 02:56:20 PM Total Fees: \$98.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas