



Control Number: 47713



Item Number: 1

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**Skelton | Slusher
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PLLC
Attorneys at Law

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PUBLIC UTILITY COMMISSION
FILING CLERK

Timothy J. Karczewski
Direct Dial: 936.632.3130
Direct Fax: 936.632.6545
tkarczewski@skeltonslusher.com

October 10, 2017

47713

VIA CMRRR NO. 7014 1820 0001 0132 2082

Public Utility Commission of Texas
Attention: Filing Clerk
P.O. Box 13326
Austin, Texas 78711-3326

In re: Woodland Hills Water, LLC Petition for Expedited
Release of Property

Dear Sir/Madam:

Enclosed are seven (7) copies (including original) of the
following documents for filing and consideration by the
Commission:

1. Petition for Expedited Release of Property by Woodland
Hills Water, LLC.;
2. Consent to Expedited Release of Property;
3. Two (2) drawings of the property;
4. Large scale map of the property; and
5. Thumb drives containing digital copies of the
documents.

A copy of the Tracking Number showing the efile is also enclosed.

Thank you for your assistance with this matter.

Very truly yours,


John D. Stover

JDS/rc
ND 4843-6619-5281, v 1

Enclosures

cc: Janet Wahrlich

BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS

PETITION FOR EXPEDITED RELEASE OF PROPERTY

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

TO THE HONORABLE PUBLIC UTILITY COMMISSION OF TEXAS:

The undersigned ("Petitioner") acting pursuant to the provisions of Texas Water Code Chapter 13, respectfully petitions the Public Utility Commission of Texas (the "Commission") for expedited release of the lands hereinafter described from the certificated service territory of Woodland Hills Water Company, LLC ("Water Company") and would show the following:

I.

Petitioner is the owner of 6,985.106 acres of real property being a 6,980.02 acre and a 5.086 acre tracts further described by metes and bounds in Exhibit "A" attached hereto and hereby incorporated by reference for all purposes (the "Property"). Petitioner intends to file a petition with the Texas Commission on Environmental Quality to create a municipal utility district on the property. Attached as Exhibit "B" hereto is a copy of three (3) deeds evidencing Petitioner's fee ownership of the Property.

II.

Water Company is the holder of water Certificate of Convenience and Necessity No. 12388 (the "CCN"). The Property is located within the certificated water service territory of Water Company, as defined by the CCN.

III.

The Property is located within Liberty County. Liberty County is adjacent to Harris County which has a population of at least one million.

IV.

Petitioner affirms that the Property is not receiving water or sewer service from Water Company which has consented to this release of property as shown on the attached Exhibit "C."

V.

Pursuant to Section 13.254(a-5) and (a-6) of the Texas Water Code, Petitioner is entitled to expedited release of the Property from the CCN because the Property: (i) is a tract of land at least 25 acres; (ii) is located within the CCN; (iii) is not receiving water or sewer service from

Water Company; and (iv) is located within a county adjacent to a county with a population of at least one million.

VI.

WHEREFORE, Petitioner prays that this Petition be deemed properly filed in accordance with Section 13.254(a-5) and (a-6) of the Texas Water Code; that this Petition be heard and granted in all respects; that the Commission enter an order releasing the Property from CCN No. 12388, and that such other orders, acts, procedures and relief be granted as are necessary and proper for the release of the Property from CCN No. 12388.

RESPECTFULLY SUBMITTED this 23rd day of March, 2017

RIVER RANCH HOLDINGS, L.L.C., a Texas limited liability company

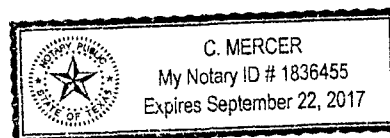
By: Eddie V. Gray
Eddie V. Gray, Manager

STATE OF TEXAS §
 §
COUNTY OF LIBERTY §

This instrument was acknowledged before me on the 23 day of MARCH, 2017, by Eddie V. Gray, Manager of River Ranch Holdings, LLC, a Texas limited liability company.

(Seal and Expiration)

C. Mercer
Notary Public, State of Texas



Being 6980.02 acres of land situated in the William Bloodgood Survey, Abstract 3, the William D. Smith Survey, Abstract 106, the H. E. & W. RR. Number 1131 Survey, Abstract 515, the William B. Kierstead Survey, Abstract 693, the George Pace Survey, Abstract 805, the Louis Davis Survey, Abstract 18, the A. P. Blackwell Survey, Abstract 782, the Robert Wiseman Survey, Abstract 392, and the T. & N. O. RR. Survey, Abstract 383, in Liberty County, Texas, and being the residue of that called 7449.781 acres of land as recorded in Liberty County Clerk's File Number 2009008952 and being more particularly described by metes and bounds as follows;

BEGINNING, at a found five eighths inch iron rod, marking the most northwesterly corner of said called 7450.588 acre tract, the southwesterly corner of a called 17.56 acre tract as recorded in Liberty County Clerk's File Number 2006012623 and in the east line of State Highway 146 (width varies). Said **BEGINNING** point having a Texas State Plane Coordinate System, Central Zone (4203) Value of Y= 9,997,553.25 and X= 4,013,812.92 (GRID);

1. **THENCE**, North 58 degrees 04 minutes 55 seconds East, along the most northerly line of said called 7450.588 acre tract and the south line of said called 17.56 acre tract, for a distance of 2,611.49 feet (called 2,601.00 feet), to a found one half inch iron rod (disturbed) for an angle point;
2. **THENCE**, North 87 degrees 23 minutes 42 seconds East, continuing along the northerly line of said called 7450.588 acre tract and the south line of said called 17.56 acre tract, for a distance of 74.68 feet (called 74.54 feet) to a found one half inch iron rod (disturbed) for an interior corner;
3. **THENCE**, North 02 degrees 41 minutes 57 seconds West, along an interior corner of said called 7450.588 acre tract, for a distance of 139.09 feet (called 138.89 feet), to a found one half inch iron rod, marking an exterior corner of said called 7450.58 acre tract;
4. **THENCE**, North 87 degrees 27 minutes 21 seconds East, along an exterior line of said called 7450.588 acre tract, a distance of 1038.04 feet to a found two inch iron pipe (disturbed);
5. **THENCE**, North 87 degrees 20 minutes 53 seconds East continuing along an exterior line of said called 7450.588 acre tract a distance of 6578.98 feet to a found two inch iron pipe;
6. **THENCE**, South 02 degrees 39 minutes 21 seconds East continuing along an exterior line of said called 7450.588 acre tract a distance of 139.61 feet to a found two inch iron pipe;

7. **THENCE**, North 87 degrees 16 minutes 21 seconds East continuing along an exterior line of said called 7450.588 acre tract a distance of 7238.81 feet to a found two inch iron pipe in the westerly right-of-way line of Liberty County Road Number 455;
8. **THENCE**, South 15 degrees 26 minutes 45 seconds East along said westerly right-of-way line of Liberty County Road Number 455, a distance of 1458.52 feet to a found two inch iron pipe;
9. **THENCE**, North 86 degrees 22 minutes 33 seconds East a distance of 61.66 feet to a found one half inch iron rod with cap 'BHA' marking the north west corner of a called 2.67 acres as recorded in Liberty County Clerks (LCCFN) 2012007988;
10. **THENCE**, South 15 degrees 08 minutes 32 seconds East along the west line of said called 2.67 acres, a distance of 770.50 feet to an angle point;
11. **THENCE**, South 00 degrees 46 minutes 36 seconds West a distance of 349.09 feet to a found one and one half inch iron pipe marking the northeast corner of a called 4.113 acres LCCFN 20108323;
12. **THENCE**, North 89 degrees 38 minutes 50 seconds West along the northerly line of said a called 4.113 acres, a distance of 631.10 feet to a found one half inch iron rod with cap '5068';
13. **THENCE**, South 03 degrees 14 minutes 43 seconds East along the westerly line of said a called 4.113 acres, a distance of 238.21 feet to a found one and one half inch iron pipe;
14. **THENCE**, South 77 degrees 57 minutes 13 seconds East along the southerly line of said a called 4.113 acres a distance of 100.90 feet to the northerly line of called Possible Conflict Area in LCCFN 20078486;
15. **THENCE**, South 87 degrees 10 minutes 33 seconds West along the northerly line of called Possible Conflict Area, a distance of 1866.59 feet to a found one and one half inch iron pipe (destroyed);
16. **THENCE**, South 03 degrees 22 minutes 15 seconds East along the westerly line of called Possible Conflict Area, a distance of 103.25 feet to a 'Boat Spike in Concrete' marking the fenced northerly of Hilton tract as recorded at LCCFN 20078486;
17. **THENCE**, South 02 degrees 53 minutes 32 seconds East along the said Hilton tract, a distance of 3361.75 feet to a found one and one half inch rod being in the north line of 1454.19 acre tract described in Volume 1307, Page 88 of the Deed Records of Liberty County (DRLC);
18. **THENCE**, South 87 degrees 17 minutes 29 seconds West along the north line of said 1454.19 acre tract a distance of 463.43 feet to a found one and one half inch rod;

19. **THENCE**, South 03 degrees 53 minutes 48 seconds East along the west line of said 1454.19 acre tract, and the west line of that certain called 473.221 acre tract described in Volume 1933, Page 384 DRLC, a distance of 11,157.52 feet to found two inch iron pipe marking the southwest corner of said 473.221 acre tract;
20. **THENCE**, North 85 degrees 18 minutes 55 seconds East along the south line of said 473.221 acre tract, a distance of 1570.06 feet to found two and one half inch iron pipe;
21. **THENCE**, North 85 degrees 03 minutes 56 seconds East continuing along said south line of said 473.221 acre tract, a distance of 1730.86 feet to a found five eighths inch iron rod in northwesterly right-of-way line of the Coastal Industrial Water Authority Canal;

THENCE along and with said Coastal Industrial Water Authority Canal right-of-way, the following six (6) courses:

- 1) **THENCE**, along a curve to the right 232.37 feet along, said curve having a radius of 727.99 feet said curve having a chord direction of South 33 degrees 18 minutes 41 seconds West and a chord length of 231.39 feet;
- 2) **THENCE**, South 43 degrees 33 minutes 12 seconds West a distance of 879.97 feet to a found five eighths inch iron rod;
- 3) **THENCE**, South 43 degrees 21 minutes 29 seconds West a distance of 717.51 feet to a found five eighths inch iron rod;
- 4) **THENCE**, South 42 degrees 46 minutes 40 seconds West a distance of 6748.15 feet to a found five eighths inch iron rod;
- 5) **THENCE**, South 68 degrees 32 minutes 55 seconds West a distance of 388.20 feet to a found five eighths inch iron rod;
- 6) **THENCE**, South 01 degrees 29 minutes 02 seconds East a distance of 117.76 feet to the centerline of Old River;

THENCE along and with said centerline of Old River, same being said Wiseman Survey westerly line and said Welch Survey easterly line, the following sixty-five (65) courses:

- 1) **THENCE**, South 58 degrees 09 minutes 08 seconds West a distance of 15.75 feet to an angle point;
- 2) **THENCE**, North 64 degrees 44 minutes 18 seconds West a distance of 91.26 feet to an angle point;
- 3) **THENCE**, North 32 degrees 00 minutes 26 seconds West a distance of 136.24 feet to an angle point;

- 4) **THENCE**, South 66 degrees 19 minutes 52 seconds West a distance of 64.65 feet to an angle point;
- 5) **THENCE**, North 43 degrees 26 minutes 23 seconds West a distance of 46.30 feet to an angle point;
- 6) **THENCE**, North 29 degrees 49 minutes 53 seconds West a distance of 59.08 feet to an angle point;
- 7) **THENCE**, North 06 degrees 18 minutes 15 seconds East a distance of 37.01 feet to an angle point;
- 8) **THENCE**, North 23 degrees 39 minutes 11 seconds East a distance of 52.62 feet to an angle point;
- 9) **THENCE**, North 31 degrees 33 minutes 27 seconds East a distance of 77.59 feet to an angle point;
- 10) **THENCE**, North 13 degrees 09 minutes 50 seconds East a distance of 87.73 feet to an angle point;
- 11) **THENCE**, North 20 degrees 07 minutes 22 seconds West a distance of 11.17 feet to an angle point;
- 12) **THENCE**, North 59 degrees 01 minutes 35 seconds West a distance of 62.45 feet to an angle point;
- 13) **THENCE**, North 46 degrees 03 minutes 11 seconds West a distance of 30.31 feet to an angle point;
- 14) **THENCE**, North 14 degrees 26 minutes 18 seconds East a distance of 104.09 feet to an angle point;
- 15) **THENCE**, North 27 degrees 55 minutes 38 seconds West a distance of 38.19 feet to an angle point;
- 16) **THENCE**, North 36 degrees 17 minutes 37 seconds West a distance of 60.70 feet to an angle point;
- 17) **THENCE**, North 35 degrees 26 minutes 18 seconds East a distance of 23.80 feet to an angle point;
- 18) **THENCE**, North 69 degrees 01 minutes 02 seconds East a distance of 165.04 feet to an angle point;
- 19) **THENCE**, North 43 degrees 19 minutes 31 seconds East a distance of 21.99 feet to an angle point;
- 20) **THENCE**, North 16 degrees 10 minutes 24 seconds East a distance of 46.70 feet to an angle point;
- 21) **THENCE**, North 17 degrees 01 minutes 36 seconds West a distance of 86.60 feet to an angle point;
- 22) **THENCE**, North 08 degrees 32 minutes 02 seconds West a distance of 87.59 feet to an angle point;
- 23) **THENCE**, North 10 degrees 49 minutes 06 seconds East a distance of 19.61 feet to an angle point;
- 24) **THENCE**, North 69 degrees 03 minutes 33 seconds East a distance of 16.49 feet to an angle point;
- 25) **THENCE**, South 63 degrees 21 minutes 41 seconds East a distance of 123.98 feet to an angle point;
- 26) **THENCE**, North 84 degrees 00 minutes 08 seconds East a distance of 46.55 feet to an angle point;

- 27) **THENCE**, North 25 degrees 09 minutes 01 seconds East a distance of 20.14 feet to an angle point;
- 28) **THENCE**, North 15 degrees 23 minutes 39 seconds East a distance of 22.11 feet to an angle point;
- 29) **THENCE**, North 66 degrees 13 minutes 45 seconds East a distance of 41.01 feet to an angle point;
- 30) **THENCE**, North 84 degrees 10 minutes 10 seconds East a distance of 43.69 feet to an angle point;
- 31) **THENCE**, South 68 degrees 10 minutes 57 seconds East a distance of 121.53 feet to an angle point;
- 32) **THENCE**, North 84 degrees 58 minutes 51 seconds East a distance of 22.29 feet to an angle point;
- 33) **THENCE**, North 63 degrees 25 minutes 30 seconds East a distance of 23.15 feet to an angle point;
- 34) **THENCE**, North 07 degrees 58 minutes 23 seconds East a distance of 38.31 feet to an angle point;
- 35) **THENCE**, North 02 degrees 03 minutes 41 seconds East a distance of 53.18 feet to an angle point;
- 36) **THENCE**, North 32 degrees 30 minutes 05 seconds East a distance of 130.71 feet to an angle point;
- 37) **THENCE**, North 47 degrees 36 minutes 35 seconds East a distance of 110.53 feet to an angle point;
- 38) **THENCE**, North 04 degrees 43 minutes 59 seconds West a distance of 30.78 feet to an angle point;
- 39) **THENCE**, North 33 degrees 31 minutes 55 seconds West a distance of 26.08 feet to an angle point;
- 40) **THENCE**, North 39 degrees 08 minutes 01 seconds West a distance of 66.79 feet to an angle point;
- 41) **THENCE**, North 22 degrees 19 minutes 44 seconds East a distance of 38.56 feet to an angle point;
- 42) **THENCE**, North 54 degrees 43 minutes 58 seconds East a distance of 38.32 feet to an angle point;
- 43) **THENCE**, South 65 degrees 09 minutes 17 seconds East a distance of 103.31 feet to an angle point;
- 44) **THENCE**, North 28 degrees 04 minutes 20 seconds East a distance of 37.48 feet to an angle point;
- 45) **THENCE**, North 08 degrees 48 minutes 54 seconds East a distance of 114.60 feet to an angle point;
- 46) **THENCE**, North 21 degrees 43 minutes 04 seconds East a distance of 107.20 feet to an angle point;
- 47) **THENCE**, North 55 degrees 52 minutes 47 seconds West a distance of 19.09 feet to an angle point;
- 48) **THENCE**, North 80 degrees 47 minutes 51 seconds West a distance of 84.42 feet to an angle point;
- 49) **THENCE**, South 70 degrees 45 minutes 49 seconds West a distance of 98.65 feet to an angle point;

- 50) **THENCE**, North 08 degrees 27 minutes 34 seconds West a distance of 74.91 feet to an angle point;
- 51) **THENCE**, North 42 degrees 34 minutes 37 seconds West a distance of 55.08 feet to an angle point;
- 52) **THENCE**, North 03 degrees 20 minutes 32 seconds West a distance of 134.32 feet to an angle point;
- 53) **THENCE**, North 10 degrees 41 minutes 17 seconds West a distance of 227.57 feet to an angle point;
- 54) **THENCE**, North 60 degrees 20 minutes 56 seconds East a distance of 77.08 feet to an angle point;
- 55) **THENCE**, North 44 degrees 11 minutes 48 seconds East a distance of 40.40 feet to an angle point;
- 56) **THENCE**, North 26 degrees 03 minutes 04 seconds West a distance of 73.67 feet to an angle point;
- 57) **THENCE**, North 24 degrees 08 minutes 47 seconds East a distance of 73.80 feet to an angle point;
- 58) **THENCE**, North 36 degrees 57 minutes 07 seconds East a distance of 178.12 feet to an angle point;
- 59) **THENCE**, North 16 degrees 05 minutes 57 seconds West a distance of 84.97 feet to an angle point;
- 60) **THENCE**, North 01 degrees 11 minutes 32 seconds East a distance of 125.69 feet to an angle point;
- 61) **THENCE**, North 83 degrees 06 minutes 00 seconds East a distance of 28.45 feet to an angle point;
- 62) **THENCE**, North 04 degrees 15 minutes 12 seconds West a distance of 338.20 feet to an angle point;
- 63) **THENCE**, North 16 degrees 11 minutes 51 seconds West a distance of 34.92 feet to an angle point;
- 64) **THENCE**, North 73 degrees 51 minutes 47 seconds West a distance of 50.61 feet to an angle point;
- 65) **THENCE**, South 87 degrees 32 minutes 41 seconds West a distance of 68.54 feet to the most southerly corner of that certain called 22.50 acre tract described in Volume 1619, page 569 of the DRLC;

- 22. **THENCE**, North 57 degrees 02 minutes 30 seconds East along and with the southeast line of said 22.50 acre tract, same being the northwest line of said 77.50 acre tract, a distance of 2451.67 feet to east corner of said 22.50 acre tract;
- 23. **THENCE**, North 32 degrees 57 minutes 30 seconds West along and with said 22.50 acre tract, a distance of 419.64 feet to a found five eighths inch iron rod marking the north corner of said 22.50 tract;
- 24. **THENCE**, South 57 degrees 03 minutes 57 seconds West a distance of 5846.98 feet to a found five eighths inch iron rod with cap 'BHA INC' the southeast corner of a called 68.1917 acre tract recorded at LCCFN 2012016189;

25. **THENCE**, North 07 degrees 59 minutes 42 seconds West along the east line of said called 68.1917 acre tract, a distance of 2943.33 feet to the most northerly corner of said called 68.1917 acre tract;
26. **THENCE**, South 19 degrees 28 minutes 28 seconds West along the westerly line of said called 68.1917 acre tract, 4375.56 feet to a found five eighths inch iron rod with cap 'BHA INC' the original southerly line of said called 7449.781 acre tract;
27. **THENCE**, South 57 degrees 03 minutes 46 seconds West along said original southerly line of said called 7449.781 acre tract a distance of 751.74 feet to a found five eighths inch iron rod with cap 'BHA INC' the southeast corner of a called 326.1099 acre tract recorded at LCCFN 2012016189;
28. **THENCE**, North 19 degrees 32 minutes 27 seconds East along the easterly line of said called 326.1099 acre tract, a distance of 5769.72 feet to a found five eighths inch iron rod with cap 'BHA INC' the most northeasterly corner of said called 326.1099 acre tract;
29. **THENCE**, South 56 degrees 18 minutes 04 seconds West along the northerly line of said called 326.1099 acre tract, a distance of 620.59 feet to a found five eighths inch iron rod with cap 'BHA INC';
30. **THENCE**, South 57 degrees 47 minutes 30 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 877.17 feet to a found five eighths inch iron rod with cap 'BHA INC';
31. **THENCE**, South 58 degrees 39 minutes 47 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 161.98 feet to a found five eighths inch iron rod with cap 'BHA INC';
32. **THENCE**, South 68 degrees 31 minutes 35 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 151.08 feet to a found five eighths inch iron rod with cap 'BHA INC';
33. **THENCE**, South 59 degrees 23 minutes 14 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 156.34 feet to a found five eighths inch iron rod with cap 'BHA INC';
34. **THENCE**, South 56 degrees 31 minutes 46 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 661.76 feet to a found five eighths inch iron rod with cap 'BHA INC';
35. **THENCE**, South 57 degrees 20 minutes 26 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 811.33 feet to a found five eighths inch iron rod with cap 'BHA INC';

36. **THENCE**, South 57 degrees 06 minutes 17 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 1865.29 feet to a found five eighths inch iron rod with cap 'BHA INC' the most westerly northwest corner of said called 326.1099 acre tract;
37. **THENCE**, South 56 degrees 57 minutes 24 seconds West a distance of 1137.99 feet a found one half inch iron rod for the most westerly northwest corner of said called 326.1099 acre tract;
38. **THENCE**, South 33 degrees 26 minutes 26 seconds East a distance of 448.39 feet to a found five eighths inch iron rod with cap 'BHA INC';
39. **THENCE**, South 56 degrees 53 minutes 12 seconds West a distance of 1150.30 feet to a found five eighths inch iron rod with cap 'BHA INC' in east right-of-way line of State Highway Number 146;

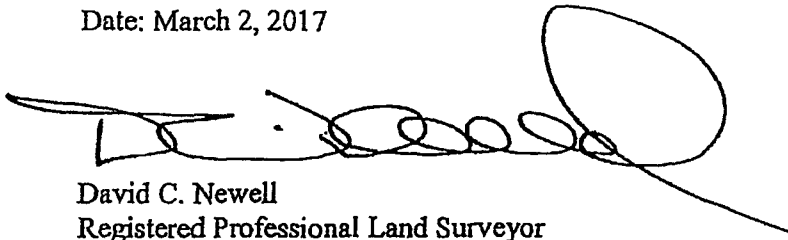
THENCE, along and with said east right-of-way line of State Highway Number 146, the following nine (9) courses:

- 1) **THENCE**, North 11 degrees 11 minutes 04 seconds West a distance of 10062.63 feet to a TXDoT type II monument for the point of curvature of a curve to the right;
- 2) **THENCE**, an arc distance of 1298.55 feet along a curve to the right, said curve having a radius of 22803.27 feet and a chord direction and distance of North 09 degrees 32 minutes 08 seconds West 1298.37 feet to a TXDoT type II monument (disturbed);
- 3) **THENCE**, North 07 degrees 55 minutes 26 seconds West a distance of 2291.62 feet to a TXDoT type II monument for the point of curvature of a curve to the left;
- 4) **THENCE**, an arc distance of along a curve to the left 537.71 feet along a curve to the left, said curve having a radius of 10845.00 feet said and a chord direction and distance of North 09 degrees 30 minutes 54 seconds West 537.66 feet;
- 5) **THENCE**, North 08 degrees 17 minutes 04 seconds West a distance of 284.82 feet to a TXDoT type II monument for the point of curvature of a curve to the left;
- 6) **THENCE**, an arc distance of along a curve to the left 119.30 feet along a curve to the left, said curve having a radius of 4399.00 feet said and a chord direction and distance of North 09 degrees 56 minutes 28 seconds West and a chord length of 119.29 feet to a TXDoT type II monument;
- 7) **THENCE**, North 10 degrees 04 minutes 16 seconds West a distance of 376.86 feet to an angle point to a TXDoT type II monument;

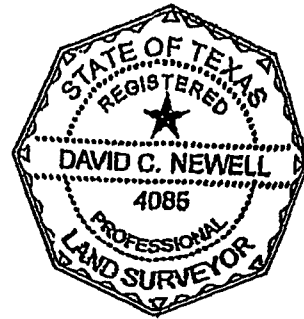
- 8) **THENCE**, South 82 degrees 05 minutes 03 seconds West a distance of 18.68 feet to an angle point;
- 9) **THENCE**, North 07 degrees 54 minutes 46 seconds West, a distance of 5746.34 feet to a set five eighths inch iron rod with cap stamped "CCI", being the beginning of a curve to the right;
- 10) **THENCE**, an arc distance of 361.93 feet along said curve to the right, said curve having a radius of 7630.00 feet and a chord direction and distance of North 06 degrees 33 minutes 13 seconds West 361.90 feet, to the **POINT OF BEGINNING**;

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83.

Date: March 2, 2017



David C. Newell
Registered Professional Land Surveyor
Texas Registration No. 4085
Civil Concepts, Inc. - 713-947-6606
T.B.P.L.S. FIRM REG. NO. 10039400



PARCEL DESCRIPTION
5.086 ACRES

A tract of land containing 5.086 acres being out of a called 7450.588 acre tract as recorded in Liberty County Clerk's File Number 2009008952 (LCCFN) and a called 110.1 acre tract (called in possible conflict with said 7450.588 acres) recorded in LCCFN 20078486 and called 3.9 acre tract (as occupied and fenced) recorded in LCCFN 20124799 and called 4.0 acre tract (as occupied and fenced) recorded in LCCFN 2015009124, being located in the W.D Smith Survey, Abstract Number 106, Liberty County, Texas, and being more particularly described by metes and bounds as follows;

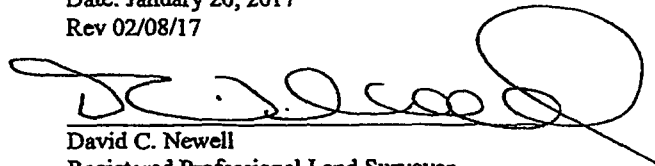
COMMENCING, at a found one and one half inch iron pipe, marking an interior easterly corner of said called 7450.588 acre tract, the southwesterly corner of a called 4.113 acre tract as recorded in Liberty County Clerk's File No. 20108323. Said **COMMENCING** point having a Texas State Plane Coordinate System, Central Zone (4203) Value of Y= 9,996,901.65 and X= 4,030,970.54 (GRID);

THENCE, South 78 degrees 01 minutes 38 seconds East, along an interior easterly line of said called 7450.588 acre tract and the southerly line of said called 4.113 acre tract, for a distance of 101.19 feet, to the most northerly northeast corner of said 110.1 acre tract, the **POINT OF BEGINNING**;

1. **THENCE**, South 78 degrees 01 minutes 38 seconds East, continuing along said interior easterly line of said called 7450.588 acre tract and the southerly line of said called 4.113 acre tract and northeast interior line of said 110.1 acre tract, for a distance of 434.26 feet, to a found five eighths inch iron rod;
2. **THENCE**, South 87 degrees 22 minutes 05 seconds West, over and across said called 7450.588 acre tract and called 3.9 acre tract recorded in LCCFN 20124799 and called 4.0 acre tract recorded in LCCFN 2015009124, for a distance of 2285.98 feet to a found a boat spike in concrete;
3. **THENCE**, North 03 degrees 22 minutes 15 seconds West, over and across said called 7450.588 acre tract and the westerly line said 110.1 acre tract, for a distance of 103.26 feet, the northwest corner of said 110.1 acre tract;
4. **THENCE**, North 87 degrees 10 minutes 33 seconds East, over and across said called 7450.588 acre tract and along the northerly line of said 110.1 acre tract, a distance of 1867.09 feet to the **POINT OF BEGINNING**.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83.

Date: January 20, 2017
Rev 02/08/17



David C. Newell
Registered Professional Land Surveyor
Texas Registration No. 4085
Civil Concepts, Inc. - 713-947-6606
T.B.P.L.S. FIRM REG. NO. 10039400





**Special Warranty Deed
With Vendor's Lien in Favor of The First Liberty National Bank**

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: March 23, 2017

Grantor: Weldon W. Alders and Paula C. Alders, husband and wife

Grantor's Mailing Address:

11099 Goose Prairie Road
Midway, TX 75852

Grantee: River Ranch Holdings, LLC, a Texas limited liability company

Grantee's Mailing Address:

P. O. Box 638
Baytown, TX 77522

Consideration: Ten and No/100's (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged; and that certain Promissory Note dated March 23, 2017 from River Ranch Holdings, LLC, a Texas limited liability company, as Maker, to The First Liberty National Bank, Liberty, Texas, as Payee in the principal amount of Two Million Five Hundred Sixteen Thousand Four Hundred Eleven and No/100's (\$2,516,411.00)) bearing interest per annum and with terms described in the note. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of The First Liberty National Bank, Liberty, Texas and by a first-lien deed of trust dated March 23, 2017 from Grantee to Edward B. Pickett, Trustee.

Property (including any improvements): A tract of land containing 671.043 acres being out of a called 7450.588 acre tract as recorded in Liberty County Clerk's File No. 2009008952 and being located in the William Bloodgood Survey, Abstract Number 3, the W.D. Smith Survey, Abstract Number 106, the H.E. & W. RR No. 1131 Survey, Abstract Number 515 and the G. Pace Survey, Abstract Number 805, Liberty County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

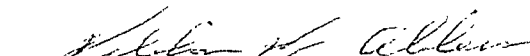
Reservations from Conveyance: None


Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration; unexpired oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor; standby fees, taxes, and assessments by any taxing authority for the year 2017 which have been prorated at closing and subsequent years which will be paid by the Grantee, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, which Grantee assumes; validly existing utility easements serving the Property; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of the regulations and ordinances of the City of Dayton, Liberty County, Old River Drainage District No. 1 or other governmental district, agency, or authority having jurisdiction over the Property, and the matters listed on Exhibit "B" attached hereto and made a part hereof for all purposes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.


Weldon W. Alders

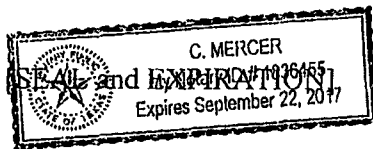

Paula C. Alders

STATE OF TEXAS

COUNTY OF Liberty

Before me, a notary public, on this day personally appeared Weldon W. Alders and Paula C. Alders, being the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23 day of March, 2017.



C. Mercer
Notary Public for the State of Texas

EXHIBIT "A"

PARCEL DESCRIPTION 671.043 ACRES

A tract of land containing 671.043 acres being out of a called 7450.588 acre tract as recorded in Liberty County Clerk's File No. 2009008952 and being located in the William Bloodgood Survey, Abstract Number 3, the W.D Smith Survey, Abstract Number 106, the H.E. & W. RR No, 1131 Survey, Abstract Number 515 and the G. Pace Survey, Abstract Number 805, Liberty County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING, at a found five eighths inch iron rod, marking the most northwesterly corner of said called 7450.588 acre tract, the southwesterly corner of a called 17.56 acre tract as recorded in Liberty County Clerk's File No. 2006012623 and in the east line of State Highway 146 (width varies). Said **BEGINNING** point having a Texas State Plane Coordinate System, Central Zone (4204) Value of Y= 9,997,553.25 and X= 4,013,812.92 (GRID);;

1. **THENCE**, North 58 degrees 04 minutes 55 seconds East, along the most northerly line of said called 7450.588 acre tract and the south line of said called 17.56 acre tract, for a distance of 2,611.49 feet (called 2,601.00 feet), to a found one half inch iron rod for an angle point;
2. **THENCE**, North 87 degrees 23 minutes 42 seconds East, continuing along the northerly line of said called 7450.588 acre tract and the south line of said called 17.56 acre tract, for a distance of 74.68 feet (called 74.54 feet) to a found one half inch iron rod for an interior corner;
3. **THENCE**, North 02 degrees 41 minutes 57 seconds West, along an interior corner of said called 7450.588 acre tract, for a distance of 139.09 feet (called 138.89 feet), to a found one half inch iron rod, marking an exterior corner of said called 7450.58 acre tract;
4. **THENCE**, North 87 degrees 27 minutes 21 seconds East, along an exterior line of said called 7450.588 acre tract, for a distance of 591.07 feet to a set five eighths inch iron rod with cap stamped "CCI", in the centerline of East Prong of Old River;
5. **THENCE**, along the center line of said East Prong of Old River for the following courses;
 1. South 53 degrees 39 minutes 09 seconds East, a distance of 69.27 feet;
 2. North 88 degrees 06 minutes 24 seconds East, a distance of 277.83 feet;
 3. South 66 degrees 34 minutes 17 seconds East, a distance of 225.09 feet;
 4. South 24 degrees 34 minutes 02 seconds East, a distance of 88.31 feet;
 5. South 03 degrees 14 minutes 23 seconds West, a distance of 121.82 feet;
 6. South 25 degrees 56 minutes 32 seconds West, a distance of 94.42 feet;
 7. South 23 degrees 19 minutes 04 seconds East, a distance of 144.94 feet;
 8. South 48 degrees 16 minutes 51 seconds East, a distance of 255.18 feet;
 9. South 37 degrees 14 minutes 05 seconds East, a distance of 216.18 feet;
 10. South 64 degrees 55 minutes 57 seconds East, a distance of 157.08 feet;

EXHIBIT "B"

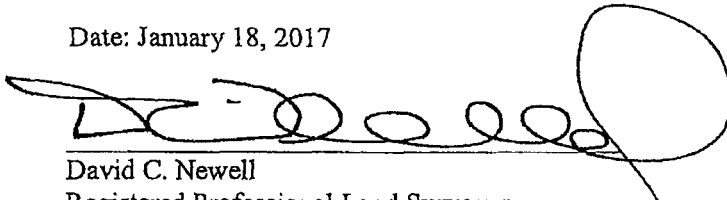
11. South 31 degrees 53 minutes 27 seconds East, a distance of 121.63 feet;
12. South 04 degrees 17 minutes 21 seconds East, a distance of 92.05 feet;
13. South 15 degrees 24 minutes 01 seconds West, a distance of 397.51 feet;
14. South 04 degrees 27 minutes 20 seconds East; a distance of 177.24 feet;
15. South 40 degrees 06 minutes 03 seconds East, a distance of 171.01 feet;
16. South 02 degrees 50 minutes 48 seconds East, a distance of 415.88 feet;
17. South 28 degrees 36 minutes 38 seconds East, a distance of 143.77 feet;
18. South 43 degrees 17 minutes 55 seconds East, a distance of 163.97 feet;
19. South 26 degrees 57 minutes 08 seconds East, a distance of 151.89 feet;
20. South 14 degrees 13 minutes 33 seconds West, a distance of 168.09 feet;
21. South 02 degrees 07 minutes 16 seconds West, a distance of 124.01 feet;
22. South 21 degrees 48 minutes 05 seconds East, a distance of 61.79 feet;
23. South 01 degrees 20 minutes 33 seconds West, a distance of 293.82 feet;
24. South 10 degrees 18 minutes 17 seconds East, a distance of 179.60 feet;
25. South 15 degrees 38 minutes 32 seconds East, a distance of 119.16 feet;
26. South 03 degrees 06 minutes 39 seconds East, a distance of 211.44 feet;
27. South 10 degrees 12 minutes 50 seconds East, a distance of 258.83 feet;
28. South 18 degrees 07 minutes 19 seconds East, a distance of 132.80 feet;
29. South 24 degrees 03 minutes 26 seconds East, a distance of 140.74 feet;
30. South 30 degrees 39 minutes 02 seconds East, a distance of 216.07 feet;
31. South 33 degrees 07 minutes 47 seconds East, a distance of 260.33 feet;
32. South 40 degrees 54 minutes 52 seconds East, a distance of 227.76 feet;
33. South 30 degrees 57 minutes 50 seconds East, a distance of 401.44 feet;
34. South 41 degrees 11 minutes 09 seconds East, a distance of 219.55 feet;
35. South 30 degrees 18 minutes 40 seconds East, a distance of 172.79 feet;
36. South 43 degrees 03 minutes 31 seconds East, a distance of 191.59 feet;
37. South 28 degrees 22 minutes 09 seconds East, a distance of 130.40 feet;
38. South 33 degrees 08 minutes 08 seconds East, a distance of 197.32 feet;
39. South 26 degrees 33 minutes 54 seconds East, a distance of 143.68 feet;
40. South 42 degrees 54 minutes 04 seconds East, a distance of 310.14 feet;
41. South 30 degrees 50 minutes 16 seconds East, a distance of 179.07 feet;
42. South 23 degrees 01 minutes 32 seconds East, a distance of 199.48 feet;
43. South 32 degrees 14 minutes 33 seconds East, a distance of 176.36 feet;
44. South 25 degrees 49 minutes 52 seconds East, a distance of 28.83 feet;
6. **THENCE**, South 20 degrees 56 minutes 42 seconds East, a distance of 106.36 feet, to a set five eighths inch iron rod with cap stamped in north line of Lake River Ranch;
7. **THENCE**, South 82 degrees 19 minutes 51 seconds West, along the north line of Lake River Ranch, for a distance of 2,381.65 feet to a set five eighths inch iron rod with cap stamped "CCI";
8. **THENCE**, North 84 degrees 52 minutes 47 seconds West, continuing along the north line of said Lake River Ranch, for a distance of 301.41 feet to a set five eighths inch iron rod with cap stamped "CCI";

EXHIBIT "B"

9. **THENCE**, South 81 degrees 41 minutes 08 seconds West, continuing along the north line of said Lake River Ranch, for a distance of 2,742.97 feet to a set five eighths inch iron rod with cap stamped "CCI", in the west line of said called 7450.588 acre tract and the east line of said State Highway 146;
10. **THENCE**, North 07 degrees 54 minutes 45 seconds West, along the west line of said called 7450.588 acre tract and the east line of said State Highway 146, for a distance of 5,737.42 feet to a set five eighths inch iron rod with cap stamped "CCI", being the beginning of a curve to the right;
11. **THENCE**, for an arc length of 361.93 feet (called 369.37 feet), continuing along the west line of said called 7450.588 acre tract, the east line of said State Highway 146 and following a curve to the right, having a radius of 7,630.00 feet, a chord bearing of North 06 degrees 33 minutes 13 seconds West, and a chord distance of 361.90 feet (called 369.33 feet to the **POINT OF BEGINNING**.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83.

Date: January 18, 2017



David C. Newell
Registered Professional Land Surveyor
Texas Registration No. 4085
Civil Concepts, Inc. - 713-947-6606
T.B.P.L.S. FIRM REG. NO. 10039400



Exhibit "B" - Exceptions to Conveyance and Warranty – 671.043 acres

1. Right of Way dated December 19, 1936, executed by Sun Oil Company et al to State of Texas, recorded in Volume 209, Page 172 of the Deed Records of Liberty County, Texas.
2. Right of Way dated September 22, 1936, executed by Sun Oil Company et al to State of Texas, recorded in Volume 213, Page 614 of the Deed Records of Liberty County, Texas, and dated November 23, 1940, recorded in Volume 244, page 75 of the Deed Records of Liberty County, Texas.
3. Right of Way dated June 30, 1909, executed by Mrs. Mattie E. Davis to Gulf Pipeline Company, recorded in Volume 26, Page 303 of the Deed Records of Liberty County, Texas.
4. Right of Way dated 7/15/ 1909, executed by Ed S. Phelp to Gulf Pipeline Company, recorded in Volume 48 Page 336 of the Deed Records of Liberty County, Texas.
5. Right of Way dated May 23, 1930, executed by Moores Bluff Corporation to Gulf Pipeline Company, recorded in Volume 160, Page 501 of the Deed Records of Liberty County, Texas.
6. Right of Way dated July 8, 1909, executed by A.M. RENFRO ET AL to GULF PIPE LINE CO., recorded in Volume 26, Page 393 of the DEED Records of Liberty County, Texas.
7. Right of Way dated July 13, 1912, executed by MOORE'S BLUFF RICE CO to GULF PIPELINE CO, recorded in Volume 40, Page 181 of the DEED Records of Liberty County, Texas.
8. Right of Way dated April 7, 1910, executed by L.B. CARPENTER to OLD RIVER DRAINAGE DISTRICT NO. 1, recorded in Volume 32, Page 623 of the DEED Records of Liberty County, Texas.
9. Right of Way, executed by A. C. FREDERICKSON JR. to OLD RIVER DRAINAGE DISTRICT, recorded in Volume 32, Page 621 of the Deed Records of Liberty County, Texas.
10. Right of Way, executed by SUN OIL to HUMBLE PIPELINE COMPANY, recorded in Volume 215, Page 488 of the Deed Records of Liberty County, Texas.

11. Easement dated 8/18/2003, executed by Weldon W. Alders to Entergy Gulf States, Inc., recorded under Liberty County Clerk File #2004003283 of the Official Public Records of Liberty County, Texas.
12. Easement dated 7/18/2003, executed by Weldon W. Alders to Entergy Gulf States, Inc., recorded under Liberty County Clerk File #2004014741 of the Official Public Records of Liberty County, Texas.
13. Easement dated 10/5/2012, executed by Weldon W. Alders et ux to Oneok Sterling III Pipeline LLC, recorded under County Clerk's File No. 2012015780, of the Official Public Records of Liberty County, Texas.
14. Easement Amendment dated 08/13/2013, executed by Weldon W. Alders et ux to Oneok Sterling III Pipeline LLC, recorded under County Clerk's File No. 2013013107, of the Official Public Records of Liberty County, Texas.
15. Easement Amendment dated 12/9/2013, executed by Weldon W. Alders et ux to Oneok Sterling III Pipeline LLC, recorded under County Clerk's File No. 2014001235, of the Official Public Records of Liberty County, Texas.
16. Right-of-Way dated 04/30/2010, executed by Weldon W. Alders to Entergy Texas Inc FKA Entergy Gulf States Inc., recorded under County Clerk's File No. 2010012550, in the Official Public Records of Liberty County, Texas.
17. Right-of-Way dated 05/26/2016, executed by Weldon W. Alders to Entergy Texas Inc. FKA Entergy Gulf States Inc., recorded under County Clerk's File No. 2016010781, in the Official Public Records of Liberty County, Texas.
18. Annexing Ordinances and Service Plans filed by the City of Dayton in Volume 1921, Page 49, Volume 1921, Page 52, Volume 1921, Page 55, Volume 1953, Page 111, Volume 1953, Page 114, Volume 1953, Page 117, Volume 1953, Page 120, Volume 1953, Page 123, Volume 1953, Page 126, Clerks File No. 2016012096, Clerks File No. 2016012097 Official Public Records of Liberty County, Texas

19. Terms and Conditions regarding access to State Highway Facilities and/or Turnpike Project set out in instrument dated 04/30/2010 executed by Weldon W. Alders to The State of Texas recorded under Clerks File No. 2010006248 of the Official Public Records of Liberty County, Texas.
20. CC Amendment to Certificate of Adjudication dated 11/13/2009 executed by Texas Commission on Environmental Quality to American Rice Growers Association recorded under Clerks File No. 2009018956 of the Official Public Records of Liberty County, Texas, and conveyance of water rights shown by instrument dated 2/9/2010 recorded under Clerks File No. 2010002325 of the Official Public Records of Liberty County, Texas.
21. Subject to Rights of Parties in and to the portion of insured premises lying within the East Prong of Old River which is along the east property line and Big Ditch canal along the south property line, as shown on survey prepared by David C. Newell RPLS No. 4085

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Paulette Williams



Paulette Williams, County Clerk
Liberty County, Texas

March 23, 2017 02:46:48 PM

FEE: \$48.00 MCESSNA
WAR

2017004910



**Special Warranty Deed
With Vendor's Lien in Favor of Capital Farm Credit, FLCA**

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: March 21, 2017

Grantor: Weldon W. Alders and Paula C. Alders, husband and wife

Grantor's Mailing Address:

11099 Goose Prairie Road
Midway, TX 75852

Grantee: River Ranch Holdings, LLC, a Texas limited liability company

Grantee's Mailing Address:

P. O. Box 638
Baytown, TX 77522

Consideration: Ten and No/100's (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged; and that certain Promissory Note from River Ranch Holdings, LLC, a Texas limited liability company, as Maker, to Capital Farm Credit, FLCA, as Payee in the amount of Twenty-Three Million Six Hundred Fifty-Five Thousand Seven Hundred Seventy and No/100's (\$23,655,770.00) bearing interest per annum and with the terms described in the note. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Capital Farm Credit, FLCA, and by a first-lien deed of trust dated March 21, 2017 from Grantee to Ben R. Novosad, Trustee.

