

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

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR GAYLOR CREEK**

THIS DECLARATION is made this 5th day of October, 2022 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 Liberty County, Texas and described on **Exhibit A** attached hereto and made a part hereof (“PROPERTY”); and

WHEREAS, it is contemplated that the PROPERTY will be a community, known as Gaylor Creek”, consisting of twenty (20) lots, which are approximately 2.01 to 8.05 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; and

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.

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

ARTICLE I – INCORPORATION OF RECITALS

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

ARTICLE II – DEFINITIONS

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

- 2.1. “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.
- 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 88.9 acres of land situate in Liberty 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 “Gaylor Creek”.
- 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 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 1,500 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 seventy-five feet (75') 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 Liberty 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.

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 Liberty 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, 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. Additional Restrictions: The following shall not be allowed on the PROPERTY:

- (a) commercial borrow pits or mining of any kind;
- (b) commercial cellular towers; or
- (c) commercial billboards.

4.11 Sign Easement: The DECLARANT has installed or will install two (2) community signs on Tract 16 and Tract 17 (said Tracts, as depicted on **Exhibit B**) and hereby reserves to itself an easement for the signs, and access easement for ingress and egress to and from the signs (“Sign Easements”), as described on **Exhibit D**, both 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 signs 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 Easements shall run with title to Tract 16 and Tract 17.

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

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, but are not required to, enforce these COVENANTS against any other OWNER in violation in a court of competent jurisdiction located in Liberty 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.

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

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

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

6.5 Term: These COVENANTS shall be in full force and effect until December 31, 2042 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 of 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 Liberty 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 Liberty 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 Liberty County, Texas.

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

Signed, sealed and delivered in our presence as witnesses:

[Signature]
Printed Name: Crystal L. Cook

[Signature]
Printed Name: Chrystal C. Dietz

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

By: Jaime Northrup
Jaime Northrup
Its: Vice President

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 5th day of October, 2022 by Jaime Northrup 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: _____



Exhibit A – Description of the Property



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

TRACT 1

4.922 ACRES

IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399

LIBERTY COUNTY, TEXAS

BEING a 4.922 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 4.922 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4 inch iron rod found in the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, for the apparent common northerly corner of said Williams Survey and the B.B.B.&C. RR. Co. Survey, Abstract Number 150, in the southerly line of Brookwood (unrecorded subdivision) for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., being the northwesterly corner of the herein described 4.922 acre tract;

THENCE North 86°54'35" East, along the apparent common line between said Williams Survey and said Martinez Survey, with the common line between said 88.905 acre tract and said Brookwood, at a distance of 218.19 feet, pass a 1/2 inch iron rod found for reference, in all, a total distance of 240.25 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 4.922 acre tract;

THENCE severing, over and across said 88.905 acre tract, the following two (2) courses and distances:

1. South 29°13'23" East, 509.10 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 60°46'37" West, 518.77 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Williams Survey and said B.B.B. & C. RR. Co. Survey, the common line between said 88.905 acre tract and that certain called 6.200 acre tract described in instrument to Todd Kibodeaux, recorded under Clerk's File Number 2005009576, O.P.R.L.C.T., for the southwesterly corner of the herein described 4.922 acre tract;

THENCE North 02°59'05" West, 685.55 feet, with the the apparent common line between said Williams Survey and said B.B.B. & C. RR. Co. Survey, the easterly line of said 6.200 acre tract and said 10.0828 acre tract, common to the westerly line of said 88.905 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 4.922 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

June 6, 2022
Date

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



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

TRACT 2

4.941 ACRES

IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399

LIBERTY COUNTY, TEXAS

BEING a 4.941 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 4.941 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 apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly line of Brookwood (unrecorded subdivision), common to the northerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 4.941 acre tract, from which a 1/2 inch iron rod found for reference bears, South 86°54'35" West, 22.06 feet, also from which a 3/4 inch iron rod found for the apparent common northerly corner of said Williams Survey and the B.B.B.&C. RR. Co. Survey, Abstract Number 150, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears South 86°54'35" West, 240.25 feet;

THENCE along the apparent common line between said Williams Survey and said Martinez Survey, with the common line between said 88.905 acre tract and said Brookwood the following three (3) courses and distances:

1. North 86°54'35" East, 178.15 feet, to a 1/2 inch iron rod found for corner;
2. North 87°14'20" East, 200.46 feet, to a 1/2 inch iron rod found for corner;
3. North 87°01'14" East, 283.31 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 4.941 acre tract;

THENCE severing, over and across said 88.905 acre tract, the following three (3) courses and distances:

1. South 29°13'23" East, 216.03 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 60°46'37" West, 593.51 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 29°13'23" West, 509.10 feet, to the **POINT OF BEGINNING** and containing a computed area of 4.941 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

June 6, 2022
Date

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



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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION
TRACT 3
5.000 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS**

BEING a 5.000 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 5.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent westerly line of said Williams Survey common to the apparent easterly line of the B.B.B.&C. RR. Co. Survey, Abstract Number 150, the easterly line of that certain called 6.200 acre tract of land described in instrument to Todd Kibodeaux, recorded under Clerk's File Number 2005009576 O.P.R.L.C.T., common to the westerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 5.000 acre tract, from which a ¼ inch iron rod found in the apparent northerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly line of Brookwood (unrecorded subdivision), for the apparent common northerly corner of said Williams Survey and said B.B.B.&C. RR. Co. Survey, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears North 02°59'05" West, 685.55 feet;

THENCE severing, over and across said 88.905 acre tract, the following two (2) courses and distances:

1. North 60°46'37" East, 309.11 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 29°13'23" East, 377.75 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305) for the southeasterly corner of the herein described 5.000 acre tract;

THENCE with the northerly margin of said CR 2305 the following four (4) courses and distances:

1. Southwesterly, 182.95 feet, with the arc of a curve to the left having a radius of 608.06 feet and a chord that bears South 40°08'21" West, 182.26 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 31°55'24" West, 109.87 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to right;
3. Southwesterly, 278.49 feet, with the arc of said curve to the right having a radius of 1891.41 feet and a chord that bears South 37°33'02" West, 278.24 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;
4. Southwesterly, 94.68 feet, with the arc of said curve to the right having a radius of 212.09 feet and a chord that bears South 51°00'58" West, 93.90 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Williams Survey and said B.B.B. & C. RR. Co. Survey, the common line between said 88.905 acre tract and said 6.200 acre tract, for the southwesterly corner of the herein described 5.000 acre tract;

THENCE North 02°59'05" West, 691.95 feet, with the apparent common line between said Williams Survey and said B.B.B. & C. RR. Co. Survey, the common line between said 88.905 acre tract and said 6.200 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 5.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022

Date

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



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
TRACT 4
4.000 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS

BEING a 4.000 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 4.000 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 4.000 acre tract, from which a 1/2 inch iron rod found in the apparent northerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly line of Brookwood (unrecorded subdivision), for the apparent common northerly corner of said Williams Survey and said B.B.B.&C. RR. Co. Survey, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears North 29°47'03" West, 614.95 feet;

THENCE severing, over and across said 88.905 acre tract, the following two (2) courses and distances:

1. North 60°46'37" East, 474.49 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 29°13'23" East, 368.88 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305) for the southeasterly corner of the herein described 4.000 acre tract;

THENCE continuing over and across said 88.905 acre tract, with the northerly margin of said CR 2305 the following two (2) courses and distances:

1. South 61°31'12" West, 341.19 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. Southwesterly, 134.26 feet, with the arc of said curve to the left having a radius of 608.06 feet and a chord that bears South 55°05'03" West, 133.99 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 4.000 acre tract;

THENCE North 29°13'23" West, 377.75 feet, continuing over and across said 88.905 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 4.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022
Date

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



TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION
TRACT 5
2.799 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS**

BEING a 2.799 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 2.799 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 2.799 acre tract, from which a ¼ inch iron rod found in the apparent northerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly line of Brookwood (unrecorded subdivision), for the apparent common northerly corner of said Williams Survey and said B.B.B.&C. R.R. Co. Survey, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears North 67°13'40" West, 780.39 feet;

THENCE severing, over and across said 88.905 acre tract, the following two (2) courses and distances:

1. North 60°46'37" East, 328.68 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 29°13'23" East, 373.14 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305) for the southeasterly corner of the herein described 2.799 acre tract;

THENCE South 61°31'12" West, 328.71 feet, continuing over and across said 88.905 acre tract, with the northerly margin of said CR 2305, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 2.799 acre tract;

THENCE North 29°13'23" West, 368.88 feet, continuing over and across said 88.905 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 2.799 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022
Date

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



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

FIELD NOTE DESCRIPTION

TRACT 6

6.361 ACRES

IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399 LIBERTY COUNTY, TEXAS

BEING a 6.361 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 6.361 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly line of Brookwood (unrecorded subdivision), common to the northerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 6.361 acre tract, from which a ¼ inch iron rod found for the apparent common northerly corner of said Williams Survey and the B.B.B.&C. RR. Co. Survey, Abstract Number 150, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears South 87°01'03" West, 902.17 feet;

THENCE North 87°01'14" East, 688.62 feet, along the apparent common line between said Williams Survey and said Martinez Survey, with the common line between said 88.905 acre tract and said Brookwood, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 6.361 acre tract;

THENCE South 02°59'05" East, 474.57 feet, severing, over and across said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305), for the southeasterly corner of the herein described 6.361 acre tract and the beginning of a curve to the left;

THENCE continuing over and across said 88.905 acre tract, with the northerly margin of said CR 2305, the following three (3) courses and distances:

1. Southwesterly, 79.35 feet, with the arc of said curve to the left having a radius of 1559.40 feet, a central angle of 02°54'56" and a chord that bears South 88°26'14" West, 79.34 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a compound curve to the left;
2. Southwesterly, 264.79 feet, with the arc of said compound curve to the left having a radius of 958.27 feet, a central angle of 15°49'55" and a chord that bears South 80°37'52" West, 263.95 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a compound curve to the left;
3. Southwesterly, 90.50 feet, with the arc of said compound curve to the left having a radius of 958.27 feet, a central angle of 5°24'40" and a chord that bears South 70°00'35" West, 90.47 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 6.361 acre tract;

THENCE North 29°13'23" West, 589.17 feet, continuing over and across said 88.905 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 6.361 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

June 6, 2022
Date

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



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

TRACT 7

6.745 ACRES

IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399 LIBERTY COUNTY, TEXAS

BEING a 6.745 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 6.745 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly line of Brookwood (unrecorded subdivision), common to the northerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 6.745 acre tract, from which a ¼ inch iron rod found for the apparent common northerly corner of said Williams Survey and the B.B.&C. RR. Co. Survey, Abstract Number 150, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears South 87°01'08" West, 1590.78 feet;

THENCE North 87°01'14" East, 526.46 feet, with the apparent common line between said Williams Survey and said Martinez Survey, with the common line between said 88.905 acre tract and said Brookwood, to a ½ inch iron rod found for an angle point in the northerly line of the herein described 6.745 acre tract;

THENCE North 86°55'59" East, 53.82 feet, continuing with the apparent common line between said Williams Survey and said Martinez Survey, the common line between said 88.905 acre tract and said Brookwood, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 6.745 acre tract;

THENCE South 02°59'05" East, 492.55 feet, severing, over and across said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305) for the southeasterly corner of the herein described 6.745 acre tract and the beginning of a curve to the right;

THENCE continuing over and across said 88.905 acre tract, with the northerly margin of said CR 2305, the following three (3) courses and distances:

1. Southwesterly, 203.60 feet, with the arc of said curve to the right having a radius of 315.71 feet, a central angle of 36°56'58" and a chord that bears South 76°24'19" West, 200.09 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve to the right;
2. North 83°37'27" West, 140.01 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the left;
3. Northwesterly, 247.81 feet, with the arc of said curve to the left having a radius of 1559.40 feet, a central angle of 9°06'19" and a chord that bears North 85°33'09" West, 247.55 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 6.745 acre tract;

THENCE North 02°59'05" West, 474.57 feet, continuing over and across said 88.905 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 6.745 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

June 6, 2022
Date

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



TEXAS PROFESSIONAL SURVEYING, LLC.

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 FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 8
2.699 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS

BEING a 2.699 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 2.699 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly margin of County Road 2307 (CR 2307), common to the northerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 2.699 acre tract, from which a ¼ inch iron rod found for the apparent common northerly corner of said Williams Survey and the B.B.B.&C. RR. Co. Survey, Abstract Number 150, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears South 87°01'02" West, 2171.06 feet;

THENCE North 86°55'59" East, 46.09 feet, with the apparent common line between said Williams Survey and said Martinez Survey, with the southerly margin of said CR 2307, the northerly line of said 88.905 acre tract, to a ½ inch iron rod found for an angle point in the northerly line of the herein described 2.699 acre tract;

THENCE North 87°02'42" East, 252.02 feet, continuing with said CR 2307, with said apparent common line, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 2.699 acre tract;

THENCE South 02°59'05" East, 319.02 feet, severing, over and across said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305), for the southeasterly corner of the herein described 2.699 acre tract and the beginning of a curve to the left;

THENCE continuing over and across said 88.905 acre tract, with the northerly margin of said CR 2305 the following two (2) courses and distances:

1. Southwesterly, 116.70 feet, with the arc of said curve to the left having a radius of 326.62 feet, a central angle of 20°28'15" and a chord that bears South 65°26'44" West, 116.08 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for end of said curve;
2. South 52°29'39" West, 230.80 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 2.699 acre tract;

THENCE North 02°59'05" West, 492.55 feet, severing over and across said 88.905 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 2.699 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

June 6, 2022
Date

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



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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 9
2.450 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS

BEING a 2.450 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 2.450 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly margin of County Road 2307 (CR 2307), common to the northerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 2.450 acre tract, from which a ¼ inch iron rod found for the apparent common northerly corner of said Williams Survey and the B.B.B.&C. RR. Co. Survey, Abstract Number 150, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears South 87°01'06" West, 2469.17 feet;

THENCE North 87°02'42" East, 148.03 feet, with the apparent common line between said Williams Survey and said Martinez Survey, with the southerly margin of said CR 2307, the northerly line of said 88.905 acre tract, to a ½ inch iron rod found for an angle point in the northerly line of the herein described 2.450 acre tract;

THENCE North 86°31'49" East, 179.82 feet, continuing with said CR 2307, with said apparent common line, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 2.450 acre tract;

THENCE South 02°59'05" East, 355.73 feet, severing, over and across said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305), for the southeasterly corner of the herein described 2.450 acre tract;

THENCE continuing over and across said 88.905 acre tract, with the northerly margin of said CR 2305 the following three (3) courses and distances:

1. North 80°09'32" West, 119.03 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the left;
2. Northwesterly, 160.58 feet, with the arc of said curve to the left having a radius of 617.41 feet, a central angle of 14°54'06" and a chord that bears North 87°36'35" West, 160.13 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a compound curve to the left;
3. Southwesterly, 52.78 feet, with the arc of said curve to the left having a radius of 326.62 feet, a central angle of 09°15'31" and a chord that bears South 80°18'37" West, 52.72 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 2.450 acre tract;

THENCE North 02°59'05" West, 319.02 feet, continuing over and across said 88.905 acre tract to the **POINT OF BEGINNING** and containing a computed area of 2.450 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022
Date

Carey A. Johnson



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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION
TRACT 10
2.250 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS**

BEING a 2.250 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 2.250 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 apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly margin of County Road 2307 (CR 2307), common to the northerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 2.250 acre tract, from which a 1/4 inch iron rod found for the apparent common northerly corner of said Williams Survey and the B.B.B.&C. RR. Co. Survey, Abstract Number 150, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr. and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears South 86°59'18" West, 2797.01 feet;

THENCE North 86°31'49" East, 251.42 feet, along the apparent common line between said Williams Survey and said Martinez Survey, with the southerly margin of said CR 2307, the northerly line of said 88.905 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 2.250 acre tract;

THENCE South 02°59'05" East, 427.35 feet, severing, over and across said 88.905 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305), for the southeasterly corner of the herein described 2.250 acre tract;

THENCE continuing over and across said 88.905 acre tract, with the northerly margin of said CR 2305 the following two (2) courses and distances:

1. Northwesterly, 227.63 feet, with the arc of a curve to the left having a radius of 4321.45 feet and a chord that bears North 77°08'56" West, 227.60 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said northerly margin for the end of said curve to the left;
2. North 80°09'32" West, 33.28 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said northerly margin for the southwesterly corner of the herein described 2.250 acre tract;

THENCE North 02°59'05" West, 355.73 feet, over and across said 88.905 acre tract to the **POINT OF BEGINNING** and containing a computed area of 2.250 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022
Date

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



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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION
TRACT 11
2.800 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS**

BEING a 2.800 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 2.800 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly margin of County Road 2307 (CR 2307), common to the northerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 2.800 acre tract, from which a ¼ inch iron rod found for the apparent common northerly corner of said Williams Survey and the B.B.&C. RR. Co. Survey, Abstract Number 150, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears South 86°57'01" West, 3048.42 feet;

THENCE North 86°31'49" East, 258.52 feet, along the apparent common line between said Williams Survey and said Martinez Survey, with the southerly margin of said CR 2307, the northerly line of said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 2.800 acre tract;

THENCE South 02°59'05" East, 519.07 feet, severing, over and across said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305), for the southeasterly corner of the herein described 2.800 acre tract;

THENCE continuing over and across said 88.905 acre tract, with the northerly margin of said CR 2305, the following two (2) courses and distances:

1. North 72°39'06" West, 48.22 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the left;
2. Northwesterly, 225.39 feet, with the arc of said curve to the left having a radius of 4321.45 feet and a chord that bears North 74°08'45" West, 225.37 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in said northerly margin for the southwesterly corner of the herein described 2.800 acre tract;

THENCE North 02°59'05" West, 427.35 feet, over and across said 88.905 acre tract to the **POINT OF BEGINNING** and containing a computed area of 2.800 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

June 8, 2022
Date

Carey A. Johnson
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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 12
3.550 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS**

BEING a 3.550 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 3.550 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly margin of County Road 2307 (CR 2307), common to the northerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 3.550 acre tract, from which a ¼ inch iron rod found for the apparent common northerly corner of said Williams Survey and the B.B.B.&C. RR. Co. Survey, Abstract Number 150, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears South 86°55'04" West, 3306.94 feet;

THENCE North 86°31'49" East, 278.24 feet, along the apparent common line between said Williams Survey and said Martinez Survey, with the southerly margin of said CR 2307, the northerly line of said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 3.550 acre tract;

THENCE South 02°59'05" East, 550.11 feet, severing, over and across said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305), for the southeasterly corner of the herein described 3.550 acre tract;

THENCE continuing over and across said 88.905 acre tract, with the northerly margin of said CR 2305, the following two (2) courses and distances:

1. Southwesterly, 191.25 feet, with the arc of a curve to the right having a radius of 229.13 feet and a chord that bears South 85°16'57" West, 185.75 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in said northerly margin for the end of said curve to the right;
2. North 72°39'06" West, 98.72 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in said northerly margin for the southwesterly corner of the herein described 3.550 acre tract;

THENCE North 02°59'05" West, 519.07 feet, continuing over and across said 88.905 acre tract to the **POINT OF BEGINNING** and containing a computed area of 3.550 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022
Date

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



TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION
TRACT 13
3.200 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS**

BEING a 3.200 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 3.200 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 in the apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly margin of County Road 2307 (CR 2307), common to the northerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 3.200 acre tract, from which a 3/4 inch iron rod found for the apparent common northerly corner of said Williams Survey and the B.B.B.&C. RR. Co. Survey, Abstract Number 150, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears South 86°53'16" West, 3585.17 feet;

THENCE North 86°31'49" East, 293.32 feet, along the apparent common line between said Williams Survey and said Martinez Survey, with the southerly margin of CR 2307, the northerly line of said 88.905 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 3.200 acre tract;

THENCE South 02°59'05" East, 414.75 feet, severing, over and across said 88.905 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305), for the southeasterly corner of the herein described 3.200 acre tract;

THENCE continuing over and across said 88.905 acre tract, with the northerly margin of said CR 2305, the following three (3) courses and distances:

1. Southwesterly, 182.33 feet, with the arc of a curve to the left having a radius of 735.09 feet and a chord that bears South 64°39'43" West, 181.86 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;
2. South 58°06'12" West, 129.66 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the right;
3. Southwesterly, 13.07 feet, with the arc of said curve to the right having a radius of 229.13 feet and a chord that bears South 59°44'13" West, 13.07 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in said northerly margin for the southwesterly corner of the herein described 3.200 acre tract;

THENCE North 02°59'05" West, 550.11 feet, continuing over and across said 88.905 acre tract to the **POINT OF BEGINNING** and containing a computed area of 3.200 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022
Date

Carey A. Johnson



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION
TRACT 14
2.500 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS**

BEING a 2.500 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 2.500 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly margin of County Road 2307 (CR 2307), common to the northerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 2.500 acre tract, from which a ¼ inch iron rod found for the apparent common northerly corner of said Williams Survey and the B.B.B.&C. RR. Co. Survey, Abstract Number 150, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears South 86°51'38" West, 3878.48 feet;

THENCE North 86°31'49" East, 278.04 feet, along the apparent common line between said Williams Survey and said Martinez Survey, with the southerly margin of said 2307, the northerly line of said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 2.500 acre tract;

THENCE South 02°59'05" East, 370.22 feet, severing, over and across said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 S (CR 2305), for the southeasterly corner of the herein described 2.500 acre tract;

THENCE continuing over and across said 88.905 acre tract, with the northerly margin of said CR 2305 the following two (2) courses and distances:

1. Southwesterly, 157.26 feet, with the arc of a curve to the right, having a radius of 1315.93 feet and a chord that bears South 78°05'01" West, 157.17 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the left;
2. Southwesterly, 124.96 feet, with the arc of said curve to the left having a radius of 735.09 feet and a chord that bears South 76°38'16" West, 124.81 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in said northerly margin for the southwesterly corner of the herein described 2.500 acre tract;

THENCE North 02°59'05" West, 414.75 feet, continuing over and across said 88.905 acre tract to the **POINT OF BEGINNING** and containing a computed area of 2.500 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022
Date

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



TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION
TRACT 15
2.100 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS**

BEING a 2.100 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 2.100 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly margin of County Road 2307 (CR 2307), common to the northerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 2.100 acre tract, from which a ¼ inch iron rod found for the apparent common northerly corner of said Williams Survey and the B.B.&C. RR. Co. Survey, Abstract Number 150, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears South 86°50'19" West, 4156.52 feet;

THENCE North 86°31'49" East, 277.04 feet, along the apparent common line between said Williams Survey and said Martinez Survey, with the southerly margin of said CR 2307, the northerly line of said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 2.100 acre tract;

THENCE South 02°59'05" East, 279.58 feet, severing, over and across said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305), for the southeasterly corner of the herein described 2.100 acre tract;

THENCE continuing over and across said 88.905 acre tract, with the northerly margin of said CR 2305 the following two (2) courses and distances:

1. South 64°00'57" West, 48.27 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the right;
2. Southwesterly, 244.47 feet, with the arc of said curve to the right having a radius of 1315.93 feet and a chord that bears North 69°20'17" West, 244.12 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in said northerly margin for the southwesterly corner of the herein described 2.100 acre tract;

THENCE North 02°59'05" West, 370.22 feet, continuing over and across said 88.905 acre tract to the **POINT OF BEGINNING** and containing a computed area of 2.100 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

June 8, 2022
Date

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



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION
TRACT 16
2.507 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS**

BEING a 2.507 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 2.507 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly margin of County Road 2307 (CR 2307), common to the northerly line of said 88.905 acre tract, being the northwesterly corner of the herein described 2.507 acre tract, from which a ¼ inch iron rod found for the apparent common northerly corner of said Williams Survey and the B.B.&C. RR. Co. Survey, Abstract Number 150, for the common northerly corner of said 88.905 acre tract and that certain called 10.0828 acre tract described in instrument to Fog N. Tanner, Jr., and Paula Puckett Tanner, recorded in Volume 1428, Page 834, O.P.R.L.C.T., bears South 86°49'10" West, 4433.55 feet;

THENCE North 86°31'49" East, 835.02 feet, along the apparent common line between said Williams Survey and said Martinez Survey, with the southerly margin of said CR 2307, the northerly line of said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 2.507 acre tract;

THENCE South 41°16'18" East, 5.63 feet, with a northeasterly line of said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305), for the southeasterly corner of the herein described 2.507 acre tract;

THENCE severing, over and across said 88.905 acre tract, with the northerly margin of said CR 2305 the following three (3) courses and distances:

1. South 74°24'23" West, 141.64 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 68°08'38" West, 587.19 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 64°00'57" West, 157.11 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 2.507 acre tract;

THENCE North 02°59'05" West, 279.58 feet, continuing over and across said 88.905 acre tract to the **POINT OF BEGINNING** and containing a computed area of 2.507 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022
Date

Carey A. Johnson



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
TRACT 17
8.075 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS

BEING a 8.075 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 8.075 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "100834-00" found in the apparent common line between said Williams Survey and the B.B.B. & C. RR. Co. Survey, Abstract Number 150, the easterly line of that certain called 2.88 acre tract described in instrument to Wesley D. Harrison and Charlotte G. Harrison, recorded in Volume 1275, Page 571, O.P.R.L.C.T., for the common westerly corner of said 88.905 acre tract and that certain called 19.38 acre tract described in instrument to Laird Ray Burnett and Sandra Clark Burnett, recorded in Volume 885, Page 65 of the Deed Records of Liberty County, Texas (O.P.R.L.C.T.), being the southwesterly corner of the herein described 8.075 acre tract;

THENCE North 02°51'18" West, 160.63 feet, with the apparent common line between said Williams Survey and said B.B.B. & C. RR. Co. Survey, to a ½ inch iron rod with cap stamped "100834-00" set in the southerly margin of County Road 2305 (CR 2305), for the northwesterly corner of the herein described 8.075 acre tract, from which a 1 inch iron pipe found for reference bears, North 02°51'18" West, 3.13 feet;

THENCE severing, over and across said 88.905 acre tract, with the southerly margin of said CR 2305, the following four (4) courses and distances:

1. Northeasterly, 144.78 feet, with the arc of a curve to the left having a radius of 272.09 feet, a central angle of 30°29'17", and a chord that bears North 53°52'57" East, 143.08 feet, to a ½ inch iron rod with cap stamped "100834-00" set for the beginning of a compound curve to the left;
2. Northeasterly, 286.31 feet, with the arc of said compound curve to the left having a radius of 1951.41 feet, a central angle of 08°24'24", and a chord that bears North 37°30'50" East, 286.06 feet, to a ½ inch iron rod with cap stamped "100834-00" set for the end of said curve;
3. North 31°55'24" East, 110.82 feet, to a ½ inch iron rod with cap stamped "100834-00" set for the beginning of a curve to the right;
4. Northeasterly, 240.08 feet, with the arc of said curve to the right having a radius of 548.06 feet, a central angle of 25°05'55", and a chord that bears North 44°02'50" East, 238.16 feet, to a ½ inch iron rod with cap stamped "100834-00" set for the northeasterly corner of the herein described 8.075 acre tract;

THENCE South 29°13'23" East, 785.12 feet, continuing over and across said 88.905 acre tract, to a ½ inch iron rod with cap stamped "100834-00" set in the common line between said 88.905 acre tract and the remainder of that certain called 1475.65 acre tract described as "K2" in instrument to Rayonier Forest Resources, LP., recorded under Clerk's File Number 2014003311, O.P.R.L.C.T., being the southeasterly corner of the herein described 8.075 acre tract;

THENCE South 86°40'19" West, 890.77 feet, with a northerly line of said remainder of 1475.65 acre tract, the northerly line of said 19.38 acre tract, common to a southerly line of said 88.905 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 8.075 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022
Date

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



TEXAS PROFESSIONAL SURVEYING, LLC.

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 FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 18
7.191 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS

BEING a 7.191 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 7.191 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "100834-00" set in an arc of a curve to the right in the southerly margin of County 2305 (CR 2305) for the northwesterly corner of the herein described 7.191 acre tract, from which a ½ inch iron rod with cap stamped "100834-00" found in the apparent common line between said Williams Survey and the B.B.B. & C. RR. Co. Survey, Abstract Number 150, the easterly line of that certain called 2.88 acre tract described in instrument to Wesley D. Harrison and Charlotte G. Harrison, recorded in Volume 1275, Page 571, O.P.R.L.C.T., for the common westerly corner of said 88.905 acre tract and that certain called 19.38 acre tract described in instrument to Laird Ray Burnett and Sandra Clark Burnett, recorded in Volume 885, Page 65 of the Deed Records of Liberty County, Texas (O.P.R.L.C.T.), bears South 34°28'24" West, 893.87 feet;

THENCE severing, over and across said 88.905 acre tract, with the southerly margin of said CR 2305, the following two (2) courses and distances:

1. Northeasterly, 45.98 feet, with the arc of said curve to the right having a radius of 548.06 feet, a central angle of 04°48'26", and a chord that bears North 59°00'01" East, 45.97 feet, to a ½ inch iron rod with cap stamped "100834-00" set for the end of said curve;
2. North 61°31'12" East, 351.71 feet, to a ½ inch iron rod with cap stamped "100834-00" set for the northeasterly corner of the herein described 7.191 acre tract;

THENCE South 29°13'23" East, continuing over and across said 88.905 acre tract, at a distance of 529.02 feet, pass a ½ inch iron rod with cap stamped "100834-00" set for reference, in all, a total distance of 579.02 feet, to a calculated point in the approximate centerline of a creek, the common line between said 88.905 acre tract and the remainder of that certain called 1475.65 acre tract described as "K2" in instrument to Rayonier Forest Resources, LP., recorded under Clerk's File Number 2014003311, O.P.R.L.C.T., being an easterly corner of the herein described 7.191 acre tract;

THENCE with the approximate centerline of said creek, the common line between said 88.905 acre tract and said remainder of 1475.65 acre tract, the following sixteen (16) courses and distances:

1. South 34°25'39" West, 18.01 feet, to a calculated point for corner;
2. South 03°17'07" East, 42.66 feet, to a calculated point for corner;
3. South 61°33'54" West, 26.90 feet, to a calculated point for corner;
4. South 09°28'54" East, 57.24 feet, to a calculated point for corner;
5. South 24°16'50" West, 43.41 feet, to a calculated point for corner;
6. South 28°32'16" East, 25.05 feet, to a calculated point for corner;
7. South 85°30'08" East, 38.56 feet, to a calculated point for corner;
8. South 20°56'28" East, 13.63 feet, to a calculated point for corner;
9. South 28°12'48" West, 19.34 feet, to a calculated point for corner;

10. South 02°27'36" West, 46.48 feet, to a calculated point for corner;
11. South 38°55'10" East, 61.61 feet, to a calculated point for corner;
12. South 54°00'18" West, 25.30 feet, to a calculated point for corner;
13. North 52°12'13" West, 11.12 feet, to a calculated point for corner;
14. South 67°14'57" West, 33.86 feet, to a calculated point for corner;
15. South 18°25'29" West, 15.78 feet, to a calculated point for corner;
16. South 08°08'14" East, 6.57 feet, to a calculated point for a common corner of same, being the southeasterly corner of the herein described 7.191 acre tract;

THENCE South 86°40'19" West, continuing with said common line, at a distance of 50.00 feet, pass a ½ inch iron rod with cap stamped "100834-00" set for reference, in all, a total distance of 226.80 feet, to a ½ inch iron rod with cap stamped "100834-00" set for the southwesterly corner of the herein described 7.191 acre tract;

THENCE North 29°13'23" West, 785.12 feet, continuing over and across said 88.905 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 7.191 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022
Date

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



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 19
4.179 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS

BEING a 4.179 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 4.179 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "100834-00" set in the southerly margin of County 2305 (CR 2305) for the northwesterly corner of the herein described 4.179 acre tract, from which a ½ inch iron rod with cap stamped "100834-00" found in the apparent common line between said Williams Survey and the B.B. & C. RR. Co. Survey, Abstract Number 150, the easterly line of that certain called 2.88 acre tract described in instrument to Wesley D. Harrison and Charlotte G. Harrison, recorded in Volume 1275, Page 571, O.P.R.L.C.T., for the common westerly corner of said 88.905 acre tract and that certain called 19.38 acre tract described in instrument to Laird Ray Burnett and Sandra Clark Burnett, recorded in Volume 885, Page 65 of the Deed Records of Liberty County, Texas (O.P.R.L.C.T.), bears South 42°37'47" West, 1261.72 feet;

THENCE North 61°31'12" East, 315.05 feet, severing, over and across said 88.905 acre tract, with the southerly margin of said CR 2305, to a ½ inch iron rod with cap stamped "100834-00" set for the northeasterly corner of the herein described 4.179 acre tract;

THENCE South 29°13'23" East, continuing over and across said 88.905 acre tract, at a distance of 439.57 feet, in all, a total distance 489.57 feet, to a calculated point in the approximate centerline of a creek, the common line between said 88.905 acre tract and the remainder of that certain called 1475.65 acre tract described as "K2" in instrument to Rayonier Forest Resources, LP., recorded under Clerk's File Number 2014003311, O.P.R.L.C.T., being an easterly corner of the herein described 4.179 acre tract;

THENCE with the approximate centerline of said creek, the common line between said 88.905 acre tract and said remainder of 1475.65 acre tract, the following seventeen (17) courses and distances:

1. South 20°12'00" West, 2.42 feet, to a calculated point for corner;
2. South 19°12'05" East, 99.26 feet, to a calculated point for corner;
3. South 16°17'59" West, 10.00 feet, to a calculated point for corner;
4. South 60°50'55" West, 71.04 feet, to a calculated point for corner;
5. North 42°29'39" West, 39.03 feet, to a calculated point for corner;
6. North 83°30'20" West, 18.46 feet, to a calculated point for corner;
7. South 27°42'55" West, 21.97 feet, to a calculated point for corner;
8. South 74°54'39" West, 34.33 feet, to a calculated point for corner;
9. South 54°33'28" West, 60.96 feet, to a calculated point for corner;
10. South 46°41'49" East, 48.09 feet, to a calculated point for corner;
11. South 23°25'47" East, 18.45 feet, to a calculated point for corner;
12. South 26°21'03" West, 20.34 feet, to a calculated point for corner;

- 13. North 74°13'30" West, 9.98 feet, to a calculated point for corner;
- 14. North 29°10'43" West, 26.05 feet, to a calculated point for corner;
- 15. South 74°51'43" West, 35.38 feet, to a calculated point for corner;
- 16. North 81°11'38" West, 33.93 feet, to a calculated point for corner;
- 17. South 34°25'39" West, 10.28 feet, to a calculated point for corner;

THENCE North 29°13'23" West, continuing over and across said 88.905 acre tract, at a distance of 50.00 feet, pass a ½ inch iron rod with cap stamped "100834-00" set for reference, in all, a total distance of 579.02 feet, to the **POINT OF BEGINNING** and containing a computed area of 4.179 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022
Date

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



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
TRACT 20
2.635 ACRES
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS

BEING a 2.635 acre tract of land situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being a portion of that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 2.635 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "100834-00" set for the beginning of a curve to the right in the southerly margin of County 2305 (CR 2305) for the northwesterly corner of the herein described 2.635 acre tract, from which a ½ inch iron rod with cap stamped "100834-00" found in the apparent common line between said Williams Survey and the B.B.B. & C. RR. Co. Survey, Abstract Number 150, the easterly line of that certain called 2.88 acre tract described in instrument to Wesley D. Harrison and Charlotte G. Harrison, recorded in Volume 1275, Page 571, O.P.R.L.C.T., for the common westerly corner of said 88.905 acre tract and that certain called 19.38 acre tract described in instrument to Laird Ray Burnett and Sandra Clark Burnett, recorded in Volume 885, Page 65 of the Deed Records of Liberty County, Texas (O.P.R.L.C.T.), bears South 46°22'16" West, 1563.13 feet;

THENCE severing over and across said 88.905 acre tract, with the southerly margin of said CR 2305, the following two (2) courses and distances:

1. Northeasterly, 330.88 feet, with the arc of said curve to the right having a radius of 898.27 feet, a central angle of 21°06'17", and a chord that bears North 78°02'48" East, 329.01 feet, to a ½ inch iron rod with cap stamped "100834-00" set for the beginning of a compound curve to the right;
2. Northeasterly, with the arc of said compound curve to the right having a radius of 1499.40 feet, at a distance of 41.92 feet, pass a ½ inch iron rod with cap stamped "100834-00" set for reference, thence continuing with said arc having a central angle of 03°30'45", and a chord that bears North 88°42'15" East, 91.91 feet, in all, a total arc distance of 91.92 feet, to a calculated point at the intersection of the southerly margin of said CR 2305, with the approximate centerline of a creek for a common corner of said 88.905 acre tract and the remainder of that certain called 1475.65 acre tract described as "K2" in instrument to Rayonier Forest Resources, LP., recorded under Clerk's File Number 2014003311, O.P.R.L.C.T., being the northeasterly corner of the herein described 2.635 acre tract;

THENCE with the approximate centerline of said creek, the common line between said 88.905 acre tract and said remainder of 1475.65 acre tract, the following seventeen (17) courses and distances:

1. South 05°41'08" East, 105.63 feet, to a calculated point for corner;
2. South 47°38'42" West, 28.07 feet, to a calculated point for corner;
3. South 20°50'41" West, 57.27 feet, to a calculated point for corner;
4. South 53°22'11" West, 29.54 feet, to a calculated point for corner;
5. South 14°26'07" East, 75.72 feet, to a calculated point for corner;
6. South 56°50'23" West, 17.46 feet, to a calculated point for corner;
7. North 45°52'29" West, 54.94 feet, to a calculated point for corner;
8. South 32°58'21" West, 18.69 feet, to a calculated point for corner;
9. South 14°31'00" East, 85.90 feet, to a calculated point for corner;
10. South 53°07'50" West, 22.73 feet, to a calculated point for corner;

11. South 00°15'01" East, 66.37 feet, to a calculated point for corner;
12. South 57°33'04" West, 11.06 feet, to a calculated point for corner;
13. North 40°44'02" West, 41.86 feet, to a calculated point for corner;
14. South 61°32'47" West, 12.77 feet, to a calculated point for corner;
15. South 11°29'32" East, 37.41 feet, to a calculated point for corner;
16. South 74°12'04" West, 17.95 feet, to a calculated point for corner;
17. South 20°12'00" West, 60.73 feet, to a calculated point for a common corner of same, being the southwesterly corner of the herein described 2.635 acre tract;

THENCE North 29°13'23" West, continuing over and across said 88.905 acre tract, at a distance of 50.00 feet, pass a ½ inch iron rod with cap stamped "100834-00" set for reference, in all, a total distance of 489.57 feet, to the **POINT OF BEGINNING** and containing a computed area of 2.635 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