Property (including any improvements):

BEING 7450.588 acres of land situated in the William Bloodgood Survey, Abstract 3, the William D. Smith Survey, Abstract 106, the H. E. & W. RR. No. 1131 Survey, Abstract 515, the William E. Kierstead Survey, Abstract 693, the George Pace Survey, Abstract 805, the Louis Davis Survey, Abstract 18, the A. P. Blackwell Survey, Abstract 782, the Robert Wiseman Survey, Abstract 392, and the T. & N. O. RR. Survey, Abstract 383, in Liberty County, Texas, and being all of that called 7449.781 acres of land comprised of that certain

called 4692.715 acre tract described in Volume 1777, Page 75 of the Deed Records of Liberty County (D.R.L.C.), that certain called 139.223 acre tract described in Volume 1869, Page 696 of the D.R.L.C., that certain called 77.50 acre tract described in Volume 1878, Page 578 of the D.R.L.C., that certain called 28.319 acre tract described in Volume 1768, Page 669 of the D.R.L.C., that certain called 2493.202 acre tract described in Volume 1754, Page 697 of the D.R.L.C., and that certain called 18.822 acre tract described in Volume 1777, Page 40 of the D.R.L.C; said 7450.588 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

SAVE AND EXCEPT the following tracts:

50.00 acres more or less of land described in Deed dated 01/11/2010 executed by Weldon W. Alders to Joe A. Smith et ux recorded under Clerks File No. 201000921 of the Official Public Records of Liberty County, Texas.

19.282 acres of land described in Deed dated 04/30/2010 executed by Weldon W. Alders to The State of Texas recorded under Clerks File No. 2010006248 of the Official Public Records of Liberty County, Texas.

326.1099 acres more or less described in Deed dated 12/17/2012 executed by Weldon W. Alders et ux to Third Texas Resource LLC recorded under Clerks File No. 2012016189 of the Official Public Records of Liberty County, Texas.

68.1917 acres more or less described in Deed dated 12/17/2012 executed by Weldon W. Alders et ux to Third Texas Resource LLC recorded under Clerks File No. 2012016189 of the Official Public Records of Liberty County, Texas.

2.67 acres more or less described in Deed executed by Weldon W. Alders to Keith Gillard recorded under Clerks File No. 2012007988 of the Official Public Records of Liberty County, Texas.

Approximately 5.086 acres of land lying in conflict with properties owned by Langdon Honey Farms, Inc., Carla Murray Derease, David L. Hilton, Wendy Hilton, Joshua Hilton, Keshia Hilton, William H. Hilton and Deann Hilton.

A tract of land containing 671.043 acres being out of a called 7450.588 acre tract as recorded in Liberty County Clerk's File No. 2009008952 and being located in the William Bloodgood Survey, Abstract Number 3, the W.D Smith Survey, Abstract Number 106, the H.E. & W. R.R. No. 1131 Survey, Abstract Number 515 and the G. Pace Survey, Abstract Number 805, Liberty County, Texas,

All of which **SAVE AND EXCEPT** tracts being more particularly described by metes and bounds as part of Exhibit "A".

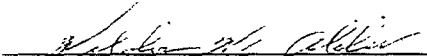
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration; unexpired oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor; standby fees, taxes, and assessments by any taxing authority for the year 2017 which have been prorated at closing and subsequent years which will be paid by the Grantee, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, which Grantee assumes; validly existing utility easements serving the Property; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of the regulations and ordinances of the City of Dayton, Liberty County, Old River Drainage District No. 1 or other governmental district, agency, or authority having jurisdiction over the Property, and the matters listed on Exhibit "B" attached hereto and made a part hereof for all purposes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.


Weldon W. Alders

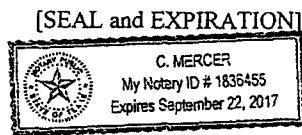

Paula C. Alders

STATE OF TEXAS

COUNTY OF Liberty

Before me, a notary public, on this day personally appeared Weldon W. Alders and Paula C. Alders, being the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23 day of March, 2017.



C. Mercer
Notary Public for the State of Texas

Atty RRH- Alders Deeds -Special Warranty w VL Capital Farm Credit

Loan No.: 946070
Borrower.: River Ranch
Assn.: Capital Farm Credit, FLCA
Branch: Dayton

EXHIBIT "A"

BEING 7450.588 acres of land situated in the William Bloodgood Survey, Abstract 3, the William D. Smith Survey, Abstract 106, the H. E. & W. RR. No. 1131 Survey, Abstract 515, the William E. Kierstead Survey, Abstract 693, the George Pace Survey, Abstract 805, the Louis Davis Survey, Abstract 18, the A. P. Blackwell Survey, Abstract 782, the Robert Wiseman Survey, Abstract 392, and the T. & N. O. RR. Survey, Abstract 383, in Liberty County, Texas, and being all of that called 7449.781 acres of land comprised of that certain called 4692.715 acre tract described in Volume 1777, Page 75 of the Deed Records of Liberty County (D.R.L.C.), that certain called 139.223 acre tract described in Volume 1869, Page 696 of the D.R.L.C., that certain called 77.50 acre tract described in Volume 1878, Page 578 of the D.R.L.C., that certain called 28.319 acre tract described in Volume 1768, Page 669 of the D.R.L.C., that certain called 2493.202 acre tract described in Volume 1754, Page 697 of the D.R.L.C., and that certain called 18.822 acre tract described in Volume 1777, Page 40 of the D.R.L.C.; said 7450.588 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 2 & 1/2-inch iron pipe found in the northwesterly line of the C. C. P. Welch Survey, Abstract 115, at the south corner of said Louis Davis Survey and the east corner of said T. & N. O. RR. Survey, same being the south corner of said 4692.715 acre tract and the east corner of that certain called 10.0 acre tract described in Volume 1963, Page 867 of the D.R.L.C;

THENCE NORTH 32°39'10" West a distance of 2643.63 feet along and with the westerly line of said Louis Davis Survey, the easterly line of said T. & N. O. RR. Survey, the northeast line of said 10.0 acre tract, the northeast line of that certain called 15.0 acre tract described in Volume 1503, Page 859, the northeast line of that certain called 10.331 acre tract described in Volume 1609, Page 87, the northeast line of that certain called 10.314 acre tract described in Volume 1721, Page 68, and the northeast line of that certain called 12.0 acre tract described in Volume 1674, Page 914 to a 1/2-inch iron rod found at the northeast corner of said 12.0 acre tract, same being the southeast corner of said 28.319 acre tract;

THENCE SOUTH 57°38'07" West a distance of 990.22 feet along and with the north line of said 12.0 acre tract and the south line of said 28.319 acre tract to a 1/2-inch iron rod found in the east right-of-way line of State Highway No. 146;

THENCE along and with said east right-of-way line of State Highway No. 146, the following four (4) courses:

1. NORTH 10°24'12" West a distance of 10578.06 feet to a concrete highway monument found at the beginning of a curve to the right;
2. ALONG the Arc of said curve to the right having a Delta Angle of 03°16'25", a Radius of 22754.38 feet, an Arc length of 1300.09 feet, and a Chord bearing and distance of NORTH 08°46'00" West 1299.91 feet to a concrete highway monument found at the end of said curve;
3. NORTH 07°07'48" West a distance of 9387.06 feet to a 1/2-inch iron rod found at the beginning of a curve to the right;
4. ALONG the Arc of said curve to the right having a Delta Angle of 02°47'32", a Radius of 7579.35 feet, an Arc length of 369.37 feet, and a Chord bearing and distance of NORTH 05°44'02" West 369.33 feet to a 1/2-inch iron rod found at the southwest corner of that certain called 177.271 acre tract described in Volume 1688, Page 310 of the D.R.L.C., same being the northwest corner of said 2493.202 acre tract;

THENCE NORTH 59°29'54" East a distance of 2601.00 feet along and with the south line of said 177.271 acre tract and the north line of said 2493.202 acre tract to a 1/2-inch iron rod found;

THENCE NORTH 85°29'14" East a distance of 74.54 feet continuing along and with said 177.271 acre tract south line and said 2493.202 acre tract north line to a 1/2-inch iron rod found;

Loan No.: 946070
Borrower.: River Ranch
Assn.: Capital Farm Credit, FLCA
Branch: Dayton

THENCE NORTH 01°26'41" West a distance of 138.89 feet continuing along and with said 177.271 acre tract south line and said 2493.202 acre tract north line to a 1/2-inch iron rod found;

THENCE NORTH 88°16'34" East a distance of 1021.08 feet continuing along and with said 177.271 acre tract south line and said 2493.202 acre tract north line to a 1/2-inch iron rod found at the southeast corner of said 177.271 acre tract, same being the southwest corner of that certain called 1247.132 acre tract described in Volume 1795, Page 68 of the D.R.L.C;

THENCE NORTH 88°08'41" East a distance of 6594.82 feet along and with said 1247.139 acre tract south line and said 2493.202 acre tract north line to a 2 & 1/2-inch iron pipe found;

THENCE SOUTH 01°51'17" East a distance of 139.61 feet along and with said 1247.139 acre tract south line and said 2493.202 acre tract north line to a 2 & 1/2-inch iron pipe found;

THENCE NORTH 88°04'25" East a distance of 7238.80 feet along and with said 2493.202 acre tract north line, said 1247.139 acre tract south line and the south line of that certain called 50 acre tract described in Volume 875, Page 10 of the D.R.L.C. to a 2 & 1/2-inch iron pipe found at the southeast corner of said 50 acre tract and the northeast corner of said 2493.202 acre tract in the westerly right-of-way line of Liberty County Road No. 455;

THENCE SOUTH 14°38'41" East a distance of 1458.52 feet along and with said Liberty County Road No. 455 westerly right-of-way line to a 2 & 1/2-inch iron pipe found;

THENCE NORTH 87°14'17" East a distance of 273.50 feet crossing said Liberty County Road No. 455 along and with the south line of that certain tract of land described in Volume 730, Page 895 of the D.R.L.C., to a 2 & 1/2-inch iron pipe found;

THENCE SOUTH 01°33'56" West a distance of 1106.24 feet along and with the west line of that certain tract of land described in Volume 729, Page 36 of the D.R.L.C., the west line of that certain tract of land described in Volume 1452, Page 32, and the west line of that certain tract of land described in Volume 766, Page 140 of the D.R.L.C. to a 1 & 1/2-inch iron pipe found in said Liberty County Road No. 455 westerly right-of-way line at the northeast corner of that certain called 4.0 acre tract described in Volume 948, Page 889 of the D.R.L.C;

THENCE NORTH 88°53'28" West a distance of 631.10 feet along and with the north line of said 4.0 acre tract to a 6-inch by 8-inch railroad cross-tie;

THENCE SOUTH 02°27'25" East a distance of 238.28 feet along and with the west line of said 4.0 acre tract to a 2 & 1/2-inch iron pipe found at the southwest corner of said 4.0 acre tract;

THENCE SOUTH 77°21'26" East a distance of 535.73 feet along and with the south line of said 4.0 acre tract to a 1 & 1/2-inch iron pipe found in the north line of the William D. Smith Survey, Abstract 107;

THENCE SOUTH 88°08'27" West a distance of 2284.97 feet along and with said Smith Survey north line and the north line of the Issac Warner Survey, Abstract 420 to a concrete monument found at the common north corner of said Warner Survey and the aforesaid William E. Kierstead Survey, Abstract 693;

THENCE SOUTH 02°02'41" East a distance of 3361.07 feet along and with the west line of said Warner Survey and the east line of said Kierstead Survey to a 1/2-inch iron rod found in the north line of the Jno. A. Williams Survey, Abstract 119, same being in the north line of that certain called 1454.19 acre tract described in Volume 1307, Page 88 of the D.R.L.C;

THENCE SOUTH 87°57'19" West a distance of 468.95 feet along and with said Jno. A. Williams Survey north line and said 1454.19 acre tract north line to a 1/2-inch iron rod found at the northwest corner of said Jno. A. Williams Survey and the northwest corner of said 1454.19 acre tract;

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THENCE SOUTH 03°08'56" East a distance of 11157.14 feet along and with the west line of said Jno. A. Williams Survey, the west line of said 1454.19 acre tract, and the west line of that certain called 473.221 acre tract described in Volume 1933, Page 384 of the D.R.L.C. to a 6-inch concrete monument found at the southwest corner of said Jno. A. Williams Survey and the southwest corner of said 473.221 acre tract;

THENCE NORTH 86°05'47" East a distance of 1570.80 feet along and with the south line of said Jno. A. Williams Survey and the south line of said 473.221 acre tract to a 2-inch iron pipe found;

THENCE NORTH 85°51'07" East a distance of 1729.50 feet continuing along and with said Jno. A. Williams Survey south line and said 473.221 acre tract south line to a 1/2-inch iron rod found in the northwesterly right-of-way line of the Coastal Industrial Water Authority Canal;

THENCE along and with said Coastal Industrial Water Authority Canal right-of-way, the following six (6) courses:

1. ALONG the arc of a curve to the right having a Delta Angle of 18°26'36", a Radius of 727.99 feet, an Arc length of 234.34 feet, and a Chord bearing and distance of SOUTH 33°56'58" West 233.33 feet to a 1/2-inch iron rod found at the end of said curve;
2. SOUTH 44°21'54" West a distance of 877.69 feet to a 1/2-inch iron rod found;
3. SOUTH 44°09'38" West a distance of 717.39 feet to a 1/2-inch iron rod found;
4. SOUTH 43°34'56" West a distance of 6747.52 feet to a 5/8-inch iron rod found;
5. SOUTH 69°22'12" West a distance of 388.06 feet to a 5/8-inch iron rod found;
6. SOUTH 01°23'12" West a distance of 118.96 feet to the centerline of Old River, same being the westerly line of the aforesaid Robert Wiseman Survey, Abstract 392, and the easterly line of the aforesaid C. C. P. Welch Survey, Abstract 115;

THENCE along and with said centerline of Old River, same being said Wiseman Survey westerly line and said Welch Survey easterly line, the following sixty-five (65) courses:

1. SOUTH 58°57'12" West a distance of 15.75 feet;
2. NORTH 63°56'14" West a distance of 91.26 feet;
3. NORTH 31°12'22" West a distance of 136.24 feet;
4. SOUTH 67°07'56" West a distance of 64.65 feet;
5. NORTH 42°38'19" West a distance of 46.30 feet;
6. NORTH 29°01'49" West a distance of 59.08 feet;
7. NORTH 07°06'19" East a distance of 37.01 feet;
8. NORTH 24°27'15" East a distance of 52.62 feet;
9. NORTH 32°21'31" East a distance of 77.59 feet;
10. NORTH 13°57'54" East a distance of 87.73 feet;
11. NORTH 19°19'18" West a distance of 11.17 feet;
12. NORTH 58°13'31" West a distance of 62.45 feet;
13. NORTH 45°15'07" West a distance of 30.31 feet;
14. NORTH 15°14'22" East a distance of 104.09 feet;
15. NORTH 27°07'34" West a distance of 38.19 feet;
16. NORTH 35°29'33" West a distance of 60.70 feet;
17. NORTH 36°14'22" East a distance of 23.80 feet;
18. NORTH 69°49'06" East a distance of 165.04 feet;
19. NORTH 44°07'35" East a distance of 21.99 feet;
20. NORTH 16°58'28" East a distance of 46.70 feet;
21. NORTH 16°13'32" West a distance of 86.60 feet;
22. NORTH 07°43'58" West a distance of 87.59 feet;
23. NORTH 11°37'10" East a distance of 19.61 feet;
24. NORTH 69°51'37" East a distance of 16.49 feet;
25. SOUTH 62°33'37" East a distance of 123.98 feet;
26. NORTH 84°48'12" East a distance of 46.55 feet;
27. NORTH 25°57'05" East a distance of 20.14 feet;

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28. NORTH 16°11'43" East a distance of 22.11 feet;
29. NORTH 67°01'49" East a distance of 41.01 feet;
30. NORTH 84°58'14" East a distance of 43.69 feet;
31. SOUTH 67°22'53" East a distance of 121.53 feet;
32. NORTH 85°46'55" East a distance of 22.29 feet;
33. NORTH 64°13'34" East a distance of 23.15 feet;
34. NORTH 08°46'27" East a distance of 38.31 feet;
35. NORTH 02°51'45" East a distance of 53.18 feet;
36. NORTH 33°18'09" East a distance of 130.71 feet;
37. NORTH 48°24'39" East a distance of 110.53 feet;
38. NORTH 03°55'55" West a distance of 30.78 feet;
39. NORTH 32°43'51" West a distance of 26.08 feet;
40. NORTH 38°19'57" West a distance of 66.79 feet;
41. NORTH 23°07'48" East a distance of 38.56 feet;
42. NORTH 55°32'02" East a distance of 38.32 feet;
43. SOUTH 64°21'13" East a distance of 103.31 feet;
44. NORTH 28°52'24" East a distance of 37.48 feet;
45. NORTH 09°36'58" East a distance of 114.60 feet;
46. NORTH 22°31'08" East a distance of 107.20 feet;
47. NORTH 55°04'43" West a distance of 19.09 feet;
48. NORTH 79°59'47" West a distance of 84.42 feet;
49. SOUTH 71°33'53" West a distance of 98.65 feet;
50. NORTH 07°39'30" West a distance of 74.91 feet;
51. NORTH 41°46'33" West a distance of 55.08 feet;
52. NORTH 02°32'28" West a distance of 134.32 feet;
53. NORTH 09°53'13" West a distance of 227.57 feet;
54. NORTH 61°09'00" East a distance of 77.08 feet;
55. NORTH 44°59'52" East a distance of 40.40 feet;
56. NORTH 25°15'00" West a distance of 73.67 feet;
57. NORTH 24°56'51" East a distance of 73.80 feet;
58. NORTH 37°45'11" East a distance of 178.12 feet;
59. NORTH 15°17'53" West a distance of 84.97 feet;
60. NORTH 01°59'36" East a distance of 137.69 feet;
61. NORTH 83°54'04" East a distance of 56.80 feet;
62. NORTH 03°27'08" West a distance of 338.20 feet;
63. NORTH 15°23'47" West a distance of 34.92 feet;
64. NORTH 73°03'43" West a distance of 50.61 feet;
65. SOUTH 88°20'45" West a distance of 68.54 feet to the most southerly corner of that certain called 22.50 acre tract described in Volume 1619, page 569 of the D.R.L.C;

THENCE NORTH 57°50'34" East a distance of 2451.67 feet along and with the southeast line of said 22.50 acre tract, same being the northwest line of said 77.50 acre tract to a 1 & 1/4-inch iron pipe found at the east corner of said 22.50 acre tract;

THENCE NORTH 32°09'26" West a distance of 419.64 feet along and with said 22.50 acre tract to a 1/2-inch iron rod found in the northwest line of said Wiseman Survey and the southeast line of the aforesaid Louis Davis Survey, Abstract 18, same being the north corner of said 22.50 acre tract and the northwest corner of said 139.223 acre tract;

THENCE SOUTH 57°50'34" West a distance of 11094.42 feet along and with said Wiseman Survey northwest line and said Davis Survey southeast line returning to the PLACE OF BEGINNING and containing 7450.588 acres of land.

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SAVE AND EXCEPT:

50.00 acres more or less of land described in Deed dated 01/11/2010 executed by Weldon W. Alders to Joe A. Smith et ux recorded under Clerks File No. 201000921 of the Official Public Records of Liberty County, Texas, more particularly described by the following metes and bounds, to wit:

NOTE BEARINGS ARE STATE PLANE BEARINGS AND ALL COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. DISTANCES ARE ACTUAL SCALE FACTOR = 1.00006255. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION

COMMENCING at a 1-1/2 inch iron pipe found in the existing East right-of-way line of State Highway No. 146 (120 feet wide right-of-way) in the South line of the T & N O Railroad Survey No. 5, Abstract 383 and the North line of the C. C. P. Welch Survey, Abstract 115, both Liberty County, Texas. Said point being the Southwest corner of that certain 7.185 acres (Tract 2) conveyed by James A. Wilson and Melissa Wilson to Barney Gentry and Peggy Clark, d/b/a ABC Enterprises by Deed dated February 21, 2002 and recorded in Volume 1952 at Page 742 of the Official Public Records of Liberty County, Texas. Said point being the Southwest corner of that certain 0.459 of an acre tract of land (Parcel 22) to be conveyed to TXDOT for additional right-of-way for State Highway No. 146 as per preliminary maps furnished to this surveyor by TXDOT, the Northwest corner of that certain 152.538 acre tract of land conveyed by Harvey Honsinger to Zulfiqar R. Ali by Deed dated July 31, 2006 and recorded under County Clerk's File No. 2006011160 of the Official Public Records of Liberty County, Texas and the Northwest corner of that certain 0.885 of an acre tract of land (Parcel 23) to be conveyed to TXDOT for additional right-of-way for State Highway No. 146 as per preliminary maps furnished to this surveyor by TXDOT. Said COMMENCING POINT having a State Plane Coordinate Value of Y=9,973,463.342 and X=4,017,959.709

THENCE: North 56°54'03" East along the South line of said T & N O Railroad Survey No. 5, the South line of said 7.185 acres, the South line of that certain 15.00 acres (Tract 1) conveyed by James A. Wilson and Melissa Wilson to Barney Gentry and Peggy Clark, d/b/a ABC Enterprises by Deed dated February 21, 2002 and recorded in Volume 1952 at Page 742 of the Official Public Records of Liberty County, Texas, the South line of that certain called 10.00 acres (Tract 1) conveyed by Steven Davis and Audrey Davis to ABC Enterprises by Deed dated April 12, 2002 and recorded in Volume 1963 at Page 867 of the Official Public Records of Liberty County, Texas, the South line of said 0.459 of an acre, the North line of said 152.538 acres, the North line of said Welch Survey and the North line of said 0.885 of an acre and at 59.22 feet pass a right-of-way disk found for the Southeast corner of said 0.459 of an acre and the Northeast corner of said 0.885 of an acre; at 1259.00 feet pass a 1/2 inch iron rod found for the Southeast corner of the residue of said 15.00 acres and the Southwest corner of said 10.00 acres, in all, a total distance of 2069.57 feet to a 2-1/2 inch iron pipe found for the Southeast corner of said 10.00 acres, the South corner of said Davis Survey and the East corner of said T & N O Railroad Survey No. 5. Said point being a Southwest corner of the heretofore mentioned 7450.588 acres and the Southernmost Southwest corner and POINT OF BEGINNING of this tract and having a State Plane Coordinate Value of Y=9,974,593.629 and X=4,019,693.353

THENCE: North 33°25'43" West along the Southernmost West line of this tract, the East line of said T. & N. O. Railroad Survey No. 5, the East line of said 10.00 acres, the East line of that certain called 15.00 acres conveyed by Joe P. Wells, et ux, to Adolfo Rubio, et ux, by Deed dated January 23, 2004 and recorded under County Clerk's File No. 2004001233 of the Official Public Records of Liberty County, Texas, the East line of that certain called 10.331 acres (Tract 1) conveyed by Thompson D. Freer and Betty B. Freer to Vanette A. Wagner by Deed dated March 15, 1996 and recorded in Volume 1609 at Page 87 of the Official Public Records of Liberty County, Texas, the East line of that

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certain 10 314 acres conveyed by the Veterans Land Board of the State of Texas to James Harley McFarland by Deed dated December 18, 2008 and recorded under County Clerk's File No. 2008022834 of the Official Public Records of Liberty County, Texas, the East line of that certain 12.00 acres conveyed by Joe P. Wells to Joe A. Smith by Deed dated June 24, 1997 and recorded in Volume 1674 at Page 914 of the Official Public Records of Liberty County, Texas, the West line of said Davis Survey and an exterior West line of said 7450.588 acres, and at 573.46 feet pass a ½ inch iron rod found 1.6 feet East of said line; in all, a total distance of 2643.06 feet to a ½ inch iron rod, with cap, set for an interior corner of this tract, an interior corner of said 7450.588 acres and the Northeast corner of said 12.00 acres.

THENCE: South 56°52'03" West along the Westernmost South line of this tract, an exterior South line of said 7450.588 acres, the North line of said 12.00 acres and the North line of that certain 5.085 acres conveyed by Peggy Wiggins and/or Debbie Weems Sherrell to Joe Smith by Deed dated October 20, 1997 and recorded in Volume 1770 at Page 360 of the Official Public Records of Liberty County, Texas, for a distance of 930.41 feet to a right-of-way disk found for the Northeast corner of that certain 1.144 acres (Parcel 13) to be conveyed to TXDOT for additional right-of-way for State Highway No. 146 as per preliminary right-of-way maps furnished to this surveyor by TXDOT and the Southeast corner of that certain 19.282 acres (Parcel 9) to be conveyed to TXDOT for additional right-of-way for State Highway No. 146 as per preliminary right-of-way maps furnished to this surveyor by TXDOT. Said point being the Westernmost Southwest corner of this tract; from which a 1 inch iron pipe found in the existing East right-of-way line of said State Highway No. 146 for the Northwest corner of said 1.144 acres, the Northwest corner of said 5.085 acres, an exterior Southwest corner of said 7450.588 acres and the Southwest corner of said 19.282 acres bears South 56°52'03" West 59.85 feet. Said 1 inch iron pipe having a State Plane Coordinate Value of Y=9,976,257.935 and 4,017,408.171.

THENCE North 11°11'32" West along the Northernmost West line of this tract, the East line of said 19.282 acres and the proposed East right-of-way line of said State Highway No. 146 for a distance of 150.47 feet to a ½ inch iron rod, with cap, set for an angle point in said line.

THENCE: North 11°12'01" West along the Northernmost West line of this tract, the East line of said 19.282 acres and the proposed East right-of-way line of said State Highway No. 146 for a distance of 49.53 feet to a ½ inch iron rod, with cap, set for the Northwest corner of this tract; from which a ½ inch iron rod, with cap, set in the existing East right-of-way line of said State Highway No. 146 (for reference) bears South 56°52'03" West 59.73 feet.

THENCE North 56°52'03" East along the North line of this tract for a distance of 1566.15 feet to a ½ inch iron rod, with cap, set for the Northeast corner of this tract.

THENCE South 33°25'43" East along the East line of this tract for a distance of 2828.99 feet to a ½ inch iron rod, with cap, set in the South line of said Davis Survey, an exterior South line of said 7450.588 acres, the North line of said 152.538 acres and the North line of said Welch Survey for the Southeast corner of this tract.

THENCE: South 56°54'03" West along the Easternmost South line of this tract, the South line of said Davis Survey, an exterior South line of said 7450.588 acres, the North line of said 152.538 acres and the North line of said Welch Survey for a distance of 711.42 feet to the PLACE OF BEGINNING and containing within these boundaries 50.000 acres of land.

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SAVE AND EXCEPT:

19.282 acres of land described in Deed dated 04/30/2010 executed by Weldon W. Alders to The State of Texas recorded under Clerks File No. 2010006248 of the Official Public Records of Liberty County, Texas, more particularly described by the following metes and bounds, to-wit:

COMMENCING at a 1/2 inch iron rod found for an interior corner of said 7450 588 acre tract and the northeast corner of a 17 085 acre tract composed of a 12 00 acre tract of land described in a deed dated June 24, 1997, from Joe P. Wells to Joe A. Smith, recorded in Volume 1674, Page 914, O P R L C., and a 5 085 acre tract of land described in a deed dated October 2, 1998, from Peggy Wiggins and Debbie Weems Sherrell to Joe A. Smith, recorded in Volume 1770, Page 360, O P R L C.,

THENCE South 56° 51' 07" West, along the southwest line of said 7450 588 acre tract and the north line of said 17 085 acre tract, a distance of 931 04 feet to a 5/8 inch iron rod with TxDot aluminum cap set in the proposed east right of way line of SH 146 for the southeast corner and the POINT OF BEGINNING of the herein described tract (X= 4,017,577 94, Y= 9,976,589 53), said point also being 95 00 feet left from the proposed baseline, hereinafter referred to as the "proposed baseline" at the proposed baseline station 470+17 04,

THENCE South 56° 51' 07" West, continuing along the southwest line of said 7450 588 acre tract and the north line of said 17 085 acre tract, a distance of 59 86 feet to a 1/2 inch iron rod found in the existing east right of way line of said SH 146 (120 00 feet wide) for the southwest corner of the herein described tract,

THENCE North 11° 10' 57" West, along the existing east right of way line of said SH 146, a distance of 10,578 95 feet to the point of curvature of a curve to the right (from which a found Type I concrete monument bears North 11° 11' West, 5 7 feet),

THENCE continuing along the existing east right of way line of said SH 146 and around said curve to the right with a radius of 22,858 31 feet, an arc length of 1,303 26 feet, a central angle of 03° 16' 00", and a chord which bears North 09° 32' 57" West, a distance of 1,303 08 feet to the point of tangency,

THENCE North 07° 54' 57" West, continuing along the existing east right of way line of said SH 146, a distance of 3,614 46 feet to a Type II concrete monument set in the proposed east right of way line of said SH 146 for the beginning of an "Access Denial Line" and being the northwest corner of the herein described tract, said point also being 69 73 feet left from the proposed baseline station 315+40 00,

THENCE North 82° 05' 03" East, along the proposed east right of way line of said SH 146 and of said "Access Denial Line", a distance of 20 27 feet to a Type II concrete monument set for the most northeasterly corner of the herein described tract, said point also being 90 00 feet left from the proposed baseline station 315+40 00,

THENCE South 10° 03' 24" East, continuing along the proposed east right of way line of said SH 146 and of said "Access Denial Line", at a distance of 10 98 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 50 96 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 165 78 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 205 78 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", a total distance of 376.69 feet to a Type II concrete monument set for the point of curvature of a curve to the left, said point also being 102 31 feet left from the proposed baseline station 319+18 29,

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THENCE continuing along the proposed east right of way line of said SH 146 and along said "Access Denial Line", around said curve to the left with a radius of 4,399.00 feet, an arc length of 84.19 feet, a central angle of 01° 05' 47", and a chord which bears South 10° 36' 18" East, a distance of 84.18 feet to a Type II concrete monument set for the end of said curve, said point also being 104.39 feet left from the proposed baseline station 320+03.27,

THENCE South 08° 17' 17" East, continuing along the proposed east right of way line of said SH 146 and said "Access Denial Line", at a distance of 166.25 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 206.25 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", a total distance of 284.82 feet to a Type II concrete monument set for the point of curvature of a curve to the right, said point also being 95.00 feet left from the proposed baseline station 322+00.60,

THENCE continuing along the proposed east right of way line of said SH 146 and along said "Access Denial Line", around said curve to the right with a radius of 10,845.00 feet, at an arc length of 344.91 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at an arc length of 384.91 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", a total arc length of 572.98 feet, a central angle of 03° 01' 38", and a chord which bears South 09° 25' 47" East, a distance of 572.91 feet to a Type II concrete monument set for the point of tangency, said point also being 95.00 feet left from the proposed baseline station 328+58.56,

THENCE South 07° 54' 58" East, continuing along the proposed east right of way line of said SH 146 and along said "Access Denial Line", at a distance of 236.94 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 276.94 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 749.01 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 789.01 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 1,438.51 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 1,478.51 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 1,936.74 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 1,976.74 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", a total distance of 2,290.52 feet to a Type II concrete monument set for the point of curvature of a curve to the left, said point being 95.00 feet left from the proposed baseline station 351+49.08,

THENCE continuing along the proposed east right of way line of said SH 146 and along said "Access Denial Line", around said curve to the left with a radius of 22,803.27 feet, at an arc length of 249.98 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at an arc length of 289.98 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at an arc length of 820.56 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at an arc length of 860.56 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at an arc length of 1,186.68 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at an arc length of 1,226.68 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", a total arc length of 1,299.68 feet, a central angle of 03° 15' 56", and a chord which bears South 09° 32' 56" East, a distance of 1,299.51 feet to a Type II concrete monument set for the point of tangency, said point also being 95.00 feet left from the proposed baseline station 364+54.18,

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THENCE South 11° 10' 55" East, continuing along the proposed east right of way line of said SH 146 and along said "Access Denial Line", at a distance of 291 22 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 331 22 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 756 88 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 796 88 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 1,222 15 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 1,262 15 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 1,687 15 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 1,727 15 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 2,152 15 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 2,192 15 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 2,617 15 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 2,657 15 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 3,047 12 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 3,087 12 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 3,863 19 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 3,903 19 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 4,491 14 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 4,531 14 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 5,119 09 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 5,159 09 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 5,943 19 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 5,983 19 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 6,525 94 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 6,565 94 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 7,108 68 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 7,148 68 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 7,827 09 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of

7,867 09 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 8,370 25 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 8,410 25 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 8,913 40 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 8,953 40 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 9,456 56 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 9,496 56 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", at a distance of 9,999 71 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the end of said "Access Denial Line", at a distance of 10,039 71 feet passing a 5/8 inch iron rod with TxDot aluminum cap set for the beginning of said "Access Denial Line", a total distance of 10,412 40 feet to a Type II concrete monument set for an angle point, said point being 95 00 feet left from the proposed baseline station 468+86 57,

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THENCE South 11°10' 26" East, continuing along the proposed east right of way line of said SH 146 and along said "Access Denial Line", a distance of 150.47 feet to the POINT OF BEGINNING and the end of said "Access Denial Line" containing 19.282 acres of land

SAVE AND EXCEPT:

326.1099 acres more or less described in Deed dated 12/17/2012 executed by Weldon W. Alders et ux to Third Texas Resource LLC recorded under Clerks File No. 2012016189 of the Official Public Records of Liberty County, Texas, more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83
ALL DISTANCES ARE ACTUAL DISTANCES SCALE FACTOR = 1.00006255
REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION

COMMENCING at a right-of-way disk found in the East right-of-way line of State Highway 146 (right-of-way width varies) at the intersection of said line with the South line of said T. & N. O. R. R. Survey No. 5 and the North line of the C. C. P. Welch Survey, Abstract 115, Liberty County, Texas. Said point being the Southwest corner of the residue of Tract 2 (called 7.185 acres) conveyed by James A. Wilson & Melissa Wilson to Barney Gentry & Peggy Clark, d/b/a ABC Enterprises by Deed dated February 21, 2002 and recorded in Volume 1952 at Page 742 of the Official Public Records of Liberty County, Texas and the Northwest corner of the residue of that certain 152.538 acres conveyed by Harvey Honsinger to Zulfiqar R. Ali by Deed dated July 31, 2006 and recorded under County Clerk's File No. 2006011160 of the Official Public Records of Liberty County, Texas. Said COMMENCING POINT has a State Plane Coordinate Value of Y=9,973,495.44 and X=4,018,009.36

THENCE: North 56°54'24" East along the South line of said T. & N. O. R. R. Survey No. 5, the South line of said residue of 7.185 acres, the South line of that certain residue of Tract 1 (called 15 acres) conveyed by said Wilson to Gentry, et al, by Deed recorded in Volume 1952 at Page 742, the South line of that certain Tract 1 (called 10.00 acres) conveyed by Steven Davis and Audrey Davis to ABC Enterprises by Deed dated April 12, 2002 and recorded in Volume 1963 at Page 867 of the Official Public Records of Liberty County, Texas, the North line of said Welch Survey and the North line of said 152.538 acre residue tract for a distance of 2010.22 feet (called North 56°54'03" East 2010.35 feet) to a 2-1/2 inch iron pipe found for the South corner of the Louis Davis Survey, the East corner of said T. & N. O. R. R. Survey No. 5, the Southeast corner of said called 10.00 acres and the Southernmost Southwest corner of that certain 50.000 acres conveyed by Weldon W. Alders to Joe A. & Deborah Smith by Deed dated January 11, 2010 and recorded under County Clerk's File No. 2010000921 of the Official Public Records of Liberty County, Texas. Said point has a State Plane Coordinate Value of Y=9,974,593.629 and X=4,019,693.353.

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Assn.: Capital Farm Credit, FLCA
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THENCE: Continue North 56°54'24" East along the South line of said Davis Survey, the Easternmost South line of said 50 000 acres, the North line of said Welch Survey and the North line of said 152.538 acre residue tract for a distance of 711 19 feet (called North 56°54'03" East 711.42 feet) to a 1/2 inch iron rod, with cap (BHA), found for the Southeast corner of said 50.000 acres and the Southernmost Southwest corner and POINT OF BEGINNING of this tract. Said BEGINNING POINT has a State Plane Coordinate Value of Y=9,974,981.51 and X=4,020,289.39.

THENCE: North 33°26'01" West along the Southernmost West line of this tract and the East line of said 50.000 acres for a distance of 2828.61 feet (called North 33°25'43" West 2828.99 feet) to a 1/2 inch iron rod, with cap (BHA), found for the Northeast corner of said 50.000 acres and an interior corner of this tract

THENCE: South 56°52'59" West along the Westernmost South line of this tract and the North line of said 50.000 acres for a distance of 1565.68 feet (called South 56°52'03" West 1566.15 feet) to a 1/2 inch iron rod, with cap (BHA), found in the East right-of-way line of State Highway No. 146 for the Westernmost Southwest corner of this tract and the Northwest corner of said 50 000 acres

THENCE: North 11°12'49" West along the Westernmost West line of this tract and the East right-of-way line of said State Highway No. 146 for a distance of 300.00 feet to a 1/2 inch iron rod, with cap (BHA), set for the Westernmost Northwest corner of this tract

THENCE: North 56°52'59" East along the Westernmost North line of this tract for a distance of 1150.00 feet to a 1/2 inch iron rod, with cap (BHA), set for an interior corner of this tract

THENCE: North 33°26'01" West along the Northernmost West line of this tract for a distance of 448.40 feet to a 1/2 inch iron rod, with cap (BHA), set in the South edge of an existing field road (right-of-way width varies) for the Northernmost Northwest corner of this tract

THENCE: Along and with the Easternmost North line of this tract and the South edge of said field road, all angle points marked with set 1/2 inch iron rods, with caps (BHA), the following courses and distances:

North 56°57'10" East for a distance of 1138.04 feet,
North 57°06'11" East for a distance of 1865.19 feet,
North 57°20'35" East for a distance of 811.26 feet,
North 56°32'08" East for a distance of 661.70 feet,
North 59°21'25" East for a distance of 156.26 feet,
North 68°29'27" East for a distance of 151.09 feet,
North 58°40'55" East for a distance of 161.92 feet,
North 57°47'53" East for a distance of 877.05 feet,
North 56°18'06" East for a distance of 620.57 feet to a 1/2 inch iron rod, with cap

(BHA), set for the Northeast corner of this tract and the Northwest corner of a 53.366 acre Pipeline Corridor surveyed this date. Said point has a State Plane Coordinate Value of Y=9,981,250.92 and X=4,023,504.44.

THENCE: South 19°32'39" West along the East line of this tract and the West line of said 53.366 acres for a distance of 5769.19 feet to a 1/2 inch iron rod, with cap (BHA), set in the South line of said Davis Survey, the South line of the residue of said 7450.588 acres, the North line of said 152.538 acre residue tract and the North line of said Welch Survey, for the Southeast corner of this tract

THENCE: South 57°03'54" West along the Easternmost South line of this tract, the South line of said Davis Survey, the South line of the residue of said 7450.588 acres, the North line of said 152.538 acre residue tract and the North line of said Welch Survey for a distance of 1530.84 feet to the PLACE OF BEGINNING and containing within these boundaries 326.1099 acres of land; of which 5.0977 acres lies within the T & N. O. R. R. Survey #5

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Borrower.: River Ranch
Assn.: Capital Farm Credit, FLCA
Branch: Dayton

SAVE AND EXCEPT:

68.1917 acres more or less described in Deed dated 12/17/2012 executed by Weldon W. Alders et ux to Third Texas Resource LLC recorded under Clerks File No. 2012016189 of the Official Public Records of Liberty County, Texas, more particularly described by the following metes and bounds, to-wit:

FIELD NOTES of a 68.1917 acre tract of land situated in the Louis Davis Survey, Abstract 18, Liberty County, Texas and being out of and a part of that certain 7450.588 acres conveyed by Henry Patterson, Sheriff, to Weldon W. Alders by Deed dated July 14, 2009 and recorded under County Clerk's File No. 2009008952 of the Official Public Records of Liberty County, Texas. This 68.1917 acres is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 1.00006255. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a right-of-way disk found in the East right-of-way line of State Highway 146 (right-of-way width varies) at the intersection of said line with the South line of said T & N O R R Survey No. 5 and the North line of the C. C. P. Welch Survey, Abstract 115, Liberty County, Texas. Said point being the Southwest corner of the residue of Tract 2 (called 7.185 acres) conveyed by James A. Wilson & Melissa Wilson to Barney Gentry & Peggy Clark, d/b/a ABC Enterprises by Deed dated February 21, 2002 and recorded in Volume 1952 at Page 742 of the Official Public Records of Liberty County, Texas and the Northwest corner of the residue of that certain 152.538 acres conveyed by Harvey Honsinger to Zulfiqar R. Ali by Deed dated July 31, 2006 and recorded under County Clerk's File No. 2006011160 of the Official Public Records of Liberty County, Texas. Said COMMENCING POINT has a State Plane Coordinate Value of Y=9,973,495.44 and X=4,018,009.36.

THENCE: North 56°54'24" East along the South line of said T & N O R R Survey No. 5, the South line of said residue of 7.185 acres, the South line of that certain residue of Tract 1 (called 15 acres) conveyed by said Wilson to Gentry, et al, by Deed recorded in Volume 1952 at Page 742, the South line of that certain Tract 1 (called 10.00 acres) conveyed by Steven Davis and Audrey Davis to ABC Enterprises by Deed dated April 12, 2002 and recorded in Volume 1963 at Page 867 of the Official Public Records of Liberty County, Texas, the North line of said Welch Survey and the North line of said 152.538 acre residue tract for a distance of 2010.22 feet (called

North 56°54'03" East 2010.35 feet) to a 2-1/2 inch iron pipe found for the South corner of the Louis Davis Survey, the East corner of said T & N. O. R.R. Survey No. 5, the Southeast corner of said called 10.00 acres and the Southernmost Southwest corner of that certain 50.000 acres conveyed by Weldon W. Alders to Joe A. & Deborah Smith by Deed dated January 11, 2010 and recorded under County Clerk's File No. 2010000921 of the Official Public Records of Liberty County, Texas. Said point has a State Plane Coordinate Value of Y=9,974,593.629 and X=4,019,693.353.

THENCE. Continue North 56°54'24" East along the South line of said Davis Survey, the Easternmost South line of said 50.000 acres, the North line of said Welch Survey and the North line of said 152.538 acre residue tract for a distance of 711.19 feet (called North 56°54'03" East 711.42 feet) to a 1/2 inch iron rod, with cap (BHA), found for the Southeast corner of said 50.000 acres and the Southernmost Southwest corner of a 326.1099 acres (Tract 1 surveyed this date). Said point has a State Plane Coordinate Value of Y=9,974,981.51 and X=4,020,289.39.

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THENCE: North 57°03'54" East along the Easternmost South line of said 326.1099 acres, the South line of said Davis Survey, the South line of the residue of said 7450.588 acres, the North line of said 152.538 acre residue tract and the North line of said Welch Survey for a distance of 1530.84 feet to a 1/2 inch iron rod, with cap (BHA), set for the Southeast corner of said 326.1099 acres and the Southwest corner of a 53.366 acre Pipeline Corridor surveyed this date

THENCE: Continue North 57°03'54" East along the South line of said 53.366 acres, the South line of the residue of said 7450.588 acres, the South line of said Davis Survey, the North line of said 152.538 acre residue tract and the North line of said Welch Survey and at 163.81 feet pass a 1/2 inch iron rod, with cap (BHA), found on line, at 587.66 feet pass a 1/2 inch iron rod, with cap (BHA), found on line; in all, a total distance of 751.71 feet to a 1/2 inch iron rod, with cap (BHA), set for the Southeast corner of said 53.366 acres, and the Southwest corner and POINT OF BEGINNING of this tract. Said BEGINNING POINT has a State Plane Coordinate Value of Y=9,976,222.51 and X=4,022,205.28.

THENCE: North 19°28'46" East along the West line of this tract and the East line of said 53.366 acres for a distance of 4375.10 feet to a 1/2 inch iron rod, with cap (BHA), set for the Northernmost corner of this tract and the Southernmost Northeast corner of said 53.366 acres. Said point has a State Plane Coordinate Value of Y=9,980,347.44 and X=4,023,664.33

THENCE: South 07°59'54" East along the East line of this tract for a distance of 2942.93 feet to a 1/2 inch iron rod, with cap (BHA), set in the South line of said Davis Survey, the South line of the residue of said 7450.588 acres, the North line of said 152.538 acre residue tract and the North line of said Welch Survey for the Southeast corner of this tract. Said point has a State Plane Coordinate Value of Y=9,977,432.95 and X=4,024,073.85.

THENCE: South 57°03'54" West along the South line of this tract, the South line of said Davis Survey, the South line of the residue of said 7450.588 acres, the North line of said 152.538 acre residue tract and the North line of said Welch Survey for a distance of 2226.23 feet to the PLACE OF BEGINNING and containing within these boundaries 68.1917 acres of land

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Branch: Dayton

SAVE AND EXCEPT:

2.67 acres more or less described in Deed executed by Weldon W. Alders to Keith Gillard recorded under Clerks File No. 2012007988 of the Official Public Records of Liberty County, Texas, more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 1.000042427. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a 1-1/2 inch iron pipe found in the Southwest right-of-way line of F. M. Highway 1409 at the occupied Northernmost Northeast corner of that certain called 6.50 acres conveyed by Eddie Maxie to Carlton Simien by Deed dated October 17, 1973 and recorded in Volume 729 at page 36 of the Deed Records of Liberty County, Texas and the Easternmost Southeast corner of that certain called 2.25 acres conveyed by Betty Ann Green Beverly, et al, to Joyce Mae Windon by Deed dated April 5, 2000 and recorded in Volume 1827 at Page 844 of the Official Public Records of Liberty County, Texas. Said COMMENCING POINT has a State Plane Coordinate Value of Y=9,998,416.47 and X=4,032,079.93.

THENCE: South 85°43'39" West along the North line of said called 6.50 acres and the Easternmost South line of said called 2.25 acres for a distance of 487.34 feet to a 1-1/4 inch iron pipe found for the original Northwest corner of said 50 acres, the Northwest corner of said called 6.50 acres and an interior corner of said called 2.25 acres.

THENCE: South 03°45'40" East along the West line of said 50 acres, the West line of said called 6.50 acres and the Southernmost East line of said called 2.25 acres for a distance of 138.65 feet to a 2-1/2 inch iron pipe found for the Southernmost Southeast corner of said called 2.25 acres, the Easternmost Northeast corner of said 2493.202 acres and the Northeast corner and POINT OF BEGINNING of this tract. Said BEGINNING POINT has a State Plane Coordinate Value of Y=9,998,241.88 and X=4,031,603.03.

THENCE: South 04°13'39" East along the East line of this tract, the Easternmost East line of said 2493.202 acres, the West line of said 50 acres, the West line of said called 6.50 acres, the West line of that certain called West 1/5 of 3 acres conveyed by Leo Jones, et ux, to Marion Faye Augustine by Deed dated December 2, 1992 and recorded in Volume 1452 at Page 32 of the Official Public Records of Liberty County, Texas, the West line of that certain called 2.3103 acres conveyed by Peter St. Julian and Mary Helen St. Julian to William Patterson and Terry Patterson by Deed dated April 18, 2011 and recorded under County Clerk's File No. 2011003858 of the Official Public Records of Liberty County, Texas and the West line of that certain called 3.1556 acres conveyed by Leroy Windon to Aaron Roy Windon, et al, by Deed dated November 5, 2007 and recorded under County Clerk's File No. 2007016320 of the Official Public Records of Liberty County, Texas and at 361.71 feet pass a 2-1/2 inch iron pipe found for the Southwest corner of said called 6.50 acres and the Northwest corner of said West 1/5 of 3 acres; at 684.58 feet pass a 2-1/2 inch iron pipe found for the Southwest corner of said West 1/5 of 3 acres and the Northwest corner of said 2.3103 acres; in all, a total distance of 1096.21 feet to a 1/2 inch iron rod, with cap, set at the intersection of the North right-of-way line of the Old Dayton-Winfree Road (50 feet wide right-of-way) and the East right-of-way line of said County Road 455 (60 feet wide right-of-way). Said point being the Southwest corner of said 3.1556 acres and the Southernmost corner of this tract.

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THENCE: North 15°08'32" West along the West line of this tract and the East right-of-way line of said County Road 455 for a distance of 1118.81 feet to a 1/2 inch iron rod, with cap, set in the Easternmost North line of said 2493.202 acres for the Northwest corner of this tract and the Southwest corner of said called 2.25 acres; from which a 2-1/2 inch iron pipe found in the West right-of-way line of said County Road 455 for an interior corner of said 2493.202 acres bears South 86°24'42" West 62.14 feet and a 1-1/4 inch iron pipe found in the East right-of-way line of said County Road 455 for the Northwest corner of that certain called 2.00 acres conveyed by Eddie Maxie to Elmore Breaux, et ux, by Deed dated April 15, 1974 and recorded in Volume 752 at Page 31 of the Deed Records of Liberty County, Texas bears North 15°57'49" West 286.00 feet.

THENCE: North 86°24'42" East along the North line of this tract, the Easternmost North line of said 2493.202 acres and the Westernmost South line of said called 2.25 acres for a distance of 211.86 feet to the PLACE OF BEGINNING and containing within these boundaries 2.67 acres of land.

SAVE AND EXCEPT:

Approximately 5.086 acres of land lying in conflict with properties owned by Langdon Honey Farms, Inc., Carla Murray Derease, David L. Hilton, Wendy Hilton, Joshua Hilton, Keshia Hilton, William H. Hilton and Deann Hilton, more particularly described by the following metes and bounds, to-wit:

COMMENCING, at a found one and one half inch iron pipe, marking an interior easterly corner of said called 7450.588 acre tract, the southwesterly corner of a called 4.113 acre tract as recorded in Liberty County Clerk's File No. 20108323. Said COMMENCING point having a Texas State Plane Coordinate System, Central Zone (4203) Value of Y= 9,996,901.65 and X= 4,030,970.54 (GRID);

THENCE, South 78 degrees 01 minutes 38 seconds East, along an interior easterly line of said called 7450.588 acre tract and the southerly line of said called 4.113 acre tract, for a distance of 101.19 feet, to the most northerly northeast corner of said 110.1 acre tract, the POINT OF BEGINNING;

1. THENCE, South 78 degrees 01 minutes 38 seconds East, continuing along said interior easterly line of said called 7450.588 acre tract and the southerly line of said called 4.113 acre tract and northeast interior line of said 110.1 acre tract, for a distance of 434.26 feet, to a found five eighths inch iron rod;
2. THENCE, South 87 degrees 22 minutes 05 seconds West, over and across said called 7450.588 acre tract and called 3.9 acre tract recorded in LCCFN 20124799 and called 4.0 acre tract recorded in LCCFN 2015009124, for a distance of 2285.98 feet to a found a boat spike in concrete;
3. THENCE, North 03 degrees 22 minutes 15 seconds West, over and across said called 7450.588 acre tract and the westerly line said 110.1 acre tract, for a distance of 103.26 feet, the northwest corner of said 110.1 acre tract;
4. THENCE, North 87 degrees 10 minutes 33 seconds East, over and across said called 7450.588 acre tract and along the northerly line of said 110.1 acre tract, a distance of 1867.09 feet to the POINT OF BEGINNING.

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Branch: Dayton

SAVE AND EXCEPT:

A tract of land containing 671.043 acres being out of a called 7450.588 acre tract as recorded in Liberty County Clerk's File No. 2009008952 and being located in the William Bloodgood Survey, Abstract Number 3, the W.D Smith Survey, Abstract Number 106, the H.E. & W. R.R. No. 1131 Survey, Abstract Number 515 and the G. Pace Survey, Abstract Number 805, Liberty County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING, at a found five eighths inch iron rod, marking the most northwesterly corner of said called 7450.588 acre tract, the southwesterly corner of a called 17.56 acre tract as recorded in Liberty County Clerk's File No. 2006012623 and in the east line of State Highway 146 (width varies). Said BEGINNING point having a Texas State Plane Coordinate System, Central Zone (4204) Value of Y= 9,997,553.25 and X= 4,013,812.92 (GRID);

1. THENCE, North 58 degrees 04 minutes 55 seconds East, along the most northerly line of said called 7450.588 acre tract and the south line of said called 17.56 acre tract, for a distance of 2,611.49 feet (called 2,601.00 feet), to a found one half inch iron rod for an angle point;
2. THENCE, North 87 degrees 23 minutes 42 seconds East, continuing along the northerly line of said called 7450.588 acre tract and the south line of said called 17.56 acre tract, for a distance of 74.68 feet (called 74.54 feet) to a found one half inch iron rod for an interior corner;
3. THENCE, North 02 degrees 41 minutes 57 seconds West, along an interior corner of said called 7450.588 acre tract, for a distance of 139.09 feet (called 138.89 feet), to a found one half inch iron rod, marking an exterior corner of said called 7450.58 acre tract;
4. THENCE, North 87 degrees 27 minutes 21 seconds East, along an exterior line of said called 7450.588 acre tract, for a distance of 591.07 feet to a set five eighths inch iron rod with cap stamped "CCI", in the centerline of East Prong of Old River;
5. THENCE, along the center line of said East Prong of Old River for the following courses;
 1. South 53 degrees 39 minutes 09 seconds East, a distance of 69.27 feet;
 2. North 88 degrees 06 minutes 24 seconds East, a distance of 277.83 feet;
 3. South 66 degrees 34 minutes 17 seconds East, a distance of 225.09 feet;
 4. South 24 degrees 34 minutes 02 seconds East, a distance of 88.31 feet;
 5. South 03 degrees 14 minutes 23 seconds West, a distance of 121.82 feet;
 6. South 25 degrees 56 minutes 32 seconds West, a distance of 94.42 feet;
 7. South 23 degrees 19 minutes 04 seconds East, a distance of 144.94 feet;
 8. South 48 degrees 16 minutes 51 seconds East, a distance of 255.18 feet;
 9. South 37 degrees 14 minutes 05 seconds East, a distance of 216.18 feet;
 10. South 64 degrees 55 minutes 57 seconds East, a distance of 157.08 feet;
 11. South 31 degrees 53 minutes 27 seconds East, a distance of 121.63 feet;
 12. South 04 degrees 17 minutes 21 seconds East, a distance of 92.05 feet;
 13. South 15 degrees 24 minutes 01 seconds West, a distance of 397.51 feet;
 14. South 04 degrees 27 minutes 20 seconds East; a distance of 177.24 feet;
 15. South 40 degrees 06 minutes 03 seconds East, a distance of 171.01 feet;
 16. South 02 degrees 50 minutes 48 seconds East, a distance of 415.88 feet;
 17. South 28 degrees 36 minutes 38 seconds East, a distance of 143.77 feet;
 18. South 43 degrees 17 minutes 55 seconds East, a distance of 163.97 feet;
 19. South 26 degrees 57 minutes 08 seconds East, a distance of 151.89 feet;
 20. South 14 degrees 13 minutes 33 seconds West, a distance of 168.09 feet;

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21. South 02 degrees 07 minutes 16 seconds West, a distance of 124.01 feet;
 22. South 21 degrees 48 minutes 05 seconds East, a distance of 61.79 feet;
 23. South 01 degrees 20 minutes 33 seconds West, a distance of 293.82 feet;
 24. South 10 degrees 18 minutes 17 seconds East, a distance of 179.60 feet;
 25. South 15 degrees 38 minutes 32 seconds East, a distance of 119.16 feet;
 26. South 03 degrees 06 minutes 39 seconds East, a distance of 211.44 feet;
 27. South 10 degrees 12 minutes 50 seconds East, a distance of 258.83 feet;
 28. South 18 degrees 07 minutes 19 seconds East, a distance of 132.80 feet;
 29. South 24 degrees 03 minutes 26 seconds East, a distance of 140.74 feet;
 30. South 30 degrees 39 minutes 02 seconds East, a distance of 216.07 feet;
 31. South 33 degrees 07 minutes 47 seconds East, a distance of 260.33 feet;
 32. South 40 degrees 54 minutes 52 seconds East, a distance of 227.76 feet;
 33. South 30 degrees 57 minutes 50 seconds East, a distance of 401.44 feet;
 34. South 41 degrees 11 minutes 09 seconds East, a distance of 219.55 feet;
 35. South 30 degrees 18 minutes 40 seconds East, a distance of 172.79 feet;
 36. South 43 degrees 03 minutes 31 seconds East, a distance of 191.59 feet;
 37. South 28 degrees 22 minutes 09 seconds East, a distance of 130.40 feet;
 38. South 33 degrees 08 minutes 08 seconds East, a distance of 197.32 feet;
 39. South 26 degrees 33 minutes 54 seconds East, a distance of 143.68 feet;
 40. South 42 degrees 54 minutes 04 seconds East, a distance of 310.14 feet;
 41. South 30 degrees 50 minutes 16 seconds East, a distance of 179.07 feet;
 42. South 23 degrees 01 minutes 32 seconds East, a distance of 199.48 feet;
 43. South 32 degrees 14 minutes 33 seconds East, a distance of 176.36 feet;
 44. South 25 degrees 49 minutes 52 seconds East, a distance of 28.83 feet;
6. THENCE, South 20 degrees 56 minutes 42 seconds East, a distance of 106.36 feet, to a set five eighths inch iron rod with cap stamped in north line of Lake River Ranch;
7. THENCE, South 82 degrees 19 minutes 51 seconds West, along the north line of Lake River Ranch, for a distance of 2,381.65 feet to a set five eighths inch iron rod with cap stamped "CCI";
8. THENCE, North 84 degrees 52 minutes 47 seconds West, continuing along the north line of said Lake River Ranch, for a distance of 301.41 feet to a set five eighths inch iron rod with cap stamped "CCI";
9. THENCE, South 81 degrees 41 minutes 08 seconds West, continuing along the north line of said Lake River Ranch, for a distance of 2,742.97 feet to a set five eighths inch iron rod with cap stamped "CCI", in the west line of said called 7450.588 acre tract and the east line of said State Highway 146;
10. THENCE, North 07 degrees 54 minutes 45 seconds West, along the west line of said called 7450.588 acre tract and the east line of said State Highway 146, for a distance of 5,737.42 feet to a set five eighths inch iron rod with cap stamped "CCI", being the beginning of a curve to the right;
11. THENCE, for an arc length of 361.93 feet (called 369.37 feet), continuing along the west line of said called 7450.588 acre tract, the east line of said State Highway 146 and following a curve to the right, having a radius of 7,630.00 feet, a chord bearing of North 06 degrees 33 minutes 13 seconds West, and a chord distance of 361.90 feet (called 369.33 feet to the POINT OF BEGINNING.

Exhibit "B" – Exceptions to Conveyance and Warranty – 6308.205 acres

1. Right-of-Way dated May 15, 1929, executed by Moores Bluff Rice Co. to Gulf Pipeline Company, recorded in Volume 153, Page 291 of the Deed Records of Liberty County, Texas.
2. Right-of-Way dated September 11, 1929, executed by Nellie E. Stewart to Texas Pipeline Company, recorded in Volume 158, Page 14 of the Deed Records of Liberty County, Texas.
3. Right-of-Way dated June 13, 1941, executed by Stanolind Oil & Gas Company to Magnolia Petroleum Company, recorded in Volume 249, Page 223 of the Deed Records of Liberty County, Texas.
4. Right-of-Way dated December 12, 1943, executed by Sun Oil Company, et al to Gulf Refining Company, recorded in Volume 263, Page 638 of the Deed Records of Liberty County, Texas.
5. Right-of-Way dated September 6, 1946, executed by Sun Oil Company to Magnolia Pipeline Company, recorded in Volume 289, Page 98 of the Deed Records of Liberty County, Texas.
6. Right-of-Way dated September 30, 1946, executed by Stanolind Oil & Gas Company to Magnolia Pipe Line Company, recorded in Volume 289, Page 560 of the Deed Records of Liberty County, Texas.
7. Right-of-Way dated April 23, 1954, executed by Sun Oil Company et al to Cities Service Pipe Line Company, recorded in Volume 404, Page 185 and dated April 26, 1954, recorded in Volume 404, Page 57 of the Deed Records of Liberty County, Texas.
8. Right-of-Way dated February 13, 1956, executed by Stanolind Oil & Gas Company to Magnolia Pipeline Company, recorded in Volume 437, Page 287 of the Deed Records of Liberty County, Texas.
9. Easement dated November 15, 1979, executed by Amoco Production Company, et al to Cities Services Pipeline Company, recorded in Volume 869, Page 529 of the Deed Records of Liberty County, Texas.
10. Right-of-Way dated December 19, 1936, executed by Sun Oil Company et al to State of Texas, recorded in Volume 209, Page 172 of the Deed Records of Liberty County, Texas.
11. Right-of-Way dated September 22, 1936, executed by Sun Oil Company et al to State of Texas, recorded in Volume 213, Page 614 of the Deed Records of Liberty County, Texas, and dated November 23, 1940, recorded in Volume 244, page 75 of the Deed Records of Liberty County, Texas.
12. Right-of-Way dated April 12, 1917, executed by Mrs. Mattie E. Davis to Texas Company, recorded in Volume 69, Page 327 of the Deed Records of Liberty County, Texas.
13. Right-of-Way dated June 30, 1909, executed by Mrs. Mattie E. Davis to Gulf Pipeline Company, recorded in Volume 26, Page 303 of the Deed Records of Liberty County, Texas.
14. Right-of-Way dated May 23, 1930, executed by Moores Bluff Corporation to Gulf Pipeline Company, recorded in Volume 160, Page 501 of the Deed Records of Liberty County, Texas.

15. Subject to easement set out in Certified Copy of Agreed Judgment dated May 24, 1971, styled Coastal Industrial Water Authority Vs. Jeremy S. Davis, recorded in Volume 683, Page 213 of the Deed Records of Liberty County, Texas.
16. Easements dated December 19, 1941, executed by Sun Oil Company and Stanolind Oil & Gas Company to Magnolia Petroleum, recorded in Volume 252, Pages 261 and 262, both of the Deed Records of Liberty County, Texas.
17. Easement dated August 10, 1993, executed by Amoco Production Company, et al to Mobil Pipeline Company, recorded in Volume 1485, Page 650 of the Official Public Records of Liberty County, Texas.
18. Right-of-Way dated July 8, 1909, executed by A.M. RENFRO ET AL to GULF PIPE LINE CO., recorded in Volume 26, Page 393 of the DEED Records of Liberty County, Texas.
19. Right-of-Way dated July 13, 1912, executed by MOORE'S BLUFF RICE CO to GULF PIPELINE CO, recorded in Volume 40, Page 181 of the DEED Records of Liberty County, Texas.
20. Right-of-Way dated July 5, 1909, executed by D.A. SMITH ET AL to TEXAS PIPELINE CO, recorded in Volume 26, Page 394 of the DEED Records of Liberty County, Texas.
21. Right-of-Way dated July 23, 1909, executed by MRS. MARY SMITH to TEXAS PIPELINE CO, recorded in Volume 26, Page 460 of the DEED Records of Liberty County, Texas.
22. Right-of-Way dated July 23, 1909, executed by H.R. SMITH to TEXAS PIPELINE CO, recorded in Volume 26, Page 490 of the DEED Records of Liberty County, Texas.
23. Right-of-Way dated July 22, 1910, executed by L.B. CARPENTER to GULF PIPELINE CO, recorded in Volume 31, Page 67 of the DEED Records of Liberty County, Texas.
24. Right of Way dated April 7, 1910, executed by L.B. CARPENTER to OLD RIVER DRAINAGE DISTRICT NO. 1, recorded in Volume 32, Page 623 of the DEED Records of Liberty County, Texas.
25. Right-of-Way, executed by A. C. FREDERICKSON JR. to OLD RIVER DRAINAGE DISTRICT, recorded in Volume 32, Page 621 of the Deed Records of Liberty County, Texas.
26. Right-of-Way, executed by SUN OIL to HUMBLE PIPELINE COMPANY, recorded in Volume 215, Page 488 of the Deed Records of Liberty County, Texas.
27. Road Use Agreement dated August 12, 1994, executed by Amoco Production Co. et al to American Cometra, Inc.
28. Surface Use Agreement dated March 28, 1984, executed by Jeremy S. Davis to Mobil Producing Texas & New Mexico, Inc., recorded in Volume 1015, Page 507 of the Official Public Records of Liberty County, Texas.

29. Right-of-Way dated March 27, 1935, executed by Kirby Petroleum Co. to State Highway Commission, recorded in Volume 207, Page 313 of the Deed Records of Liberty County, Texas.
30. Easement dated 10/27/2002, executed by Weldon W. Alders to Liberty County, recorded under Liberty County Clerk File #2003001901 of the Official Public Records of Liberty County, Texas.
31. Easement dated 8/10/2005, executed by Weldon W. Alders to Entergy Gulf States, Inc., recorded under Liberty County Clerk File #2005011569 of the Official Public Records of Liberty County, Texas.
32. Easement dated 8/18/2003, executed by Weldon W. Alders to Entergy Gulf States, Inc., recorded under Liberty County Clerk File #2004003283 of the Official Public Records of Liberty County, Texas.
33. Affidavit regarding On-Site Sewage Facilities dated 4/26/2004 recorded under Liberty County Clerk File #2004008819 of the Official Public Records of Liberty County, Texas.
34. Easement dated 7/18/2003, executed by Weldon W. Alders to Entergy Gulf States, Inc., recorded under Liberty County Clerk File #2004014741 of the Official Public Records of Liberty County, Texas.
35. Easement dated 3/23/2005, executed by Weldon W. Alders to Entergy Gulf States, Inc., recorded under Liberty County Clerk File #2005010519 of the Official Public Records of Liberty County, Texas.
36. Right-of-Way dated July 15, 1909, executed by ED S. PHILLIPS ATTORNEY to GULF PIPELINE CO, recorded in Volume 48, Page 336 of the DEED Records of Liberty County, Texas.
37. Right-of-Way executed by J. C. Perry to Gulf Pipeline Company, recorded in Volume 27, Page 508 of the Deed Records of Liberty County, Texas.
38. Right-of-Way dated November 12, 1925, executed by Kirby Petroleum Company to Humble Pipe Line Company, recorded in Volume 129, Page 473 of the Deed Records of Liberty County, Texas.
39. Easement dated July 10, 1978, executed by Glenda Del Brown to State of Texas, recorded in Volume 832, Page 681 of the Deed Records of Liberty County, Texas.
40. Right-of-Way dated October 28, 1940, executed by Kirby Petroleum Co. to The State of Texas, recorded in Volume 244, Page 124 of the Deed Records of Liberty County, Texas.
41. Easement dated 3/12/2008, executed by Trieste Investments LLLP to West Texas LPG Pipeline Limited Partnership, recorded under County Clerk's File No. 2008009675, of the Official Public Records of Liberty County, Texas.
42. Easement dated 5/29/2013, executed by Weldon W. Alders et ux to Enterprise Liquids Pipeline LLC, recorded under County Clerk's File No. 2013012246, of the Official Public Records of Liberty County, Texas.

43. Easement dated 05/23/2013, executed by Weldon W. Alders et ux to Seaway Crude Pipeline Company LLC, recorded under County Clerk's File No. 2013012229, of the Official Public Records of Liberty County, Texas.
44. Easement Amendment dated 03/12/2014, executed by Weldon W. Alders et ux to Seaway Crude Pipeline Company LLC, recorded under County Clerk's File No. 2014004982, of the Official Public Records of Liberty County, Texas.
45. Easement dated 1/11/2015, executed by Weldon W. Alders et ux to Lone Star NGL Pipeline LP, recorded under County Clerk's File No. 2016004334, of the Official Public Records of Liberty County, Texas.
46. Certified Copy of Condemnation Judgment for Easement dated 11/3/2009 styled LDH Energy Pipeline LP FKA Louis Dreyfus Pipeline LP vs Trieste Investments LLLP et al recorded under Clerks File No. 2009019033 of the Official Public Records of Liberty County, Texas.
47. Possession and Use Agreement dated 1/21/2010 executed by and between Weldon W. Alders and The State of Texas acting by and through the Texas Department of Transportation recorded under Clerks File No. 2010003133 of the Official Public Records of Liberty County, Texas.
48. Right-of-Way dated 04/30/2010, executed by Weldon W. Alders to Entergy Texas Inc FKA Entergy Gulf States Inc., recorded under County Clerk's File No. 2010012550, in the Official Public Records of Liberty County, Texas.
49. Right-of-Way dated 04/30/2010, executed by Weldon W. Alders to Entergy Texas Inc FKA Entergy Gulf States Inc., recorded under County Clerk's File No. 2010012551, in the Official Public Records of Liberty County, Texas.
50. Right-of-Way dated 04/30/2010, executed by Weldon W. Alders to Entergy Texas Inc FKA Entergy Gulf States Inc., recorded under County Clerk's File No. 2010012552, in the Official Public Records of Liberty County, Texas.
51. Right-of-Way dated 03/26/2010, executed by Weldon W. Alders to Entergy Texas Inc FKA Entergy Gulf States Inc., recorded under County Clerk's File No. 2010012557, in the Official Public Records of Liberty County, Texas.
52. Easement dated 10/5/2012, executed by Weldon W. Alders et ux to ONEOK Sterling III Pipeline LLC, recorded under County Clerk's File No. 2012015780, of the Official Public Records of Liberty County, Texas.
53. Easement dated 12/17/2012, executed by Weldon W. Alders to Third Texas Resource LLC, recorded under County Clerk's File No. 2012016190, of the Official Public Records of Liberty County, Texas.
54. Easement dated 12/17/2012, executed by Weldon W. Alders to Third Texas Resource LLC, recorded under County Clerk's File No. 2012016191, of the Official Public Records of Liberty County, Texas.

55. Right-of-Way dated 4/25/2013, executed by Weldon W. Alders et ux to Transcanada Keystone Pipeline LP, recorded under County Clerk's File No. 2013005889, in the Official Public Records of Liberty County, Texas.
56. Right-of-Way dated 4/25/2013, executed by Weldon W. Alders et ux to Transcanada Keystone Pipeline LP, recorded under County Clerk's File No. 2013005889, in the Official Public Records of Liberty County, Texas.
57. Right-of-Way dated 4/25/2013, executed by Weldon W. Alders et ux to Transcanada Keystone Pipeline LP, recorded under County Clerk's File No. 2013005890, in the Official Public Records of Liberty County, Texas.
58. Right-of-Way Correction and Amendment dated 05/05/2014, executed by Weldon W. Alders et ux to Transcanada Keystone Pipeline LP, recorded under County Clerk's File No. 2014007129, in the Official Public Records of Liberty County, Texas.
59. Easement dated 05/29/2013, executed by Weldon W. Alders et ux to Enterprise Liquids Pipeline LLC, recorded under County Clerk's File No. 2013012246, of the Official Public Records of Liberty County, Texas.
60. Easement dated 05/23/2013, executed by Weldon W. Alders et ux to Seaway Crude Pipeline Company LLC, recorded under County Clerk's File No. 2013012229, of the Official Public Records of Liberty County, Texas.
61. Easement Amendment dated 03/12/2014, executed by Weldon W. Alders et ux to Seaway Crude Pipeline Company LLC, recorded under County Clerk's File No. 2014004982, of the Official Public Records of Liberty County, Texas.
62. Easement Amendment dated 08/13/2013, executed by Weldon W. Alders et ux to OneOK Sterling III Pipeline LLC, recorded under County Clerk's File No. 2013013107, of the Official Public Records of Liberty County, Texas.
63. Right of Way and Easement Amendment dated 12/19/2013, executed by Weldon W. Alders et ux to OneOK Sterling III Pipeline LLC, recorded under County Clerk's File No. 2014002563, of the Official Public Records of Liberty County, Texas.
64. Easement Amendment dated 12/09/2013, executed by Weldon W. Alders et ux to OneOK Sterling III Pipeline LLC, recorded under County Clerk's File No. 2014001235, of the Official Public Records of Liberty County, Texas.
65. Easement dated 11/11/2015, executed by Weldon W. Alders et ux to Lone Star NGL Pipeline LP, recorded under County Clerk's File No. 2016004334, of the Official Public Records of Liberty County, Texas.
66. Right-of-Way dated 05/26/2016, executed by Weldon W. Alders et ux to Entergy Texas Inc. FKA Entergy Gulf States Inc., recorded under County Clerk's File No. 2016010781, in the Official Public Records of Liberty County, Texas.
67. Right-of-Way dated October 25, 2006, executed by Weldon Alders to Cimarex Energy Co, recorded under County Clerk's File No. 2008007192, in the Official Public Records of Liberty County, Texas.

68. Terms, conditions and stipulations of Oil, Gas and Mineral Lease Memorandum from BP America Company to Ballard Exploration Company Inc, dated 04/23/2013, recorded under Clerk's File No. 2014001636, in the Official Public Records of Liberty County, Texas. (Title to said lease not checked subsequent to its date of execution.)
69. Terms, conditions and stipulations of Oil, Gas and Mineral Lease Memorandum from BP America Company to Ballard Exploration Company Inc, dated 04/23/2013, recorded under Clerk's File No. 2014001638, in the Official Public Records of Liberty County, Texas. (Title to said lease not checked subsequent to its date of execution.)
70. Terms, conditions and stipulations of Oil, Gas and Mineral Lease from Kerr-McGee Oil and Gas Onshore LP to Kaiser-Francis Oil Company, dated November 3, 1999, recorded in Volume 1814, Page 853 of the Official Public Records of Liberty County, Texas. (Title to said lease not checked subsequent to its date of execution.)
71. Terms, conditions and stipulations of Oil, Gas and Mineral Lease from Kerr-McGee Oil and Gas Onshore LP America Company to Ballard Exploration Company Inc, dated 11/13/2013, recorded under Clerk's File No. 2014002559, in the Official Public Records of Liberty County, Texas. (Title to said lease not checked subsequent to its date of execution.)
72. Terms, conditions and stipulations of Oil, Gas and Mineral Lease from Kerr-McGee Oil and Gas Onshore LP America Company to Ballard Exploration Company Inc, dated 11/13/2013, recorded under Clerk's File No. 2014002560, in the Official Public Records of Liberty County, Texas. (Title to said lease not checked subsequent to its date of execution.)
73. Designation of Unit dated 10/22/2014, by Ballard Exploration Company Inc, recorded under Clerk's File No. 2014016805 in the Official Public Records of Liberty County, Texas.
74. Designation of Unit dated 10/22/2014, by Ballard Exploration Company Inc, recorded under Clerk's File No. 2014016806 in the Official Public Records of Liberty County, Texas.
75. Annexing Ordinances and Service Plans filed by the City of Dayton in Volume 1921, Page 49, Volume 1921, Page 52, Volume 1921, Page 55, Volume 1951, Page 111, Volume 1953, Page 114, Volume 1953, Page 117, Volume 1953, Page 120, Volume 1953, Page 123, Volume 1953, Page 126, Clerks File No. 2016012096, Clerks File No. 2016012097 and Clerks File No. 2016015979 Official Public Records of Liberty County, Texas

76. Terms and Conditions regarding access to State Highway Facilities and/or Turnpike Project set out in instrument dated 04/30/2010 executed by Weldon W. Alders to The State of Texas recorded under Clerks File No. 2010006248 of the Official Public Records of Liberty County, Texas.
77. Access Denial Points and Regulations set out in instrument dated 04/30/2010 executed by Weldon W. Alders to The State of Texas recorded under Clerks File No. 2010006248 of the Official Public Records of Liberty County, Texas.
78. CC Amendment to Certificate of Adjudication dated 11/13/2009 executed by Texas Commission on Environmental Quality to American Rice Growers Association recorded under Clerks File No. 2009018956 of the Official Public Records of Liberty County, Texas, and conveyance of water rights shown by instrument dated 2/9/2010 recorded under Clerks File No. 2010002325 of the Official Public Records of Liberty County, Texas.
79. Subject to Boundary conflict and/or overlap of approximately 5.086 acres of land lying in conflict with properties owned by Langdon Honey Farms, Inc., Carla Murray Derease, David L. Hilton, Wendy Hilton, Joshua Hilton, Keshia Hilton, William H. Hilton and Deann Hilton.
80. Subject to Rights of Parties in and to the portion of insured premises lying within the East Prong of Old River and Big Ditch canals shown on the Tobin Maps of Liberty County, Texas.
81. Subject to the terms, conditions and stipulations of any and all Lease Agreements, amendments and supplements thereto, existing with the tenants in possession, whether written or oral and whether recorded or unrecorded.
82. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Paulette Williams

Paulette Williams, County Clerk
Liberty County, Texas

March 23, 2017 02:46:48 PM

FEE: \$124.00 MCESSNA 2017004908
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2017004913

2016071658

Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: MARCH 23, 2017

Grantor: Weldon W. Alders and Paula C. Alders, husband and wife

Grantor's Mailing Address:

11099 Goose Prairie Road
Midway, TX 75852

Grantee: River Ranch Holdings, LLC, a Texas limited liability company

Grantee's Mailing Address:

P. O. Box 638
Baytown, TX 77522

Consideration: Ten and No/100's (\$10.00) Dollars and other good and valuable consideration.

Property (including any improvements):

5.086 acres, being out of a called 7450.588 acre tract as recorded in Liberty County Clerk's File Number 2009008952 in the Official Public Records of Liberty County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration; unexpired oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor; standby fees, taxes, and assessments by any taxing authority for the year 2017 which have been prorated at closing and subsequent years which will be paid by the Grantee, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, which Grantee assumes; validly existing utility easements serving the Property; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of the regulations and ordinances of the City of Dayton, Liberty County, Old River Drainage District No. 1 or other governmental district, agency, or authority having jurisdiction over the Property, and the matters listed on Exhibit "B" attached hereto and made a part hereof for all

purposes; and in particular being subject to a boundary conflict and/or overlap of approximately 5.086 acres of land lying in conflict with properties owned by Langdon Honey Farms, Inc., Carla Murray Derease, David L. Hilton, Wendy Hilton, Joshua Hilton, Keshia Hilton, William H. Hilton and Deann Hilton.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Weldon W. Alders
Weldon W. Alders

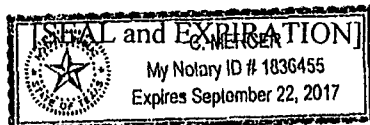
Paula C. Alders
Paula C. Alders

STATE OF TEXAS

COUNTY OF Liberty

Before me, a notary public, on this day personally appeared Weldon W. Alders and Paula C. Alders, being the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23 day of March, 2017.



Cheryl C. Weir
Notary Public for the State of Texas

Exhibit "A"

PARCEL DESCRIPTION
5.086 ACRES

A tract of land containing 5.086 acres being out of a called 7450.588 acre tract as recorded in Liberty County Clerk's File Number 2009008952 (LCCFN) and a called 110.1 acre tract (called in possible conflict with said 7450.588 acres) recorded in LCCFN 20078486 and called 3.9 acre tract (as occupied and fenced) recorded in LCCFN 20124799 and called 4.0 acre tract (as occupied and fenced) recorded in LCCFN 2015009124, being located in the W.D Smith Survey, Abstract Number 106, Liberty County, Texas, and being more particularly described by metes and bounds as follows;

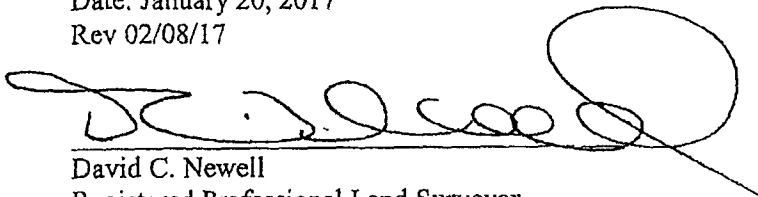
COMMENCING, at a found one and one half inch iron pipe, marking an interior easterly corner of said called 7450.588 acre tract, the southwesterly corner of a called 4.113 acre tract as recorded in Liberty County Clerk's File No. 20108323. Said **COMMENCING** point having a Texas State Plane Coordinate System, Central Zone (4203) Value of Y= 9,996,901.65 and X= 4,030,970.54 (GRID);

THENCE, South 78 degrees 01 minutes 38 seconds East, along an interior easterly line of said called 7450.588 acre tract and the southerly line of said called 4.113 acre tract, for a distance of 101.19 feet, to the most northerly northeast corner of said 110.1 acre tract, the **POINT OF BEGINNING**;

1. **THENCE**, South 78 degrees 01 minutes 38 seconds East, continuing along said interior easterly line of said called 7450.588 acre tract and the southerly line of said called 4.113 acre tract and northeast interior line of said 110.1 acre tract, for a distance of 434.26 feet, to a found five eighths inch iron rod;
2. **THENCE**, South 87 degrees 22 minutes 05 seconds West, over and across said called 7450.588 acre tract and called 3.9 acre tract recorded in LCCFN 20124799 and called 4.0 acre tract recorded in LCCFN 2015009124, for a distance of 2285.98 feet to a found a boat spike in concrete;
3. **THENCE**, North 03 degrees 22 minutes 15 seconds West, over and across said called 7450.588 acre tract and the westerly line said 110.1 acre tract, for a distance of 103.26 feet, the northwest corner of said 110.1 acre tract;
4. **THENCE**, North 87 degrees 10 minutes 33 seconds East, over and across said called 7450.588 acre tract and along the northerly line of said 110.1 acre tract, a distance of 1867.09 feet to the **POINT OF BEGINNING**.

Bearings shown hereon are based on the Texas State Plane Coordinate System. South Central Zone 4204, NAD 83.

Date: January 20, 2017
Rev 02/08/17



David C. Newell
Registered Professional Land Surveyor
Texas Registration No. 4085

Civil Concepts, Inc. - 713-947-6606
T.B.P.L.S. FIRM REG. NO. 10039400



Exhibit "B" – Exceptions to Conveyance and Warranty – 5.086 acres

1. Right-of-Way dated May 15, 1929, executed by Moores Bluff Rice Co. to Gulf Pipeline Company, recorded in Volume 153, Page 291 of the Deed Records of Liberty County, Texas.
2. Right-of-Way dated September 11, 1929, executed by Nellie E. Stewart to Texas Pipeline Company, recorded in Volume 158, Page 14 of the Deed Records of Liberty County, Texas.
3. Right-of-Way dated June 13, 1941, executed by Stanolind Oil & Gas Company to Magnolia Petroleum Company, recorded in Volume 249, Page 223 of the Deed Records of Liberty County, Texas.
4. Right-of-Way dated December 12, 1943, executed by Sun Oil Company, et al to Gulf Refining Company, recorded in Volume 263, Page 638 of the Deed Records of Liberty County, Texas.
5. Right-of-Way dated September 6, 1946, executed by Sun Oil Company to Magnolia Pipeline Company, recorded in Volume 289, Page 98 of the Deed Records of Liberty County, Texas.
6. Right-of-Way dated September 30, 1946, executed by Stanolind Oil & Gas Company to Magnolia Pipe Line Company, recorded in Volume 289, Page 560 of the Deed Records of Liberty County, Texas.
7. Right-of-Way dated April 23, 1954, executed by Sun Oil Company et al to Cities Service Pipe Line Company, recorded in Volume 404, Page 185 and dated April 26, 1954, recorded in Volume 404, Page 57 of the Deed Records of Liberty County, Texas.
8. Right-of-Way dated February 13, 1956, executed by Stanolind Oil & Gas Company to Magnolia Pipeline Company, recorded in Volume 437, Page 287 of the Deed Records of Liberty County, Texas.
9. Easement dated November 15, 1979, executed by Amoco Production Company, et al to Cities Services Pipeline Company, recorded in Volume 869, Page 529 of the Deed Records of Liberty County, Texas.
10. Right-of-Way dated December 19, 1936, executed by Sun Oil Company et al to State of Texas, recorded in Volume 209, Page 172 of the Deed Records of Liberty County, Texas.
11. Right-of-Way dated September 22, 1936, executed by Sun Oil Company et al to State of Texas, recorded in Volume 213, Page 614 of the Deed Records of Liberty County, Texas, and dated November 23, 1940, recorded in Volume 244, page 75 of the Deed Records of Liberty County, Texas.
12. Right-of-Way dated April 12, 1917, executed by Mrs. Mattie E. Davis to Texas Company, recorded in Volume 69, Page 327 of the Deed Records of Liberty County, Texas.
13. Right-of-Way dated June 30, 1909, executed by Mrs. Mattie E. Davis to Gulf Pipeline Company, recorded in Volume 26, Page 303 of the Deed Records of Liberty County, Texas.
14. Right-of-Way dated May 23, 1930, executed by Moores Bluff Corporation to Gulf Pipeline Company, recorded in Volume 160, Page 501 of the Deed Records of Liberty County, Texas.

15. Subject to easement set out in Certified Copy of Agreed Judgment dated May 24, 1971, styled Coastal Industrial Water Authority Vs. Jeremy S. Davis, recorded in Volume 683, Page 213 of the Deed Records of Liberty County, Texas.
16. Easements dated December 19, 1941, executed by Sun Oil Company and Stanolind Oil & Gas Company to Magnolia Petroleum, recorded in Volume 252, Pages 261 and 262, both of the Deed Records of Liberty County, Texas.
17. Easement dated August 10, 1993, executed by Amoco Production Company, et al to Mobil Pipeline Company, recorded in Volume 1485, Page 650 of the Official Public Records of Liberty County, Texas.
18. Right-of-Way dated July 8, 1909, executed by A.M. RENFRO ET AL to GULF PIPE LINE CO., recorded in Volume 26, Page 393 of the DEED Records of Liberty County, Texas.
19. Right-of-Way dated July 13, 1912, executed by MOORE'S BLUFF RICE CO to GULF PIPELINE CO, recorded in Volume 40, Page 181 of the DEED Records of Liberty County, Texas.
20. Right-of-Way dated July 5, 1909, executed by D.A. SMITH ET AL to TEXAS PIPELINE CO, recorded in Volume 26, Page 394 of the DEED Records of Liberty County, Texas.
21. Right-of-Way dated July 23, 1909, executed by MRS. MARY SMITH to TEXAS PIPELINE CO, recorded in Volume 26, Page 460 of the DEED Records of Liberty County, Texas.
22. Right-of-Way dated July 23, 1909, executed by H.R. SMITH to TEXAS PIPELINE CO, recorded in Volume 26, Page 490 of the DEED Records of Liberty County, Texas.
23. Right-of-Way dated July 22, 1910, executed by L.B. CARPENTER to GULF PIPELINE CO, recorded in Volume 31, Page 67 of the DEED Records of Liberty County, Texas.
24. Right of Way dated April 7, 1910, executed by L.B. CARPENTER to OLD RIVER DRAINAGE DISTRICT NO. 1, recorded in Volume 32, Page 623 of the DEED Records of Liberty County, Texas.
25. Right-of-Way, executed by A. C. FREDERICKSON JR. to OLD RIVER DRAINAGE DISTRICT, recorded in Volume 32, Page 621 of the Deed Records of Liberty County, Texas.
26. Right-of-Way, executed by SUN OIL to HUMBLE PIPELINE COMPANY, recorded in Volume 215, Page 488 of the Deed Records of Liberty County, Texas.
27. Road Use Agreement dated August 12, 1994, executed by Amoco Production Co. et al to American Cometra, Inc.
28. Surface Use Agreement dated March 28, 1984, executed by Jeremy S. Davis to Mobil Producing Texas & New Mexico, Inc., recorded in Volume 1015, Page 507 of the Official Public Records of Liberty County, Texas.

29. Right-of-Way dated March 27, 1935, executed by Kirby Petroleum Co. to State Highway Commission, recorded in Volume 207, Page 313 of the Deed Records of Liberty County, Texas.
30. Easement dated 10/27/2002, executed by Weldon W. Alders to Liberty County, recorded under Liberty County Clerk File #2003001901 of the Official Public Records of Liberty County, Texas.
31. Easement dated 8/10/2005, executed by Weldon W. Alders to Entergy Gulf States, Inc., recorded under Liberty County Clerk File #2005011569 of the Official Public Records of Liberty County, Texas.
32. Easement dated 8/18/2003, executed by Weldon W. Alders to Entergy Gulf States, Inc., recorded under Liberty County Clerk File #2004003283 of the Official Public Records of Liberty County, Texas.
33. Affidavit regarding On-Site Sewage Facilities dated 4/26/2004 recorded under Liberty County Clerk File #2004008819 of the Official Public Records of Liberty County, Texas.
34. Easement dated 7/18/2003, executed by Weldon W. Alders to Entergy Gulf States, Inc., recorded under Liberty County Clerk File #2004014741 of the Official Public Records of Liberty County, Texas.
35. Easement dated 3/23/2005, executed by Weldon W. Alders to Entergy Gulf States, Inc., recorded under Liberty County Clerk File #2005010519 of the Official Public Records of Liberty County, Texas.
36. Right-of-Way dated July 15, 1909, executed by ED S. PHILLIPS ATTORNEY to GULF PIPELINE CO, recorded in Volume 48, Page 336 of the DEED Records of Liberty County, Texas.
37. Right-of-Way executed by J. C. Perry to Gulf Pipeline Company, recorded in Volume 27, Page 508 of the Deed Records of Liberty County, Texas.
38. Right-of-Way dated November 12, 1925, executed by Kirby Petroleum Company to Humble Pipe Line Company, recorded in Volume 129, Page 473 of the Deed Records of Liberty County, Texas.
39. Easement dated July 10, 1978, executed by Glenda Del Brown to State of Texas, recorded in Volume 832, Page 681 of the Deed Records of Liberty County, Texas.
40. Right-of-Way dated October 28, 1940, executed by Kirby Petroleum Co. to The State of Texas, recorded in Volume 244, Page 124 of the Deed Records of Liberty County, Texas.
41. Easement dated 3/12/2008, executed by Trieste Investments LLLP to West Texas LPG Pipeline Limited Partnership, recorded under County Clerk's File No. 2008009675, of the Official Public Records of Liberty County, Texas.
42. Easement dated 5/29/2013, executed by Weldon W. Alders et ux to Enterprise Liquids Pipeline LLC, recorded under County Clerk's File No. 2013012246, of the Official Public Records of Liberty County, Texas.

43. Easement dated 05/23/2013, executed by Weldon W. Alders et ux to Seaway Crude Pipeline Company LLC, recorded under County Clerk's File No. 2013012229, of the Official Public Records of Liberty County, Texas.
44. Easement Amendment dated 03/12/2014, executed by Weldon W. Alders et ux to Seaway Crude Pipeline Company LLC, recorded under County Clerk's File No. 2014004982, of the Official Public Records of Liberty County, Texas.
45. Easement dated 1/11/2015, executed by Weldon W. Alders et ux to Lone Star NGL Pipeline LP, recorded under County Clerk's File No. 2016004334, of the Official Public Records of Liberty County, Texas.
46. Certified Copy of Condemnation Judgment for Easement dated 11/3/2009 styled LDH Energy Pipeline LP FKA Louis Dreyfus Pipeline LP vs Trieste Investments LLLP et al recorded under Clerks File No. 2009019033 of the Official Public Records of Liberty County, Texas.
47. Possession and Use Agreement dated 1/21/2010 executed by and between Weldon W. Alders and The State of Texas acting by and through the Texas Department of Transportation recorded under Clerks File No. 2010003133 of the Official Public Records of Liberty County, Texas.
48. Right-of-Way dated 04/30/2010, executed by Weldon W. Alders to Entergy Texas Inc FKA Entergy Gulf States Inc., recorded under County Clerk's File No. 2010012550, in the Official Public Records of Liberty County, Texas.
49. Right-of-Way dated 04/30/2010, executed by Weldon W. Alders to Entergy Texas Inc FKA Entergy Gulf States Inc., recorded under County Clerk's File No. 2010012551, in the Official Public Records of Liberty County, Texas.
50. Right-of-Way dated 04/30/2010, executed by Weldon W. Alders to Entergy Texas Inc FKA Entergy Gulf States Inc., recorded under County Clerk's File No. 2010012552, in the Official Public Records of Liberty County, Texas.
51. Right-of-Way dated 03/26/2010, executed by Weldon W. Alders to Entergy Texas Inc FKA Entergy Gulf States Inc., recorded under County Clerk's File No. 2010012557, in the Official Public Records of Liberty County, Texas.
52. Easement dated 10/5/2012, executed by Weldon W. Alders et ux to ONEOK Sterling III Pipeline LLC, recorded under County Clerk's File No. 2012015780, of the Official Public Records of Liberty County, Texas.
53. Easement dated 12/17/2012, executed by Weldon W. Alders to Third Texas Resource LLC, recorded under County Clerk's File No. 2012016190, of the Official Public Records of Liberty County, Texas.
54. Easement dated 12/17/2012, executed by Weldon W. Alders to Third Texas Resource LLC, recorded under County Clerk's File No. 2012016191, of the Official Public Records of Liberty County, Texas.

55. Right-of-Way dated 4/25/2013, executed by Weldon W. Alders et ux to Transcanada Keystone Pipeline LP, recorded under County Clerk's File No. 2013005889, in the Official Public Records of Liberty County, Texas.
56. Right-of-Way dated 4/25/2013, executed by Weldon W. Alders et ux to Transcanada Keystone Pipeline LP, recorded under County Clerk's File No. 2013005889, in the Official Public Records of Liberty County, Texas.
57. Right-of-Way dated 4/25/2013, executed by Weldon W. Alders et ux to Transcanada Keystone Pipeline LP, recorded under County Clerk's File No. 2013005890, in the Official Public Records of Liberty County, Texas.
58. Right-of-Way Correction and Amendment dated 05/05/2014, executed by Weldon W. Alders et ux to Transcanada Keystone Pipeline LP, recorded under County Clerk's File No. 2014007129, in the Official Public Records of Liberty County, Texas.
59. Easement dated 05/29/2013, executed by Weldon W. Alders et ux to Enterprise Liquids Pipeline LLC, recorded under County Clerk's File No. 2013012246, of the Official Public Records of Liberty County, Texas.
60. Easement dated 05/23/2013, executed by Weldon W. Alders et ux to Seaway Crude Pipeline Company LLC, recorded under County Clerk's File No. 2013012229, of the Official Public Records of Liberty County, Texas.
61. Easement Amendment dated 03/12/2014, executed by Weldon W. Alders et ux to Seaway Crude Pipeline Company LLC, recorded under County Clerk's File No. 2014004982, of the Official Public Records of Liberty County, Texas.
62. Easement Amendment dated 08/13/2013, executed by Weldon W. Alders et ux to OneOK Sterling III Pipeline LLC, recorded under County Clerk's File No. 2013013107, of the Official Public Records of Liberty County, Texas.
63. Right of Way and Easement Amendment dated 12/19/2013, executed by Weldon W. Alders et ux to OneOK Sterling III Pipeline LLC, recorded under County Clerk's File No. 2014002563, of the Official Public Records of Liberty County, Texas.
64. Easement Amendment dated 12/09/2013, executed by Weldon W. Alders et ux to OneOK Sterling III Pipeline LLC, recorded under County Clerk's File No. 2014001235, of the Official Public Records of Liberty County, Texas.
65. Easement dated 11/11/2015, executed by Weldon W. Alders et ux to Lone Star NGL Pipeline LP, recorded under County Clerk's File No. 2016004334, of the Official Public Records of Liberty County, Texas.
66. Right-of-Way dated 05/26/2016, executed by Weldon W. Alders to Entergy Texas Inc. FKA Entergy Gulf States Inc., recorded under County Clerk's File No. 2016010781, in the Official Public Records of Liberty County, Texas.
67. Right-of-Way dated October 25, 2006, executed by Weldon Alders to Cimarex Energy Co, recorded under County Clerk's File No. 2008007192, in the Official Public Records of Liberty County, Texas.

68. Terms, conditions and stipulations of Oil, Gas and Mineral Lease Memorandum from BP America Company to Ballard Exploration Company Inc, dated 04/23/2013, recorded under Clerk's File No. 2014001636, in the Official Public Records of Liberty County, Texas. (Title to said lease not checked subsequent to its date of execution.)
69. Terms, conditions and stipulations of Oil, Gas and Mineral Lease Memorandum from BP America Company to Ballard Exploration Company Inc, dated 04/23/2013, recorded under Clerk's File No. 2014001638, in the Official Public Records of Liberty County, Texas. (Title to said lease not checked subsequent to its date of execution.)
70. Terms, conditions and stipulations of Oil, Gas and Mineral Lease from Kerr-McGee Oil and Gas Onshore LP to Kaiser-Francis Oil Company, dated November 3, 1999, recorded in Volume 1814, Page 853 of the Official Public Records of Liberty County, Texas. (Title to said lease not checked subsequent to its date of execution.)
71. Terms, conditions and stipulations of Oil, Gas and Mineral Lease from Kerr-McGee Oil and Gas Onshore LP America Company to Ballard Exploration Company Inc, dated 11/13/2013, recorded under Clerk's File No. 2014002559, in the Official Public Records of Liberty County, Texas. (Title to said lease not checked subsequent to its date of execution.)
72. Terms, conditions and stipulations of Oil, Gas and Mineral Lease from Kerr-McGee Oil and Gas Onshore LP America Company to Ballard Exploration Company Inc, dated 11/13/2013, recorded under Clerk's File No. 2014002560, in the Official Public Records of Liberty County, Texas. (Title to said lease not checked subsequent to its date of execution.)
73. Designation of Unit dated 10/22/2014, by Ballard Exploration Company Inc, recorded under Clerk's File No. 2014016805 in the Official Public Records of Liberty County, Texas.
74. Designation of Unit dated 10/22/2014, by Ballard Exploration Company Inc, recorded under Clerk's File No. 2014016806 in the Official Public Records of Liberty County, Texas.
75. Annexing Ordinances and Service Plans filed by the City of Dayton in Volume 1921, Page 49, Volume 1921, Page 52, Volume 1921, Page 55, Volume 1951, Page 111, Volume 1953, Page 114, Volume 1953, Page 117, Volume 1953, Page 120, Volume 1953, Page 123, Volume 1953, Page 126, Clerks File No. 2016012096, Clerks File No. 2016012097 and Clerks File No. 2016015979 Official Public Records of Liberty County, Texas

76. Terms and Conditions regarding access to State Highway Facilities and/or Turnpike Project set out in instrument dated 04/30/2010 executed by Weldon W. Alders to The State of Texas recorded under Clerks File No. 2010006248 of the Official Public Records of Liberty County, Texas.
77. Access Denial Points and Regulations set out in instrument dated 04/30/2010 executed by Weldon W. Alders to The State of Texas recorded under Clerks File No. 2010006248 of the Official Public Records of Liberty County, Texas.
78. CC Amendment to Certificate of Adjudication dated 11/13/2009 executed by Texas Commission on Environmental Quality to American Rice Growers Association recorded under Clerks File No. 2009018956 of the Official Public Records of Liberty County, Texas, and conveyance of water rights shown by instrument dated 2/9/2010 recorded under Clerks File No. 2010002325 of the Official Public Records of Liberty County, Texas.
79. Subject to Boundary conflict and/or overlap of approximately 5.086 acres of land lying in conflict with properties owned by Langdon Honey Farms, Inc., Carla Murray Derease, David L. Hilton, Wendy Hilton, Joshua Hilton, Keshia Hilton, William H. Hilton and Deann Hilton.
80. Subject to Rights of Parties in and to the portion of insured premises lying within the East Prong of Old River and Big Ditch canals shown on the Tobin Maps of Liberty County, Texas.
81. Subject to the terms, conditions and stipulations of any and all Lease Agreements, amendments and supplements thereto, existing with the tenants in possession, whether written or oral and whether recorded or unrecorded.
82. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Paulette Williams

Paulette Williams, County Clerk
Liberty County, Texas

March 23, 2017 02:46:48 PM

FEE: \$52.00 MCESSNA
WAR

2017004913



BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS
CONSENT TO EXPEDITED RELEASE OF PROPERTY

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

TO THE HONORABLE PUBLIC UTILITY COMMISSION OF TEXAS:

Woodland Hills Water Company, LLC (the “Water Company”), holds Certificate of Convenience and Necessity No. 12388 (the “CCN”). River Ranch Holdings, LLC (“River Ranch”) has or will submit a petition to the Commission for expedited release of 6,985.06 (6,980.02 and 5.086) acres of land in Liberty County, Texas, as described on the attached Exhibit “A,” attached and incorporated into this Consent by reference for all purposes (the “Property”).

The Property is located within the CCN. It is not receiving water or sewer service from the Water Company or anyone else.

Water Company consents to the Commission granting the Petition for Expedited Release of the Property and the entry of such other orders, acts, procedures, and relief as are necessary or proper for the release of the Property from the CCN No. 12388. Water Company does not seek any compensation for the release. Water Company has agreed to cooperate with and assist River Ranch to obtain the release. Water Company further agrees to execute such other documents and provide additional information as may be reasonably required to obtain the release. This agreement shall end one (1) year from the date of this Consent.

EXHIBIT “C”

Dated this 23 day of March, 2017.

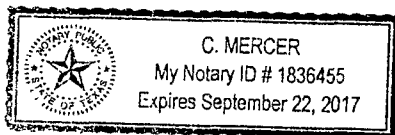
Respectfully submitted,

WOODLAND HILLS WATER COMPANY, LLC

By: Paula Alders
Paula Alders, Manager

STATE OF TEXAS §
 §
COUNTY OF LIBERTY §

This instrument was acknowledged before me on this the 23 day of MARCH, 2017 by Paula Alders, Manager of Woodland Hills Water Company, LLC.



C. Mercer
Notary Public in and for the
the State of Texas

BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS

CONSENT TO EXPEDITED RELEASE OF PROPERTY

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

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Dated this ____ day of March, 2017.

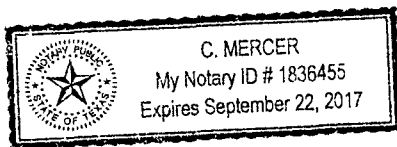
Respectfully submitted,

WOODLAND HILLS WATER COMPANY, LLC

By: *Paula Alders*
Paula Alders, Manager

STATE OF TEXAS §
 §
COUNTY OF Liberty §

This instrument was acknowledged before me on this the 23 day of MARCH, 2017 by Paula Alders, Manager of Woodland Hills Water Company, LLC.



C. Mercer
Notary Public in and for the
the State of Texas

Being 6980.02 acres of land situated in the William Bloodgood Survey, Abstract 3, the William D. Smith Survey, Abstract 106, the H. E. & W. RR. Number 1131 Survey, Abstract 515, the William E. Kierstead Survey, Abstract 693, the George Pace Survey, Abstract 805, the Louis Davis Survey, Abstract 18, the A. P. Blackwell Survey, Abstract 782, the Robert Wiseman Survey, Abstract 392, and the T. & N. O. RR. Survey, Abstract 383, in Liberty County, Texas, and being the residue of that called 7449.781 acres of land as recorded in Liberty County Clerk's File Number 2009008952 and being more particularly described by metes and bounds as follows;

BEGINNING, at a found five eighths inch iron rod, marking the most northwesterly corner of said called 7450.588 acre tract, the southwesterly corner of a called 17.56 acre tract as recorded in Liberty County Clerk's File Number 2006012623 and in the east line of State Highway 146 (width varies). Said **BEGINNING** point having a Texas State Plane Coordinate System, Central Zone (4203) Value of Y= 9,997,553.25 and X= 4,013,812.92 (GRID);

1. **THENCE**, North 58 degrees 04 minutes 55 seconds East, along the most northerly line of said called 7450.588 acre tract and the south line of said called 17.56 acre tract, for a distance of 2,611.49 feet (called 2,601.00 feet), to a found one half inch iron rod (disturbed) for an angle point;
2. **THENCE**, North 87 degrees 23 minutes 42 seconds East, continuing along the northerly line of said called 7450.588 acre tract and the south line of said called 17.56 acre tract, for a distance of 74.68 feet (called 74.54 feet) to a found one half inch iron rod (disturbed) for an interior corner;
3. **THENCE**, North 02 degrees 41 minutes 57 seconds West, along an interior corner of said called 7450.588 acre tract, for a distance of 139.09 feet (called 138.89 feet), to a found one half inch iron rod, marking an exterior corner of said called 7450.58 acre tract;
4. **THENCE**, North 87 degrees 27 minutes 21 seconds East, along an exterior line of said called 7450.588 acre tract, a distance of 1038.04 feet to a found two inch iron pipe (disturbed);
5. **THENCE**, North 87 degrees 20 minutes 53 seconds East continuing along an exterior line of said called 7450.588 acre tract a distance of 6578.98 feet to a found two inch iron pipe;
6. **THENCE**, South 02 degrees 39 minutes 21 seconds East continuing along an exterior line of said called 7450.588 acre tract a distance of 139.61 feet to a found two inch iron pipe;

7. **THENCE**, North 87 degrees 16 minutes 21 seconds East continuing along an exterior line of said called 7450.588 acre tract a distance of 7238.81 feet to a found two inch iron pipe in the westerly right-of-way line of Liberty County Road Number 455;
8. **THENCE**, South 15 degrees 26 minutes 45 seconds East along said westerly right-of-way line of Liberty County Road Number 455, a distance of 1458.52 feet to a found two inch iron pipe;
9. **THENCE**, North 86 degrees 22 minutes 33 seconds East a distance of 61.66 feet to a found one half inch iron rod with cap 'BHA' marking the north west corner of a called 2.67 acres as recorded in Liberty County Clerks (LCCFN) 2012007988;
10. **THENCE**, South 15 degrees 08 minutes 32 seconds East along the west line of said called 2.67 acres, a distance of 770.50 feet to an angle point;
11. **THENCE**, South 00 degrees 46 minutes 36 seconds West a distance of 349.09 feet to a found one and one half inch iron pipe marking the northeast corner of a called 4.113 acres LCCFN 20108323;
12. **THENCE**, North 89 degrees 38 minutes 50 seconds West along the northerly line of said a called 4.113 acres, a distance of 631.10 feet to a found one half inch iron rod with cap '5068';
13. **THENCE**, South 03 degrees 14 minutes 43 seconds East along the westerly line of said a called 4.113 acres, a distance of 238.21 feet to a found one and one half inch iron pipe;
14. **THENCE**, South 77 degrees 57 minutes 13 seconds East along the southerly line of said a called 4.113 acres a distance of 100.90 feet to the northerly line of called Possible Conflict Area in LCCFN 20078486;
15. **THENCE**, South 87 degrees 10 minutes 33 seconds West along the northerly line of called Possible Conflict Area, a distance of 1866.59 feet to a found one and one half inch iron pipe (destroyed);
16. **THENCE**, South 03 degrees 22 minutes 15 seconds East along the westerly line of called Possible Conflict Area, a distance of 103.25 feet to a 'Boat Spike in Concrete' marking the fenced northerly of Hilton tract as recorded at LCCFN 20078486;
17. **THENCE**, South 02 degrees 53 minutes 32 seconds East along the said Hilton tract, a distance of 3361.75 feet to a found one and one half inch rod being in the north line of 1454.19 acre tract described in Volume 1307, Page 88 of the Deed Records of Liberty County (DRLC);
18. **THENCE**, South 87 degrees 17 minutes 29 seconds West along the north line of said 1454.19 acre tract a distance of 463.43 feet to a found one and one half inch rod;

19. **THENCE**, South 03 degrees 53 minutes 48 seconds East along the west line of said 1454.19 acre tract, and the west line of that certain called 473.221 acre tract described in Volume 1933, Page 384 DRLC, a distance of 11,157.52 feet to found two inch iron pipe marking the southwest corner of said 473.221 acre tract;
20. **THENCE**, North 85 degrees 18 minutes 55 seconds East along the south line of said 473.221 acre tract, a distance of 1570.06 feet to found two and one half inch iron pipe;
21. **THENCE**, North 85 degrees 03 minutes 56 seconds East continuing along said south line of said 473.221 acre tract, a distance of 1730.86 feet to a found five eighths inch iron rod in northwesterly right-of-way line of the Coastal Industrial Water Authority Canal;

THENCE along and with said Coastal Industrial Water Authority Canal right-of-way, the following six (6) courses:

- 1) **THENCE**, along a curve to the right 232.37 feet along, said curve having a radius of 727.99 feet said curve having a chord direction of South 33 degrees 18 minutes 41 seconds West and a chord length of 231.39 feet;
- 2) **THENCE**, South 43 degrees 33 minutes 12 seconds West a distance of 879.97 feet to a found five eighths inch iron rod;
- 3) **THENCE**, South 43 degrees 21 minutes 29 seconds West a distance of 717.51 feet to a found five eighths inch iron rod;
- 4) **THENCE**, South 42 degrees 46 minutes 40 seconds West a distance of 6748.15 feet to a found five eighths inch iron rod;
- 5) **THENCE**, South 68 degrees 32 minutes 55 seconds West a distance of 388.20 feet to a found five eighths inch iron rod;
- 6) **THENCE**, South 01 degrees 29 minutes 02 seconds East a distance of 117.76 feet to the centerline of Old River;

THENCE along and with said centerline of Old River, same being said Wiseman Survey westerly line and said Welch Survey easterly line, the following sixty-five (65) courses:

- 1) **THENCE**, South 58 degrees 09 minutes 08 seconds West a distance of 15.75 feet to an angle point;
- 2) **THENCE**, North 64 degrees 44 minutes 18 seconds West a distance of 91.26 feet to an angle point;
- 3) **THENCE**, North 32 degrees 00 minutes 26 seconds West a distance of 136.24 feet to an angle point;

- 4) **THENCE**, South 66 degrees 19 minutes 52 seconds West a distance of 64.65 feet to an angle point;
- 5) **THENCE**, North 43 degrees 26 minutes 23 seconds West a distance of 46.30 feet to an angle point;
- 6) **THENCE**, North 29 degrees 49 minutes 53 seconds West a distance of 59.08 feet to an angle point;
- 7) **THENCE**, North 06 degrees 18 minutes 15 seconds East a distance of 37.01 feet to an angle point;
- 8) **THENCE**, North 23 degrees 39 minutes 11 seconds East a distance of 52.62 feet to an angle point;
- 9) **THENCE**, North 31 degrees 33 minutes 27 seconds East a distance of 77.59 feet to an angle point;
- 10) **THENCE**, North 13 degrees 09 minutes 50 seconds East a distance of 87.73 feet to an angle point;
- 11) **THENCE**, North 20 degrees 07 minutes 22 seconds West a distance of 11.17 feet to an angle point;
- 12) **THENCE**, North 59 degrees 01 minutes 35 seconds West a distance of 62.45 feet to an angle point;
- 13) **THENCE**, North 46 degrees 03 minutes 11 seconds West a distance of 30.31 feet to an angle point;
- 14) **THENCE**, North 14 degrees 26 minutes 18 seconds East a distance of 104.09 feet to an angle point;
- 15) **THENCE**, North 27 degrees 55 minutes 38 seconds West a distance of 38.19 feet to an angle point;
- 16) **THENCE**, North 36 degrees 17 minutes 37 seconds West a distance of 60.70 feet to an angle point;
- 17) **THENCE**, North 35 degrees 26 minutes 18 seconds East a distance of 23.80 feet to an angle point;
- 18) **THENCE**, North 69 degrees 01 minutes 02 seconds East a distance of 165.04 feet to an angle point;
- 19) **THENCE**, North 43 degrees 19 minutes 31 seconds East a distance of 21.99 feet to an angle point;
- 20) **THENCE**, North 16 degrees 10 minutes 24 seconds East a distance of 46.70 feet to an angle point;
- 21) **THENCE**, North 17 degrees 01 minutes 36 seconds West a distance of 86.60 feet to an angle point;
- 22) **THENCE**, North 08 degrees 32 minutes 02 seconds West a distance of 87.59 feet to an angle point;
- 23) **THENCE**, North 10 degrees 49 minutes 06 seconds East a distance of 19.61 feet to an angle point;
- 24) **THENCE**, North 69 degrees 03 minutes 33 seconds East a distance of 16.49 feet to an angle point;
- 25) **THENCE**, South 63 degrees 21 minutes 41 seconds East a distance of 123.98 feet to an angle point;
- 26) **THENCE**, North 84 degrees 00 minutes 08 seconds East a distance of 46.55 feet to an angle point;

...

- 27) **THENCE**, North 25 degrees 09 minutes 01 seconds East a distance of 20.14 feet to an angle point;
- 28) **THENCE**, North 15 degrees 23 minutes 39 seconds East a distance of 22.11 feet to an angle point;
- 29) **THENCE**, North 66 degrees 13 minutes 45 seconds East a distance of 41.01 feet to an angle point;
- 30) **THENCE**, North 84 degrees 10 minutes 10 seconds East a distance of 43.69 feet to an angle point;
- 31) **THENCE**, South 68 degrees 10 minutes 57 seconds East a distance of 121.53 feet to an angle point;
- 32) **THENCE**, North 84 degrees 58 minutes 51 seconds East a distance of 22.29 feet to an angle point;
- 33) **THENCE**, North 63 degrees 25 minutes 30 seconds East a distance of 23.15 feet to an angle point;
- 34) **THENCE**, North 07 degrees 58 minutes 23 seconds East a distance of 38.31 feet to an angle point;
- 35) **THENCE**, North 02 degrees 03 minutes 41 seconds East a distance of 53.18 feet to an angle point;
- 36) **THENCE**, North 32 degrees 30 minutes 05 seconds East a distance of 130.71 feet to an angle point;
- 37) **THENCE**, North 47 degrees 36 minutes 35 seconds East a distance of 110.53 feet to an angle point;
- 38) **THENCE**, North 04 degrees 43 minutes 59 seconds West a distance of 30.78 feet to an angle point;
- 39) **THENCE**, North 33 degrees 31 minutes 55 seconds West a distance of 26.08 feet to an angle point;
- 40) **THENCE**, North 39 degrees 08 minutes 01 seconds West a distance of 66.79 feet to an angle point;
- 41) **THENCE**, North 22 degrees 19 minutes 44 seconds East a distance of 38.56 feet to an angle point;
- 42) **THENCE**, North 54 degrees 43 minutes 58 seconds East a distance of 38.32 feet to an angle point;
- 43) **THENCE**, South 65 degrees 09 minutes 17 seconds East a distance of 103.31 feet to an angle point;
- 44) **THENCE**, North 28 degrees 04 minutes 20 seconds East a distance of 37.48 feet to an angle point;
- 45) **THENCE**, North 08 degrees 48 minutes 54 seconds East a distance of 114.60 feet to an angle point;
- 46) **THENCE**, North 21 degrees 43 minutes 04 seconds East a distance of 107.20 feet to an angle point;
- 47) **THENCE**, North 55 degrees 52 minutes 47 seconds West a distance of 19.09 feet to an angle point;
- 48) **THENCE**, North 80 degrees 47 minutes 51 seconds West a distance of 84.42 feet to an angle point;
- 49) **THENCE**, South 70 degrees 45 minutes 49 seconds West a distance of 98.65 feet to an angle point;

- 50) **THENCE**, North 08 degrees 27 minutes 34 seconds West a distance of 74.91 feet to an angle point;
 - 51) **THENCE**, North 42 degrees 34 minutes 37 seconds West a distance of 55.08 feet to an angle point;
 - 52) **THENCE**, North 03 degrees 20 minutes 32 seconds West a distance of 134.32 feet to an angle point;
 - 53) **THENCE**, North 10 degrees 41 minutes 17 seconds West a distance of 227.57 feet to an angle point;
 - 54) **THENCE**, North 60 degrees 20 minutes 56 seconds East a distance of 77.08 feet to an angle point;
 - 55) **THENCE**, North 44 degrees 11 minutes 48 seconds East a distance of 40.40 feet to an angle point;
 - 56) **THENCE**, North 26 degrees 03 minutes 04 seconds West a distance of 73.67 feet to an angle point;
 - 57) **THENCE**, North 24 degrees 08 minutes 47 seconds East a distance of 73.80 feet to an angle point;
 - 58) **THENCE**, North 36 degrees 57 minutes 07 seconds East a distance of 178.12 feet to an angle point;
 - 59) **THENCE**, North 16 degrees 05 minutes 57 seconds West a distance of 84.97 feet to an angle point;
 - 60) **THENCE**, North 01 degrees 11 minutes 32 seconds East a distance of 125.69 feet to an angle point;
 - 61) **THENCE**, North 83 degrees 06 minutes 00 seconds East a distance of 28.45 feet to an angle point;
 - 62) **THENCE**, North 04 degrees 15 minutes 12 seconds West a distance of 338.20 feet to an angle point;
 - 63) **THENCE**, North 16 degrees 11 minutes 51 seconds West a distance of 34.92 feet to an angle point;
 - 64) **THENCE**, North 73 degrees 51 minutes 47 seconds West a distance of 50.61 feet to an angle point;
 - 65) **THENCE**, South 87 degrees 32 minutes 41 seconds West a distance of 68.54 feet to the most southerly corner of that certain called 22.50 acre tract described in Volume 1619, page 569 of the DRLC;
22. **THENCE**, North 57 degrees 02 minutes 30 seconds East along and with the southeast line of said 22.50 acre tract, same being the northwest line of said 77.50 acre tract, a distance of 2451.67 feet to east corner of said 22.50 acre tract;
 23. **THENCE**, North 32 degrees 57 minutes 30 seconds West along and with said 22.50 acre tract, a distance of 419.64 feet to a found five eighths inch iron rod marking the north corner of said 22.50 tract;
 24. **THENCE**, South 57 degrees 03 minutes 57 seconds West a distance of 5846.98 feet to a found five eighths inch iron rod with cap 'BHA INC' the southeast corner of a called 68.1917 acre tract recorded at LCCPN 2012016189;

25. **THENCE**, North 07 degrees 59 minutes 42 seconds West along the east line of said called 68.1917 acre tract, a distance of 2943.33 feet to the most northerly corner of said called 68.1917 acre tract;
26. **THENCE**, South 19 degrees 28 minutes 28 seconds West along the westerly line of said called 68.1917 acre tract, 4375.56 feet to a found five eighths inch iron rod with cap 'BHA INC' the original southerly line of said called 7449.781 acre tract;
27. **THENCE**, South 57 degrees 03 minutes 46 seconds West along said original southerly line of said called 7449.781 acre tract a distance of 751.74 feet to a found five eighths inch iron rod with cap 'BHA INC' the southeast corner of a called 326.1099 acre tract recorded at LCCFN 2012016189;
28. **THENCE**, North 19 degrees 32 minutes 27 seconds East along the easterly line of said called 326.1099 acre tract, a distance of 5769.72 feet to a found five eighths inch iron rod with cap 'BHA INC' the most northeasterly corner of said called 326.1099 acre tract;
29. **THENCE**, South 56 degrees 18 minutes 04 seconds West along the northerly line of said called 326.1099 acre tract, a distance of 620.59 feet to a found five eighths inch iron rod with cap 'BHA INC';
30. **THENCE**, South 57 degrees 47 minutes 30 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 877.17 feet to a found five eighths inch iron rod with cap 'BHA INC';
31. **THENCE**, South 58 degrees 39 minutes 47 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 161.98 feet to a found five eighths inch iron rod with cap 'BHA INC';
32. **THENCE**, South 68 degrees 31 minutes 35 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 151.08 feet to a found five eighths inch iron rod with cap 'BHA INC';
33. **THENCE**, South 59 degrees 23 minutes 14 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 156.34 feet to a found five eighths inch iron rod with cap 'BHA INC';
34. **THENCE**, South 56 degrees 31 minutes 46 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 661.76 feet to a found five eighths inch iron rod with cap 'BHA INC';
35. **THENCE**, South 57 degrees 20 minutes 26 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 811.33 feet to a found five eighths inch iron rod with cap 'BHA INC';

36. **THENCE**, South 57 degrees 06 minutes 17 seconds West continuing along the northerly line of said called 326.1099 acre tract, a distance of 1865.29 feet to a found five eighths inch iron rod with cap 'BHA INC' the most westerly northwest corner of said called 326.1099 acre tract;
37. **THENCE**, South 56 degrees 57 minutes 24 seconds West a distance of 1137.99 feet a found one half inch iron rod for the most westerly northwest corner of said called 326.1099 acre tract;
38. **THENCE**, South 33 degrees 26 minutes 26 seconds East a distance of 448.39 feet to a found five eighths inch iron rod with cap 'BHA INC';
39. **THENCE**, South 56 degrees 53 minutes 12 seconds West a distance of 1150.30 feet to a found five eighths inch iron rod with cap 'BHA INC' in east right-of-way line of State Highway Number 146;

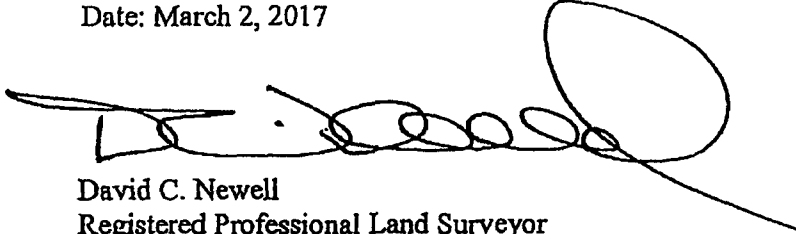
THENCE, along and with said east right-of-way line of State Highway Number 146, the following nine (9) courses:

- 1) **THENCE**, North 11 degrees 11 minutes 04 seconds West a distance of 10062.63 feet to a TXDoT type II monument for the point of curvature of a curve to the right;
- 2) **THENCE**, an arc distance of 1298.55 feet along a curve to the right, said curve having a radius of 22803.27 feet and a chord direction and distance of North 09 degrees 32 minutes 08 seconds West 1298.37 feet to a TXDoT type II monument (disturbed);
- 3) **THENCE**, North 07 degrees 55 minutes 26 seconds West a distance of 2291.62 feet to a TXDoT type II monument for the point of curvature of a curve to the left;
- 4) **THENCE**, an arc distance of along a curve to the left 537.71 feet along a curve to the left, said curve having a radius of 10845.00 feet said and a chord direction and distance of North 09 degrees 30 minutes 54 seconds West 537.66 feet;
- 5) **THENCE**, North 08 degrees 17 minutes 04 seconds West a distance of 284.82 feet to a TXDoT type II monument for the point of curvature of a curve to the left;
- 6) **THENCE**, an arc distance of along a curve to the left 119.30 feet along a curve to the left, said curve having a radius of 4399.00 feet said and a chord direction and distance of North 09 degrees 56 minutes 28 seconds West and a chord length of 119.29 feet to a TXDoT type II monument;
- 7) **THENCE**, North 10 degrees 04 minutes 16 seconds West a distance of 376.86 feet to an angle point to a TXDoT type II monument;

- 8) **THENCE**, South 82 degrees 05 minutes 03 seconds West a distance of 18.68 feet to an angle point;
- 9) **THENCE**, North 07 degrees 54 minutes 46 seconds West, a distance of 5746.34 feet to a set five eighths inch iron rod with cap stamped "CCI", being the beginning of a curve to the right;
- 10) **THENCE**, an arc distance of 361.93 feet along said curve to the right, said curve having a radius of 7630.00 feet and a chord direction and distance of North 06 degrees 33 minutes 13 seconds West 361.90 feet, to the **POINT OF BEGINNING**;

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83.

Date: March 2, 2017



David C. Newell
Registered Professional Land Surveyor
Texas Registration No. 4085
Civil Concepts, Inc. - 713-947-6606
T.B.P.L.S. FIRM REG. NO. 10039400



PARCEL DESCRIPTION
5.086 ACRES

A tract of land containing 5.086 acres being out of a called 7450.588 acre tract as recorded in Liberty County Clerk's File Number 2009008952 (LCCFN) and a called 110.1 acre tract (called in possible conflict with said 7450.588 acres) recorded in LCCFN 20078486 and called 3.9 acre tract (as occupied and fenced) recorded in LCCFN 20124799 and called 4.0 acre tract (as occupied and fenced) recorded in LCCFN 2015009124, being located in the W.D Smith Survey, Abstract Number 106, Liberty County, Texas, and being more particularly described by metes and bounds as follows;

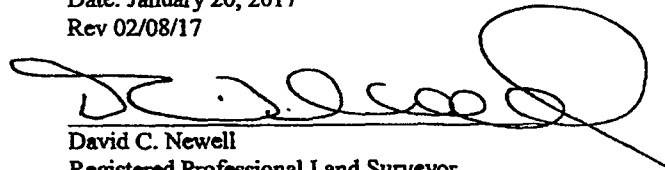
COMMENCING, at a found one and one half inch iron pipe, marking an interior easterly corner of said called 7450.588 acre tract, the southwesterly corner of a called 4.113 acre tract as recorded in Liberty County Clerk's File No. 20108323. Said **COMMENCING** point having a Texas State Plane Coordinate System, Central Zone (4203) Value of Y= 9,996,901.65 and X= 4,030,970.54 (GRID);

THENCE, South 78 degrees 01 minutes 38 seconds East, along an interior easterly line of said called 7450.588 acre tract and the southerly line of said called 4.113 acre tract, for a distance of 101.19 feet, to the most northerly northeast corner of said 110.1 acre tract, the **POINT OF BEGINNING**;

1. **THENCE**, South 78 degrees 01 minutes 38 seconds East, continuing along said interior easterly line of said called 7450.588 acre tract and the southerly line of said called 4.113 acre tract and northeast interior line of said 110.1 acre tract, for a distance of 434.26 feet, to a found five eighths inch iron rod;
2. **THENCE**, South 87 degrees 22 minutes 05 seconds West, over and across said called 7450.588 acre tract and called 3.9 acre tract recorded in LCCFN 20124799 and called 4.0 acre tract recorded in LCCFN 2015009124, for a distance of 2285.98 feet to a found a boat spike in concrete;
3. **THENCE**, North 03 degrees 22 minutes 15 seconds West, over and across said called 7450.588 acre tract and the westerly line said 110.1 acre tract, for a distance of 103.26 feet, the northwest corner of said 110.1 acre tract;
4. **THENCE**, North 87 degrees 10 minutes 33 seconds East, over and across said called 7450.588 acre tract and along the northerly line of said 110.1 acre tract, a distance of 1867.09 feet to the **POINT OF BEGINNING**.

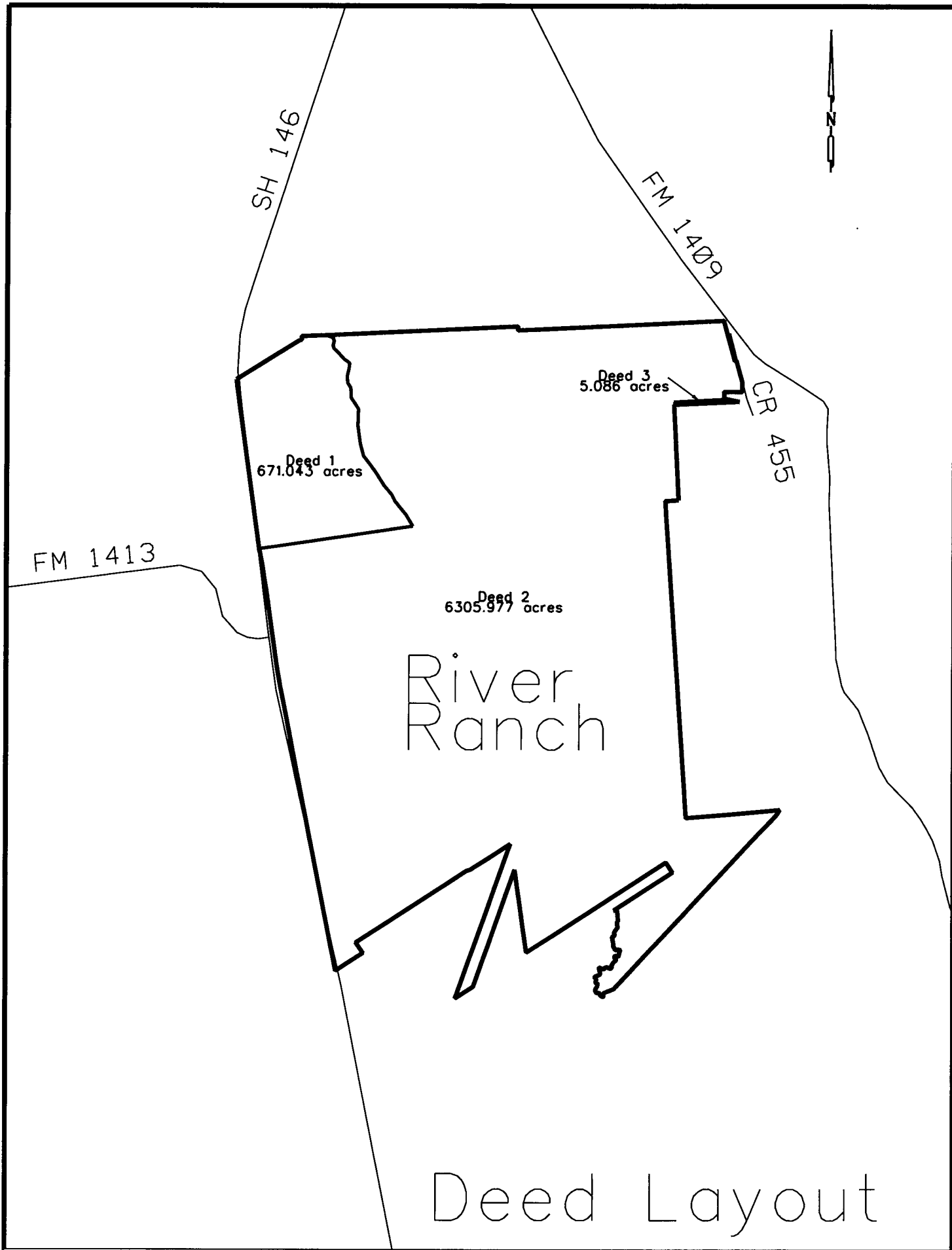
Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83.

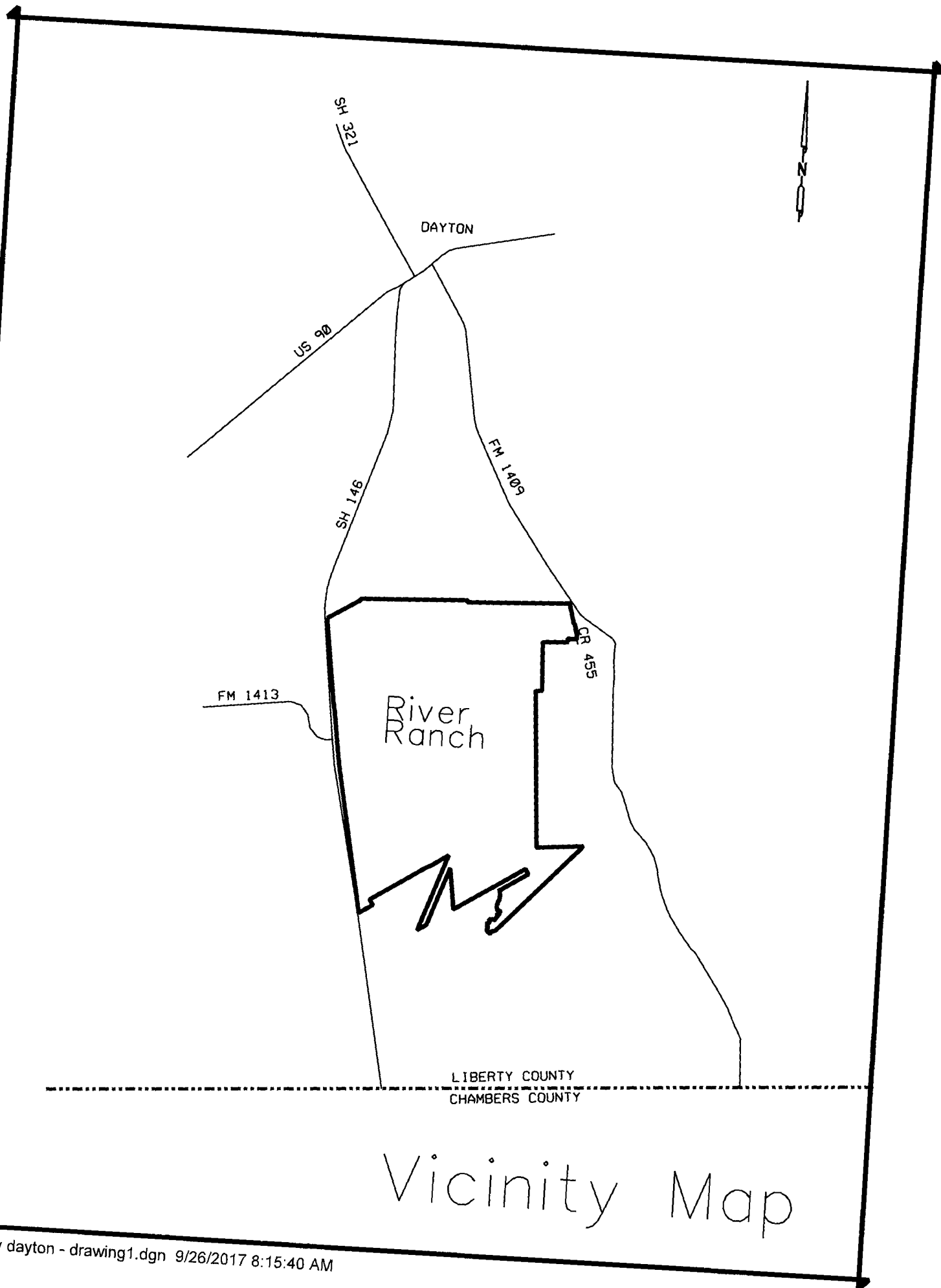
Date: January 20, 2017
Rev 02/08/17



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OVERSIZED MAP(S)

TO VIEW
OVERSIZED MAP(S),
PLEASE GO TO
CENTRAL RECORDS.

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