May 23, 2022
Date

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

Exhibit B – Survey of the Property

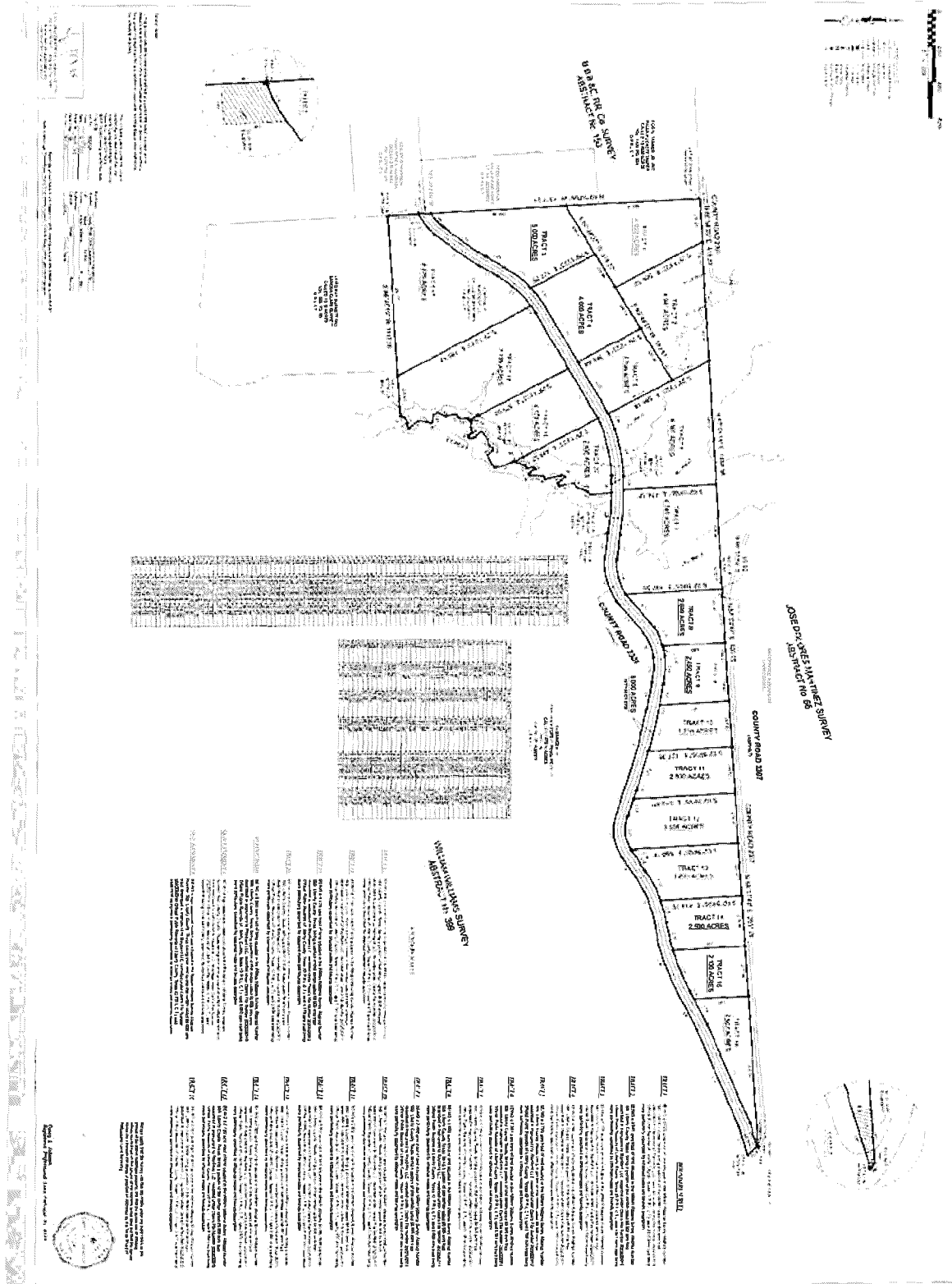


Exhibit C – Fence Specifications

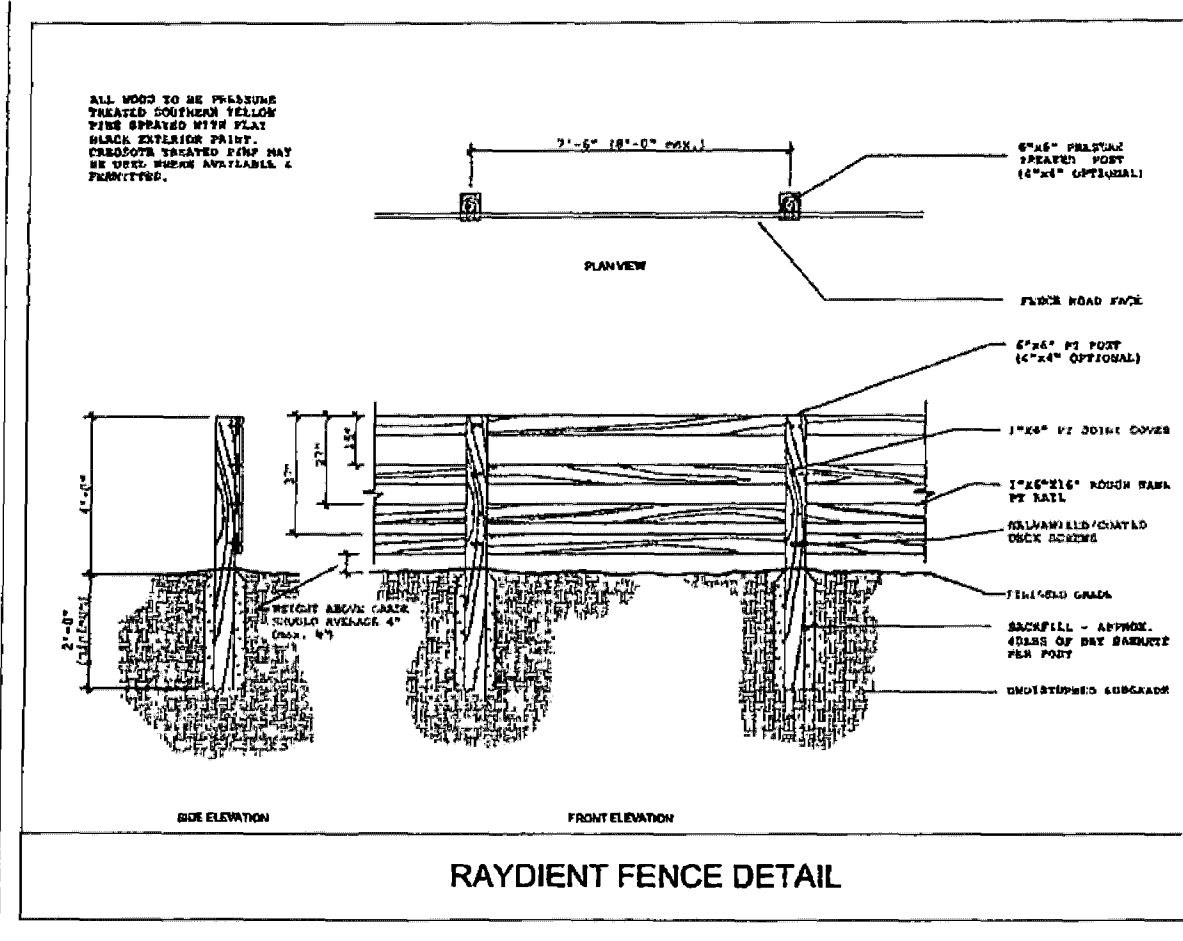


Exhibit D- Sign Easements



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 A
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS**

BEING a sign easement (easement) situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being over and across that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said easement being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail found in the apparent northerly line of said Williams Survey common to the apparent southerly line of the Jose Dolores Martinez Survey, Abstract Number 66, in the southerly margin of County Road 2307 (CR 2307), common to the northerly line of said 88.905 acre tract, being the northeasterly corner of the herein described easement,

THENCE South 41°16'18" East, 5.63 feet, with a northeasterly line of said 88.905 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 2305 (CR 2305), for the southeasterly corner of the herein described easement;

THENCE South 74°24'23" West, 54.67 feet, severing, over and across said 88.905 acre tract, with the northerly margin of said CR 2305, to a calculated point for the southwesterly corner of the herein described easement;

THENCE North 03°28'11" West, 15.93 feet, continuing over and across said 88.905 acre tract, to a calculated point in the apparent common line between said Williams Survey and said Martinez Survey, the southerly margin of said CR 2307, the northerly line of said 88.905 acre tract, for the northwesterly corner of the herein described easement;

THENCE North 86°31'49" East, 50.00 feet, along the apparent common line between said Williams Survey and said Martinez Survey, with the southerly margin of said CR 2307, the northerly line of said 88.905 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 0.012 acres within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

June 6, 2022
Date

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



TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION
SIGN EASEMENT B
IN THE WILLIAM WILLIAMS SURVEY, ABSTRACT NUMBER 399
LIBERTY COUNTY, TEXAS**

BEING a sign easement (easement) situated in the William Williams Survey, Abstract Number 399, Liberty County, Texas, being over and across that certain called 88.905 acre tract described in instrument to Raydient LLC, recorded under Clerk's File Number 2022020310 Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said easement being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "100834-00" set in the apparent common line between said Williams Survey and the B.B.B. & C. RR. Co. Survey, Abstract Number 150, the southerly margin of County Road 2305 (CR 2305), the easterly line of that certain called 2.88 acre tract described in instrument to Wesley D. Harrison and Charlotte G. Harrison, recorded in Volume 1275, Page 571, O.P.R.L.C.T., the westerly line of said 88.905 acre tract, for the northwesterly corner of the herein described easement, from which a 1 inch iron pipe found for reference bears, North 02°51'18" West, 3.13 feet;

THENCE northeasterly, over and across said 88.905 acre tract, with the southerly margin of said CR 2305, with the arc of a curve to the left, 54.73 feet, the arc of said curve to the left having a radius of 272.09 feet, a central angle of 11°31'31", and a chord bearing of North 63°21'50" East, 54.64 feet, to a calculated point for the northeasterly corner of the herein describe easement;

THENCE continuing over and across said 88.905 acre tract, the following two courses and distances:

1. South 02°51'18" East, 72.03 feet, to a calculated point for the southeasterly corner of the herein described easement;
2. South 87°08'42" West, 50.00 feet, to a calculated point in the apparent common line between said Williams Survey and said B.B.B. & C. RR. Co. Survey, the common line between said 88.905 acre tract and said 2.88 acre tract, for the southwestly corner of the herein described easement;

THENCE North 02°51'18" West, 50.00 feet, with the apparent common line between said Williams Survey and said B.B.B. & C. RR. Co. Survey, the common line between said 88.905 acre tract and said 2.88 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 0.069 acres within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number R505-04.

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).

June 6, 2022
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.

2022049052 RESTR

10/05/2022 03:05:38 PM Total Fees: \$186.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas