

Please see enclosed in box for
requested

Part F: Question 32 MAPS



From: Jerry McCrorey <jerry@spetexas.com>
Sent: Wednesday, September 30, 2020 3:11 PM
To: Scott
Subject: FW: Dos Aguas Maps
Attachments: Water One Line - Section 1 to 4.pdf; M&B DESC 200 AC AND 231 AC.pdf; 4818.84 acre METES & BOUNDS DESC.pdf; 19-036 BOUNDARY-36x48 FINAL PLAT_signed.pdf; Service Area Map-11x17.pdf; Service Area Map-24x36.pdf

Here is all but the manners tract. I will send that in another email in just a minute.

Thanks,
Jerry McCrorey
President
936-718-1998



TBPE No. 18904
204 W Montgomery
Willis, TX 77378

From: Melwin Mathew <Melwin@SPETexas.com>
Sent: Wednesday, September 30, 2020 2:11 PM
To: Jerry McCrorey <jerry@spetexas.com>
Subject: Dos Aguas Maps

Jerry,

Please find attached all the maps associated with Dos Aguas:

- Large Scale Maps - Water One Line Section 1-4 (4 Sheets)
- Plat (Metes & Bounds):
 - 200 & 231 AC Meters and Bounds with 8.5x11 maps (exhibits)
 - 4818,84 AC Metes and Bounds with 36x48 Map
- Small Scale Maps:
 - Service Area Map – 11x17
 - Service Area Map - 24x36

Regards,

Melwin Mathew, E.I.T
Project Engineer





EXHIBIT A

Legal Description

TRACT 1:

FIELDNOTES TO 200.000 ACRES OF LAND AS SITUATED IN THE J. M. DE LA GARZA SURVEY, A-22, WALKER COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 653.0812 ACRES WHICH IS A PORTION OF TRACT 30 IN DEED FROM CONROE TIMBER PARTNERS, LP TO NEW FORESTRY, LLC AS RECORDED IN VOLUME 320, PAGE 253 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 200.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod set for the northwest corner of this and of said 653.0812 acres, and being at the intersection of the south right of way of State Highway 150 with the east right of way of F. M. Highway 1097;

THENCE: S 88° 37' E 670.12 Ft., with the north line of said 653.0812 acres and with said north right of way, to a ½ inch iron rod set for the point of curvature of a curve to the left;

THENCE: NORTHEASTERLY 820.75 Ft., continuing with said north line and right of way, in a curve having a central angle of 16° 08' 00", a radius of 2914.79 Ft. and a long chord bearing N 83° 19' E 818.04 Ft., to a ½ inch iron rod set for the point of tangency of said curve;

THENCE: N 75° 15' E 2061.76 Ft., continuing with said north line and right of way, to a ½ inch iron rod set for the northeast corner of this tract;

THENCE: S 09° 30' W 2797.48 Ft., on a line within said 653.0812 acres, to a ½ inch iron rod set for the southeast corner of this tract;

THENCE: S 80° 23' W 3379.58 Ft., continuing within said 653.0812 acres, to a ½ inch iron rod set for the southwest corner of this tract on the east right of way of F. M. Highway 1097, same being the west line of said 653.0812 acres;

THENCE: NORTHEASTERLY 312.70 Ft., with said east right of way, in a curve to the left having a central angle of 06° 10' 04", a radius of 2904.79 Ft. and a long chord bearing N 09° 23' 32" E 312.55 Ft. to a ½ inch iron rod set for the point of tangency of said curve;

THENCE: N 06° 18' 30" E 2426.07 Ft., continuing with said west line and east right of way, to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 200.000 ACRES OF LAND.**

TRACT 2:

FIELDNOTES TO 231.291 ACRES OF LAND AS SITUATED IN THE J. M. DE LA GARZA SURVEY, A-22, WALKER COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 653.0812 ACRES WHICH IS A PORTION OF TRACT 7-2 IN DEED FROM CONROE TIMBER PARTNERS, LP, TO NEW FORESTRY, LLC, AS RECORDED IN VOLUME 320, PAGE 253 OF THE OFFICIAL PUBLIC RECORDS OF SAID WALKER COUNTY. SAID 231.291 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2 inch iron rod found for the northwest corner of this tract on the east right-of-way of F. M. Highway 1097, same being the southwest corner of the Craig Godwin and Joseph E. Adams III 200.00 acre tract described in Volume 524, Page 420 of said official records, and being on the west line of said 653.0812 acres;

THENCE: N 80° 23' E 3379.55 Ft., with the south line of said 200.00 acres to its southeast corner, a 1/2 inch iron rod found for an exterior corner of this tract, same being a southern corner on the northern residue of said 653.0812 acres;

THENCE: S 84° 08' E 229.50 Ft., with the south line of said northern residue tract, to a 1/2 inch iron pipe with cap stamped "Cor. 2 J10 b" found for the northeast corner of this tract, same being northwest corner of the U. S. Forest Service 34 acres described as Tract J10 b and recorded in Volume 92, Page 578 of the deed records of said county, and being a southern corner of said northern residue tract;

THENCE: S 17° 34' E 1685.83 Ft., with the west line of said 34 acres to its southwest corner, a 1/2 inch iron pipe with cap stamped "Cor. 1 J 10 b" found for the upper southeast corner of this tract on the northwest line of the Richard L. Hargrave 15.93 acre tract described in Volume 190, Page 91 of said deed records, and being an exterior corner of said 653.0812 acres;

THENCE: S 54° 14' W 1052.95 Ft., with said 15.93 acre northwest line to its west corner, a concrete monument found for an exterior corner of this and of said 653.0812 acres, same being the north corner of the Edward A. Horstmann 15.0 acre tract described in Volume 621, Page 895 of the Montgomery County Deed Records;

THENCE: S 55° 13' W 661.65 Ft., with the northwest line of said 15.0 acres to its west corner, a concrete monument found for the lower southeast corner of this tract, same being an interior corner of said 653.0812 acres;

THENCE: S 86° 55' W 3990.34 Ft., on a line severing said 653.0812 acres, to a 5/8 inch iron rod found for the southwest corner of this and of said 653.0812 acres on the east right-of-way of said F. M. Highway 1097, same being the north corner of the H. C. Waussen, Jr. 40.0 acre tract described in Volume 665, Page 605 of said Montgomery County Deed Records, and being on the west line of said 653.0812 acres;

THENCE: NORTHEASTERLY 297.58 Ft., with said east right-at-way and 653.0812 acre

west line, in a curve to the left having a central angle at $02^{\circ} 57' 09''$, a radius of 5774.58

Ft. and a long chord bearing $N 31^{\circ} 58' 05'' E 297.55$ Ft. to a 1/2 inch iron rod set for the point of tangency of said curve;

THENCE: $N 30^{\circ} 29' 30'' E 242.90$ Ft., continuing with said east right-at-way and west line, to a 1/2 inch iron rod set for the point at curvature at a curve to the right;

THENCE: NORTHEASTERLY 265.81 Ft., continuing with said east right-at-way and west line, in said curve to the right having a central angle at $08^{\circ} 10' 00''$, a radius at 1864.86 Ft. and a long chord bearing $N 34^{\circ} 34' 30'' E 265.58$ Ft. to a 1/2 inch iron rod set for the point of tangency of said curve;

THENCE: $N 38^{\circ} 39' 30'' E 379.90$ Ft., continuing with said east right-at-way and west line, to a 1/2 inch iron rod set for an exterior corner at this and at said 653.0812 acres;

THENCE: $S 51^{\circ} 20' 30'' E 4.95$ Ft., continuing with said east right-at-way and west line, to a 1/2 inch iron rod set for a transition point in said east right-at-way;

THENCE: $N 37^{\circ} 23' 30'' E 197.79$ Ft., continuing with said east right-of-way and west line, to a 1/2 inch iron rod set for the point of curvature of a curve to the left;

THENCE: NORTHEASTERLY 591.71 Ft., continuing with said east right-of-way and west line, in said curve to the left having a central angle of $11^{\circ} 37' 53''$, a radius of 2914.79 Ft. and a long chord bearing $N 31^{\circ} 34' 34'' E 590.70$ Ft. to a concrete monument found for the point of tangency of said curve, same being a transition point in said right-of-way;

THENCE: $N 19^{\circ} 08' 24'' E 102.10$ Ft., continuing with said east right-at-way and west line, to a 1/2 inch iron rod set for the point of curvature of a curve to the left;

THENCE: NORTHEASTERLY 572.05 Ft., continuing with said east right-at-way and west line, in said curve to the left having a central angle at $11^{\circ} 17' 01''$, a radius of 2904.79 Ft. and a long chord bearing $N 18^{\circ} 07' 04'' E 571.13$ Ft. to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 231.291 ACRES OF LAND.**

TOGETHER WITH THE FOLLOWING 80 FOOT WIDE EASEMENT:

FIELDNOTES TO THE CENTERLINE DESCRIPTION OF AN 80.0 FT. WIDE ACCESS EASEMENT AS SITUATED IN THE J. M. DE LA GARZA SURVEY, A-22, WALKER COUNTY, TEXAS, AND BEING OUT OF THE SOUTHWEST CORNER OF A 231.291 ACRE TRACT SURVEYED THIS DATE OUT OF THAT CERTAIN CALLED 653.0812 ACRES WHICH IS A PORTION OF TRACT 7-2 IN DEED FROM CONROE TIMBER PARTNERS, LP, TO NEW FORESTRY LLC AS RECORDED IN VOLUME 320, PAGE 253 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 80.0 FT. WIDE ACCESS EASEMENT BEING 40.0 FT. EACH SIDE OF THE CENTERLINE AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of said 231.291 acres on the east right of way of F. M. Highway 1097, same being the northwest corner of the H. C. Waussen, Jr 40.0 acre tract descried in Volume 665, Page 604 of the Montgomery County, Texas Deed Records and being the southwest corner of said 653 0812 acre tract;

THENCE: N 33° 11' 46" E 50.00 Ft., with said east right of way and the west line of said 231.291 acre tract to a ½ inch iron rod set for the **POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION:**

THENCE: S 56° 45' E 68.03 Ft., on a line severing a portion of said 231.291 acres, to the **END POINT** of this centerline description on the north line of the residue of said Tract 7-2, same being on the south line of said 231.291 acres at a point N 86° 55' E 84.39 Ft. from the southwest corner of same.

Namken, Inc.
P.O. BOX 1158, New Waverly, TX 77358
TBPELS No. 10194090
936-661-3325

METES AND BOUNDS DESCRIPTION
136.67 ACRES IN THE JOSE MARIA DE LA GARZA GRANT, A-15
MONTGOMERY COUNTY, TX

I, the undersigned Michael A. Namken, Registered Professional Land Surveyor No. 6533, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land located in Montgomery County, Texas. All Bearings, Distances and Acreages herein are Grid and referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Distances can be converted to geodetic horizontal (surface) by dividing by a Combined scale factor of 0.9999076.

Being 136.67 acres of land, situated in the JOSE MARIA DE LA GARZA GRANT, Abstract No. 15, Montgomery County, Texas and being all of a called 136.6886 acre tract of land described in a Warranty Deed dated June 2, 2020 from Dustin W. Manners to Republic Grand Ranch, LLC and recorded under Clerk's File #2020053105, Official Public Records, Montgomery County, Texas (MCOPR), said 136.67 acres (this tract) being more definitely described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap marked "WEISSER ENG. HOUSTON TX" found for the northwest corner of this tract and the said 136.6886 Republic Grand Ranch (RGR) tract, the southwest corner of a called 121.1065 acre tract of land described in a Partition Deed to Jobeth Shields and recorded under Clerk's File #2010097554, MCOPR and in the southeast right-of-way line of Farm-to-Market Road No. 1097;

THENCE N 85°52'37" E, a distance of **2,622.85 feet**, with the following boundary lines:

- the north line of this tract and the said 136.6886 acre RGR tract,
- the southernmost line of the said 121.1065 acre Shields tract,

to a 5/8" iron rod with cap marked "WEISSER ENG. HOUSTON TX" found for corner of the following tracts:

- the northeast corner of this tract and the said 136.6886 acre RGR tract,
- the southernmost southeast corner the said 121.1065 acre Shields tract,
- in a west line of a called 4,818.84 acre tract of land described in a Warranty Deed to Republic Grand Ranch, LLC and recorded under Clerk's File #2019113827, MCOPR;

THENCE S 02°59'58" E, a distance of **1,906.48 feet** <Record:1,907.49'>, generally along a fence and with the following boundary lines:

- the easternmost line of this tract and the said 136.6886 acre RGR tract,
- a west line of the said 4,818.84 acre RGR tract,

to a 1" iron pipe found for corner of the following tracts:

- the southeast corner of this tract and the said 136.6886 acre RGR tract,
- in a west line of the said 4,818.84 acre RGR tract,
- the northeast corner of a called 16.73 acre tract of land described in a Warranty Deed to Mark Malloy, et ux and recorded under Clerk's File #2011088151, MCOPR;

THENCE S 86°48'49" W, a distance of **2,627.40 feet** <Record:2,625.62'>, generally along a fence and with the following boundary lines:

- the easternmost south line of this tract and the said 136.6886 acre RGR tract,
- the north line of the said 16.73 acre Malloy tract,
- the north line of a called 8.000 acre tract of land described in a Warranty Deed to Dawn Madsen and recorded under Clerk's File #2017092285, MCOPR,
- the north line of a called 10.000 acre tract of land described in a Warranty Deed to Stephen Charles and Andrea Charles and recorded under Clerk's File #2017067096, MCOPR,
- the north line of Lot 2, Klawinski Subdivision as described in a Warranty Deed to Jeffery W. Rawlinson, et ux and recorded under Clerk's File #2006109237, MCOPR, and more

particularly described by Plat recorded in Cabinet Z, Sheet 460, Map Records of Montgomery County, Texas (MCMR),

- the northernmost line of Lot 1, Klawinski Subdivision as described in a Warranty Deed to Jeffery W. Rawlinson and recorded under Clerk's File #2007059827, MCOPR, and more particularly described by said Plat recorded in Cabinet Z, Sheet 460, MCMR,

to a 1-1/4" iron rod found for corner of the following tracts:

- the southerly interior ell corner of this tract and the said 136.6886 acre RGR tract,
- the upper northwest corner of said Lot 1, Klawinski Subdivision;

THENCE S 01°21'52" W, a distance of **43.59 feet** <Record:43.90'>, generally along a fence and with the following boundary lines:

- the southernmost east line of this tract and the said 136.6886 acre RGR tract,
- the northernmost west line of Lot 1, Klawinski Subdivision,

to a 1/2" iron rod with cap marked "M GLEZMAN, RPLS 4627" found for corner of the following tracts:

- the southerly exterior ell corner of this tract and the said 136.6886 acre RGR tract,
- the westerly interior ell corner of said Lot 1, Klawinski Subdivision;

THENCE S 87°02'03" W, a distance of **928.37 feet**, generally along a fence and with the following boundary lines:

- the southernmost line of this tract and the said 136.6886 acre RGR tract,
- the westernmost north line of said Lot 1, Klawinski Subdivision,
- the north line of a called 5.00 acre tract of land described in a Warranty Deed to Gary Wayne Gusman, Sr. and Barbara A. Gusman and recorded under Clerk's File #2005114890, MCOPR,
- the north line of a called 5.00 acre tract of land (Tract I) described in a Warranty Deed to Robbie W. White and Carol B. White Revocable Living trust, UTA December 26, 2017 and recorded under Clerk's File #2018002817, MCOPR,

to a 5/8" iron rod found for corner of the following tracts:

- an angle corner in the southernmost line of this tract and the said 136.6886 acre RGR tract,
- the northwest corner of the said 5.00 acre (Tract I) White tract,
- the northeast corner of a called 1.851 acre tract of land (Tract II) described in said Warranty Deed to Robbie W. White and Carol B. White Revocable Living trust, UTA December 26, 2017 and recorded under Clerk's File #2018002817, MCOPR;

THENCE S 85°40'39" W, a distance of **107.62 feet**, generally along a fence and with the following boundary lines:

- the southernmost line of this tract and the said 136.6886 acre RGR tract,
- the north line of the said 1.851 acre (Tract II) White tract,

to a 1/2" iron rod with cap marked "WEISSER ENG. HOUSTON TX" found for corner of the following tracts:

- the southwest corner of this tract and the said 136.6886 acre RGR tract,
- the northwest corner of the said 1.851 acre (Tract II) White tract,
- an angle corner in the southeast right-of-way line of said FM 1097;

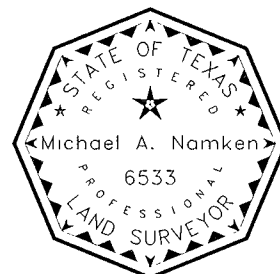
THENCE generally along a fence, with the west line of this tract and the said 136.6886 acre RGR tract and the southeast right-of-way line of said FM 1097, the following three (3) calls:

- **N 25°13'47" E**, a distance of **708.60 feet** to a concrete highway monument (disturbed) found for corner,
- **N 18°19'12" E**, a distance of **100.98 feet** to a concrete highway monument found for corner,
- **N 26°27'26" E**, a distance of **1,367.41 feet** to the **PLACE OF BEGINNING**.

Containing 136.67 acres of land

Surveyed – MARCH/2020

Signed: Michael A. Namken RPLS # 6533



Namken, Inc.
P.O. BOX 1158, New Waverly, TX 77358
TBPELS No. 10194090
936-661-3325

METES AND BOUNDS DESCRIPTION
4818.84 ACRES IN THE JOSE MARIA DE LA GARZA SURVEY, A-15
MONTGOMERY COUNTY, TX.

I, the undersigned Michael A. Namken, Registered Professional Land Surveyor No. 6533, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land located in Montgomery County, Texas. All Bearings, Coordinates, Distances and Acreages herein are Grid and referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Distances can be converted to geodetic horizontal (surface) by dividing by a Combined scale factor of 0.9999076.

Being 4818.84 acres of land, situated in the JOSE MARIA DE LA GARZA SURVEY, Abstract No. 15, Montgomery County, Texas and being the portion of a called 8437.836 acre tract of land lying north of the centerline of Tanyard Road (county maintained road with both rock and asphalt surfaces, no right-of-way or easement found of public record) which is out of the residue of a called 8805.5 acre tract described as TRACT XII in a Special Warranty Deed from New Forestry, LLC to Atakapa, LLC dated 19 February 2013 and recorded under Clerk's File Number (CFN) 2013016070 of the Montgomery County Official Public Records (MCOPR) (**Hereinafter referred to as TRACT XII**) and also being all of two called 20 acre tracts described as TRACT XIII, PARCEL A and PARCEL B (**Hereinafter referred to as TRACT XIII**) in said Atakapa Deed recorded under CFN 2013016070, said **TRACT XII** being comprised of six (6) tracts, **SAVE AND EXCEPT THEREFROM** fifteen (15) tracts all being more particularly described below:

TRACT XII

1. Part of a called **8202.5 acres** composed of:
 - 1,000 acres - 60th Tract,
 - 145 acres - 61st Tract,
 - 160 acres - 62nd Tract,
 - 6,405.0 acres - 65th 1st Tract,
 - 109.3 acres - 65th 2nd Tract (this tract lies south of Tanyard Road and it is NOT part of this 4818.84 acres),
 - 50.0 acres 65th 3rd Tract,
 - 333.2 acres 65th 4th Tract (this tract lies south of Tanyard Road and it is NOT part of this 4818.84 acres),all of the above seven (7) tracts being described by metes and bounds and conveyed by Walker County Lumber Co. to Thomas S. Foster by Deed dated 3 May 1911 and recorded in Volume 62, page 467, Montgomery County Deed Records (MCDR);
2. All of a called **103 acres** from Mary McGar to Thomas S. Foster by Deed dated 3 May 1911 and recorded in Volume 62, page 563, MCDR;
3. A **100 acre tract** from Will S. Barbee to Thomas S. Foster by Deed dated 24 February 1913 and recorded in Volume 67 page 547 MCDR (this tract lies south of Tanyard Road and it is NOT part of this 4818.84 acres);
4. All of **300 acres** from T.A. Milikien to Thomas S. Foster by Deed dated 22 September 1911 and recorded in Volume 68 page 229, MCDR;
5. All of **50 acres** from H.T. King et ux to Thomas S. Foster by Deed dated 10 October 1912 and recorded in Volume 72, page 593 MCDR;
6. All of **50 acres** from P.L. Edwards to Thomas S. Foster by Deed dated 7 January 1913 recorded in Volume 76, page 119 MCDR;

SAVE AND EXCEPT FROM TRACT XII the following 15 tracts described below:

1. All of a called **87 acres** (49.4, 28.8, and 8.8 acres) awarded to M. Johnson by Judgment dated 28 July 1911 and recorded in Volume N, page 517 District Court Minutes of Montgomery County, Texas;

2. All of a called **1.5 acres** from Thomas S. Foster to Center Hill School by Deed dated 11 January 1913 and recorded in Volume 67, page 516, MCDR;
3. All of a called **50 acres** from Florence Adare Foster et al to T.J. Barron by Deed dated 11 August 1931 and recorded in Volume 145, page 430, MCDR;
4. All of a called **3.6 acres** from W.B. Fraser, Letitia Foster Campbell and Robert E. Campbell to J.K. Runnels by Deed dated 26 July 1940 and recorded in Volume 217, page 213 MCDR;
5. All of a called **7.5 acres** from W.S. Fraser, Letitia Foster Campbell and Robert E. Campbell to J.G. Browder by Deed dated 26 July, 1940 and recorded in Volume 217, page 212, MCDR;
6. All of a called **5.5 acres** from W.B. Fraser, Letitia Foster Campbell and Robert E. Campbell to M.B. Browder by Deed dated 14 May, 1941 and recorded in Volume 221, page 254, MCDR;
7. All of a called **6.6 acres** from Thomas S. Foster Estate (W.B. Fraser and Neil Foster Campbell acting as Original Trustee for Letitia Foster Campbell) to Montgomery County by Deed dated 18 October 1946 and recorded in Volume 271, page 62, MCDR;
8. All of a called **7.6 acres** from W.B. Fraser, Neil Foster Campbell Original Trustee for Letitia Foster Campbell and Robert E. Campbell to J.W. Shannon by Deed dated 15 October 1949 and recorded in Volume 289, page 534, MCDR;
9. All of a called **0.417 acre** of an acre from Thomas S. Foster Estate (W.B. Fraser and Neil Foster Campbell, Original Trustee for Letitia Foster Campbell and Robert E. Campbell) to the State of Texas by Deed dated 22 March, 1950 and recorded in Volume 295, page 450, MCDR;
10. All of a called **2.357 acres** from Thomas S. Foster Estate (W.B. Fraser and Neil Foster Campbell, Original Trustee for Letitia Foster Campbell and Robert E. Campbell) to the State of Texas by Deed dated 22 March 1950 and recorded in Volume 299, page 93, MCDR;
11. All of a called **21.4 acres** from W.B. Fraser, Neil Foster Campbell, Original Trustee for Letitia Foster Campbell, and Robert E. Campbell to Eleanor Williams by Deed dated 18 September 1950 and recorded in Volume 300, page 523, MCDR;
12. All of a called **92.7 acres** from W.B. Fraser, Neil Foster Campbell, Original Trustee for Letitia Foster Campbell and Robert E. Campbell to Rosa Browder by Deed dated 18 June 1951 and recorded in Volume 325, page 35, MCDR;
13. All of a called **0.89 of an acre** from Letitia Foster Campbell, Robert E. Campbell and Walter F. Fraser to Montgomery County by Deed dated 29 May 1936 and recorded in Volume 188, page 112, MCDR;
14. All of a called **0.6 of an acre** from Walter B. Fraser, Letitia Foster Campbell, and Robert E. Campbell to Montgomery County by Deed dated 29 May 1935 and recorded in Volume 188, page 123, MCDR;
15. All of a called **80 acres** awarded from Walker County Lumber Company, Florence Adare Foster, Letitia Foster Campbell and Robert E. Campbell to Elkins Williams by Judgment dated 25 April 1923 and recorded in Volume 416, page 146, MCDR;

Said 4818.84 acres (this tract) more definitely described as one contiguous tract by metes and bounds as follows:

BEGINNING at a 1/2" iron having Grid, NAD 83 coordinates of N:10,183,552.62 ft. and E:3,855,602.83 ft. found at the northwest corner of this tract and for corner of the following tracts:

- in an upper southwest line of said **TRACT XII -1** (65th – 1st Tract)
- the southwest corner of a called 231.291 acre tract of land described in a Deed dated 07 January 2019 from 306.44 Ac Hwy 150 Finca, LLC to Tribute Ranch, LLC recorded in Instrument No. 201943972, Walker County Official Public Records (WCOPR),
- the north corner of a called 39.85 acre tract of land described in Deed dated 08 August 1984 from H.C. Wauson and wife Evelyn B. Wauson to Grady Wilson, Jr. and wife Cheryl F. James recorded in CFN. 8438960, Real Property Records of Montgomery County, Texas (MCRPR),
- in the southeasterly right of way line of F.M. Highway 1097;

THENCE N 84°19'27" E, a distance of **3988.84 feet**, with the following boundary lines:

- the north line of this tract,
 - the south line of the said 231.291 acre Tribute Ranch, LLC Tract,
- to a 3" x 3" concrete monument (broken) found for corner of the following tracts:
- the north corner of this tract and an interior corner of said **TRACT XII -1** (65th – 1st Tract),
 - the most southerly southeast corner of the said 231.291 acre Tribute Ranch, LLC Tract,
 - the west corner of a called 4.635 acre tract described in a Deed to Kenneth E. Simmons and wife D'Alene A. Simmons dated 06 October 2015 and recorded in Volume 1191, page 121, Walker County Official Public Records (WCOPR),
 - from which a found 19" White Oak Tree "X" bears N 17° E, 20.4 feet;

THENCE S 37°05'27" E, with the following boundary lines:

- the northeast line of this tract and a northeast line of the said **TRACT XII -1** (65th – 1st Tract),
- the southwest line of the said 4.635 acre Simmons Tract,

at a distance of **303.98 feet** pass a 1/2" iron rod found for the south corner of the said 4.635 acre Simmons Tract and the west corner of a called 9.99 acre tract of land (Tracts I-IV) to Kenneth E. Simmons and wife Dalene A. Simmons described in a Deed dated 10 September 2014 recorded in CFN 2014088373, MCOPR,

at **414.78 feet** pass a 1/2 iron rod found (reference only) for the north corner of said **TRACT XII - 2**,

continue for a **TOTAL DISTANCE OF 819.17 FEET** to a 5/8" iron rod found for the south corner of the said 9.99 acres Simmons Tract and the west corner of a called 19.6150 acre tract described in a Deed to George M. Nugent dated 19 September 2014 recorded in CFN 2014091981, MCOPR;

THENCE S 37°23'58" E, a distance of **825.67 feet** with the following boundary lines:

- the northeast line of this tract and a northeast line of the said **TRACT XII - 1** (65th – 1st Tract),
 - the southwest line of the said 19.6150 acre Nugent Tract,
- to a 3" X 3" square concrete monument (broken) found for corner of the following tracts:
- an angle corner of this tract and said **TRACT XII - 1** (65th – 1st Tract),
 - the south corner of the said 19.6150 acre Nugent Tract,
 - the west corner of a called 54.527 acre tract of land described in a Deed to Joe B. Smilie and wife Kimberly S. Smilie dated 14 May 2012 recorded in CFN 2012044133, MCOPR;

THENCE S 37°12'05" E, a distance of **1645.74 feet** with the following boundary lines:

- the northeast line of this tract and said **TRACT XII - 1** (65th – 1st Tract),
 - the southwest line of the said 54.527 acre Smilie Tract,
- to 3" X 3" square concrete monument found for corner of the following tracts:
- an interior ell corner of this tract and said **TRACT XII - 1** (65th – 1st Tract),
 - the east corner of said **TRACT XII - 2**
 - the south corner of the said 54.527 acre Smilie Tract,
 - the northwest corner of said **TRACT XIII**;

THENCE N 52°39'25" E, with the following boundary lines:

- a north line of this tract and said **TRACT XII - 1** (65th – 1st Tract),
- the north line of said **TRACT XIII**,
- the southeasterly line of the said 54.527 acre Smilie Tract,

at a distance of 1266.87 feet pass a 5/8" iron rod w/cap "NAMKEN RPLS 6533" set (reference only) on the west bank of Peach Creek, continue on for a **TOTAL DISTANCE OF 1296.87 FEET**, to a point for corner in the centerline of Peach Creek, from which a 1/4" iron pipe found for (reference only) on the east bank of Peach Creek bears N 52°39'25" E – 19.0 feet, from said 1/4" iron pipe a 4" X 4" concrete monument (2 ft. tall) found bears N 33°33'14" W, 114.28 feet;

THENCE in a southerly direction downstream with the centerline of Peach Creek (the center being the line) and with the following boundary lines:

- the east line of this tract and said **TRACT XIII**,

- the west line of a called 1674.0 acre tract of land described in a Deed to Foster Timber Ltd. dated 22 February 1995 recorded in Volume 206, page 694 San Jacinto County Deed Records (SJCDR),
- the easterly line of Montgomery County and the westerly line of San Jacinto County,

the following fifteen (15) calls:

1. **S 17°07'18" E**, a distance of **71.19 feet** to a point for corner;
2. **S 04°12'27" W**, a distance of **123.00 feet** to a point for corner;
3. **S 72°00'46" E**, a distance of **91.28 feet** to a point for corner;
4. **S 23°29'46" E**, a distance of **142.31 feet** to a point for corner;
5. **S 41°56'04" E**, a distance of **266.58 feet** to a point for corner;
6. **S 89°08'16" E**, a distance of 121.84 feet to a point for corner;
7. **S 15°57'17" E**, at 120.02 feet (right 16.32 ft) pass 1/2" iron rod found (bent) on the west bank of Peach Creek, continue for a **TOTAL DISTANCE OF 261.66 FEET** to a point for corner;
8. **N 49°44'35" E**, a distance of **109.94 feet** to a point for corner;
9. **S 10°36'48" E**, a distance of **222.36 feet** to a point for corner;
10. **S 30°38'21" E**, a distance of **143.66 feet** to a point for corner;
11. **S 47°37'20" W**, a distance of **101.23 feet** to a point for corner;
12. **S 48°09'47" E**, a distance of **76.10 feet** to a point for corner;
13. **S 07°24'46" W**, a distance of **101.58 feet** to a point for corner;
14. **S 80°20'26" E**, a distance of **86.30 feet** to a point for corner;
15. **S 23°56'58" E**, a distance of **107.70 feet** to a point for corner;

to a 1/2" iron rod found in the center of Peach Creek for corner of the following tracts:

- an easterly exterior corner of this tract and said **TRACT XIII**,
- the northeast corner of a called 47.44 acre tract described in a Deed to Lanny Ray dated 23 July 2008 recorded in CFN 2008073893 MCOPR,
- from which a 14" Holly Tree bears S 81° W, 26.6 feet;

THENCE S 87°21'02" W with the following boundary lines:

- a central south line of this tract and said **TRACT XIII**,
- the north line of the said 47.44 acre Ray Tract,

at a distance of 30.19 feet pass a 5/8" iron rod with cap "Moorer and Woods 2524" found (reference only) continue for a **TOTAL DISTANCE OF 1822.28 FEET** to a 1/2" iron rod found for corner of the following tracts:

- an interior corner of this tract,
- the southwest corner of said **TRACT XIII**,
- the northwest corner of the said 47.44 acre Ray Tract;

THENCE S 02°45'11" E, a distance of **987.43 feet** with the following boundary lines:

- an east line of this tract,
- the west line of the said 47.44 acre Ray Tract,

to a 5/8" iron rod found for corner of the following tracts:

- an interior corner of this tract,
- the southwest corner of the said 47.44 acre Ray Tract,
- from which a 23" Pine Tree bears S 36° E, 4.4 feet;

THENCE N 87°44'26" E, with the following boundary lines:

- a central north line of this tract,
- the south line of the said 47.44 acre Ray Tract,

at a distance of 2227.24 feet, pass a 5/8" iron rod with cap "Moorer and Woods 2524" for (reference only) on the west bank of Peach Creek, continue for a **TOTAL DISTANCE OF 2257.24 FEET** to a point in the center of Peach Creek for corner of the following tracts:

- in the east line of Montgomery County,
- in the west line of San Jacinto County,
- an easterly exterior corner of this tract,
- the southeast corner of the said 47.44 acre Ray Tract,
- in the west line of the said 1674.0 acre Foster Timber Ltd. Tract,

- from which a stump (center) bears S 26° W, 15.9 feet,
- from which a 13" Sweet Gum Tree bears N 02° W, 16.35 feet,
- in the east line of said **TRACT XII - 1** (65th – 1st Tract)

THENCE in a southerly direction downstream with the center of Peach Creek (the center of the Creek being the line) and with the following boundary lines:

- the east line of Montgomery County,
- the west line of San Jacinto County,
- the east line of this tract and said **TRACT XII - 1** (65th – 1st Tract),
- the east line of said **TRACT XII - 1** (61st Tract),
- the east line of said **TRACT XII - 1** (62nd Tract),
- the east line of said **TRACT XII - 1** (65th – 3rd Tract),
- the west line of the said 1674.0 acre Foster Timber Ltd. Tract,
- the west line of a called 112.5 acre tract of land described in a Deed to Foster Timber Ltd. dated 23 March 2004 recorded in Instrument No. 04-1841, page 8261, San Jacinto County, Official Public Records (SJCOPR),
- the west line of a called 37.50 acre tract described in a Deed to James A. Hollis the III, dated 19 October 1982 recorded in Volume 223, page 70, SJCDR,
- the west line of a called 600.14 acre tract described in a Deed to H/FW Timber Partners, LP. dated 20 June 2002 recorded in Instrument No. 02-4501, SJCOPR;

the following one hundred eighty-three (183) calls:

16. S 10°46'37" W, a distance of **62.03 feet** to a point for corner;
17. N 89°45'38" E, a distance of **124.92 feet** to a point for corner;
18. S 14°13'44" E, a distance of **205.64 feet** to a point for corner;
19. N 81°14'20" E, a distance of **63.57 feet** to a point for corner;
20. N 26°34'53" W, a distance of **26.92 feet** to a point for corner;
21. N 69°38'50" E, a distance of **35.05 feet** to a point for corner;
22. S 37°34'48" E, a distance of **108.81 feet** to a point for corner;
23. N 81°27'16" E, a distance of **40.80 feet** to a point for corner;
24. S 19°27'25" W, a distance of **119.94 feet** to a point for corner;
25. S 45°59'05" E, a distance of **116.83 feet** to a point for corner;
26. S 06°17'46" W, a distance of **88.32 feet** to a point for corner;
27. S 63°37'26" E, a distance of **51.52 feet** to a point for corner;
28. S 16°41'58" E, a distance of **92.67 feet** to a point for corner;
29. S 87°42'49" E, a distance of **230.31 feet** to a point for corner;
30. S 06°02'38" E, a distance of **150.78 feet** to a point for corner;
31. S 85°45'57" W, a distance of **124.90 feet** to a point for corner;
32. S 33°15'56" W, a distance of **35.43 feet** to a point for corner;
33. S 15°30'01" E, a distance of **113.11 feet** to a point for corner;
34. N 73°35'23" E, a distance of **40.99 feet** to a point for corner;
35. S 51°19'25" E, a distance of **101.66 feet** to a point for corner;
36. S 14°10'50" W, a distance of **204.62 feet** to a point for corner;
37. S 43°13'19" E, a distance of **167.78 feet** to a point for corner;
38. N 69°01'06" E, a distance of **111.34 feet** to a point for corner;
39. S 50°04'35" E, a distance of **46.73 feet** to a point for corner;
40. S 21°00'52" W, a distance of **75.20 feet** to a point for corner;
41. S 11°00'09" E, a distance of **134.03 feet** to a point for corner;
42. S 40°32'40" E, a distance of **26.45 feet** to a point for corner;
43. S 47°07'29" W, a distance of **50.09 feet** to a point for corner;
44. S 21°40'55" E, a distance of **69.10 feet** to a point for corner;
45. S 52°41'11" W, a distance of **138.09 feet** to a point for corner;
46. S 01°30'48" W, a distance of **78.85 feet** to a point for corner;
47. S 66°09'25" E, a distance of **35.21 feet** to a point for corner;
48. S 05°02'08" W, a distance of **93.67 feet** to a point for corner;
49. S 30°48'10" E, a distance of **30.82 feet** to a point for corner;
50. S 63°44'50" W, a distance of **86.94 feet** to a point for corner;
51. S 40°22'37" W, a distance of **62.89 feet** to a point for corner;
52. S 77°35'49" W, a distance of **84.87 feet** to a point for corner;

53. S 35°45'45" E, a distance of 99.72 feet to a point for corner;
54. S 18°22'19" W, a distance of 179.17 feet to a point for corner;
55. N 89°32'16" W, a distance of 119.23 feet to a point for corner;
56. N 34°16'59" W, a distance of 69.28 feet to a point for corner;
57. S 53°13'29" W, a distance of 76.24 feet to a point for corner;
58. S 17°00'24" E, a distance of 203.60 feet to a point for corner;
59. S 67°49'49" W, a distance of 62.19 feet to a point for corner;
60. S 04°50'27" W, a distance of 153.99 feet to a point for corner;
61. N 82°49'07" E, a distance of 99.09 feet to a point for corner;
62. S 30°49'55" E, a distance of 100.85 feet to a point for corner;
63. S 70°53'15" W, a distance of 101.74 feet to a point for corner;
64. S 09°49'10" E, a distance of 49.55 feet to a point for corner;
65. S 61°24'00" E, a distance of 70.77 feet to a point for corner;
66. S 00°33'02" E, a distance of 203.03 feet to a point for corner;
67. S 79°41'29" E, a distance of 158.41 feet to a point for corner;
68. S 07°46'45" W, a distance of 66.13 feet to a point for corner;
69. S 83°45'26" E, a distance of 169.08 feet to a point for corner;
70. S 03°02'52" W, a distance of 165.53 feet to a point for corner;
71. S 01°21'59" W, a distance of 204.62 feet to a point for corner;
72. S 40°22'56" E, a distance of 125.55 feet to a point for corner;
73. N 65°04'28" W, a distance of 143.09 feet to a point for corner;
74. S 50°44'08" W, a distance of 144.57 feet to a point for corner;
75. S 71°26'30" E, a distance of 115.40 feet to a point for corner;
76. S 23°01'48" E, a distance of 190.28 feet to a point for corner;
77. N 85°40'42" W, a distance of 105.99 feet to a point for corner;
78. S 07°27'44" W, a distance of 97.03 feet to a point for corner;
79. S 71°20'57" E, a distance of 87.53 feet to a point for corner;
80. S 17°42'54" E, a distance of 160.28 feet to a point for corner;
81. S 35°15'46" E, a distance of 190.75 feet to a point for corner;
82. S 30°39'05" W, a distance of 72.62 feet to a point for corner;
83. S 35°28'21" E, a distance of 121.99 feet to a point for corner;
84. S 09°27'40" W, a distance of 172.47 feet to a point for corner;
85. S 59°31'32" E, a distance of 134.05 feet to a point for corner;
86. S 07°01'37" W, a distance of 95.47 feet to a point for corner;
87. S 47°31'44" E, a distance of 127.94 feet to a point for corner;
88. S 29°24'19" W, a distance of 87.77 feet to a point for corner;
89. S 54°53'04" E, a distance of 124.55 feet to a point for corner;
90. S 33°39'23" E, a distance of 105.77 feet to a point for corner;
91. S 70°01'20" E, a distance of 85.26 feet to a point for corner;
92. S 32°54'47" W, a distance of 81.99 feet to a point for corner;
93. S 12°48'48" E, a distance of 224.46 feet to a point for corner;
94. S 14°46'00" E, a distance of 101.90 feet to a point for corner;
95. N 85°26'35" W, a distance of 50.42 feet to a point for corner;
96. S 36°34'02" E, a distance of 284.56 feet to a point for corner;
97. S 35°40'33" E, a distance of 86.45 feet to a point for corner;
98. S 04°13'02" W, a distance of 122.48 feet to a point for corner;
99. S 46°03'53" E, a distance of 73.08 feet to a point for corner;
100. S 26°14'31" E, a distance of 203.36 feet to a point for corner;
101. S 65°18'07" W, a distance of 124.92 feet to a point for corner;
102. S 05°38'59" W, a distance of 48.84 feet to a point for corner;
103. S 87°18'48" E, a distance of 131.51 feet to a point for corner;
104. S 26°24'53" E, a distance of 131.42 feet to a point for corner;
105. S 67°03'03" E, a distance of 34.39 feet to a point for corner;
106. S 16°07'22" E, a distance of 26.03 feet to a point for corner;
107. S 55°38'03" W, a distance of 91.73 feet to a point for corner;
108. S 09°51'20" W, a distance of 100.79 feet to a point for corner;
109. S 53°44'35" E, a distance of 171.36 feet to a point for corner;
110. S 09°23'15" W, a distance of 68.77 feet to a point for corner;
111. S 30°03'52" E, a distance of 53.30 feet to a point for corner;
112. S 48°06'03" W, a distance of 59.33 feet to a point for corner;

113. **S 84°02'36" W**, a distance of **75.31 feet** to a point for corner;
114. **S 07°21'47" E**, a distance of **72.45 feet** to a point for corner;
115. **S 41°20'40" E**, a distance of **127.45 feet** to a point for corner;
116. **S 69°02'59" W**, a distance of **142.89 feet** to a point for corner;
117. **S 01°09'56" W**, a distance of **63.38 feet** to a point for corner;
118. **S 15°58'21" W**, a distance of **74.29 feet** to a point for corner;
119. **S 46°07'58" E**, a distance of **90.22 feet** to a point for corner;
120. **S 01°29'23" E**, a distance of **87.16 feet** to a point for corner;
121. **S 85°12'10" W**, a distance of **117.28 feet** to a point for corner;
122. **S 17°26'51" W**, a distance of **50.63 feet** to a point for corner;
123. **S 11°05'20" W**, a distance of **84.40 feet** to a point for corner;
124. **S 18°08'46" E**, a distance of **58.83 feet** to a point for corner;
125. **N 86°28'50" W**, a distance of **52.10 feet** to a point for corner;
126. **S 43°55'15" W**, a distance of **36.24 feet** to a point for corner;
127. **S 20°46'50" W**, a distance of **58.92 feet** to a point for corner;
128. **S 38°52'21" E**, a distance of **51.48 feet** to a point for corner;
129. **N 64°30'13" E**, a distance of **55.72 feet** to a point for corner;
130. **S 46°13'53" E**, a distance of **54.31 feet** to a point for corner;
131. **S 15°30'49" W**, a distance of **116.21 feet** to a point for corner;
132. **S 67°10'05" E**, a distance of **140.29 feet** to a point for corner;
133. **S 58°40'48" E**, a distance of **81.48 feet** to a point for corner;
134. **N 20°08'16" E**, a distance of **54.77 feet** to a point for corner;
135. **S 15°21'05" E**, a distance of **88.16 feet** to a point for corner;
136. **S 36°39'17" E**, a distance of **109.34 feet** to a point for corner;
137. **S 02°34'34" E**, a distance of **70.90 feet** to a point for corner;
138. **S 69°44'17" E**, a distance of **60.10 feet** to a point for corner;
139. **S 34°25'56" E**, a distance of **55.30 feet** to a point for corner;
140. **S 80°21'02" E**, a distance of **92.76 feet** to a point for corner;
141. **N 15°06'56" E**, a distance of **40.82 feet** to a point for corner;
142. **N 72°43'04" E**, a distance of **23.04 feet** to a point for corner;
143. **S 59°06'50" E**, a distance of **18.91 feet** to a point for corner;
144. **S 13°08'34" E**, a distance of **51.48 feet** to a point for corner;
145. **S 06°50'44" W**, a distance of **45.84 feet** to a point for corner;
146. **S 23°57'49" E**, a distance of **50.22 feet** to a point for corner;
147. **N 71°53'15" E**, a distance of **13.12 feet** to a point for corner;
148. **S 61°22'57" E**, a distance of **51.17 feet** to a point for corner;
149. **N 89°03'12" E**, a distance of **38.43 feet** to a point for corner;
150. **S 43°58'03" E**, a distance of **69.25 feet** to a point for corner;
151. **S 33°45'17" E**, a distance of **39.89 feet** to a point for corner;
152. **N 28°51'30" E**, a distance of **101.27 feet** to a point for corner;
153. **S 67°06'04" E**, a distance of **43.40 feet** to a point for corner;
154. **S 00°23'22" E**, a distance of **167.95 feet** to a point for corner;
155. **S 44°37'25" E**, a distance of **19.49 feet** to a point for corner;
156. **S 72°57'07" E**, a distance of **176.55 feet** to a point for corner;
157. **S 80°18'05" E**, a distance of **82.21 feet** to a point for corner;
158. **S 35°45'23" E**, a distance of **79.54 feet** to a point for corner;
159. **N 70°51'03" E**, a distance of **77.69 feet** to a point for corner;
160. **N 33°45'29" E**, a distance of **88.51 feet** to a point for corner;
161. **S 23°22'10" E**, a distance of **75.20 feet** to a point for corner;
162. **S 29°06'19" E**, a distance of **119.33 feet** to a point for corner;
163. **S 81°10'09" W**, a distance of **24.11 feet** to a point for corner;
164. **N 73°25'47" W**, a distance of **45.17 feet** to a point for corner;
165. **S 36°06'11" W**, a distance of **102.50 feet** to a point for corner;
166. **S 38°55'56" E**, a distance of **70.15 feet** to a point for corner;
167. **S 00°06'21" W**, a distance of **54.03 feet** to a point for corner;
168. **S 38°43'52" W**, a distance of **84.85 feet** to a point for corner;
169. **N 61°43'39" W**, a distance of **80.43 feet** to a point for corner;
170. **S 07°22'24" E**, a distance of **69.89 feet** to a point for corner;
171. **S 64°04'08" E**, a distance of **149.81 feet** to a point for corner;
172. **S 01°51'41" W**, a distance of **173.72 feet** to a point for corner;

173. **S 23°24'40" E**, a distance of **86.40 feet** to a point for corner;
174. **N 87°40'25" E**, a distance of **64.51 feet** to a point for corner;
175. **S 25°09'49" E**, a distance of **44.56 feet** to a point for corner;
176. **S 26°52'32" W**, a distance of **104.93 feet** to a point for corner;
177. **N 89°31'49" W**, a distance of **72.30 feet** to a point for corner;
178. **S 34°29'03" E**, a distance of **51.26 feet** to a point for corner;
179. **S 22°54'13" E**, a distance of **269.58 feet** to a point for corner;
180. **S 43°39'00" E**, a distance of **74.34 feet** to a point for corner;
181. **S 04°36'50" E**, a distance of **57.14 feet** to a point for corner;
182. **S 74°02'30" E**, a distance of **46.62 feet** to a point for corner;
183. **S 12°06'21" E**, a distance of **108.91 feet** to a point for corner;
184. **N 85°18'13" W**, a distance of **64.01 feet** to a point for corner;
185. **S 37°01'58" E**, a distance of **104.52 feet** to a point for corner;
186. **N 89°13'35" E**, a distance of **79.16 feet** to a point for corner;
187. **S 21°51'10" E**, a distance of **147.63 feet** to a point for corner;
188. **S 00°36'09" W**, a distance of **83.91 feet** to a point for corner;
189. **N 76°13'08" E**, a distance of **36.60 feet** to a point for corner;
190. **S 78°28'15" E**, a distance of **51.40 feet** to a point for corner;
191. **S 06°54'49" W**, a distance of **124.44 feet** to a point for corner;
192. **S 55°27'25" E**, a distance of **72.74 feet** to a point for corner;
193. **N 66°25'21" E**, a distance of **93.96 feet** to a point for corner;
194. **S 18°18'30" W**, a distance of **209.67 feet** to a point for corner;
195. **S 59°43'43" E**, a distance of **147.11 feet** to a point for corner;
196. **N 51°01'50" E**, a distance of **116.91 feet** to a point for corner;
197. **S 02°46'23" W**, a distance of **211.58 feet** to a point for corner;
198. **S 47°59'24" E**, a distance of **98.88 feet** to a point for corner of the following tracts:

- a southeasterly exterior corner of this tract,
- the southeast corner of said **TRACT XII - 1** (65th – 3rd Tract)
- called 31.92 acre tract of land described in a Deed to 3 Caballeros dated 05 June 2000 recorded in CFN 2000046494, MCOPR;

THENCE S 61°30'49" W, leaving Peach Creek and with the following boundary lines:

- the south line of this tract and the south line of said **TRACT XII - 1** (65th – 3rd Tract),
- the north line of the said 31.92 acre 3 Caballeros Tract,

at a distance of 30.0 feet, a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for (reference only),

at a distance of 86.15 feet pass a 6" treated pine fence post found (reference only) on the south bank of Spring Branch,

continue with said **TRACT XII - 1** (65th – 3rd Tract) and said 3 Caballeros Tract common line for a **TOTAL DISTANCE OF 1554.18 FEET** to a pine knot for corner of the following tracts:

- a south corner of this tract and the south corner of said **TRACT XII - 1** (65th – 3rd Tract),
- the northwest corner of the said 31.92 acre 3 Caballeros Tract,
- a northeasterly corner of a called 9.767 acre tract of land described in a Deed to Bell Walker dated 31 December 1959 recorded in Volume 474 page 482, MCDR,
- found a 1/2" iron pipe and 6" treated pine fence post (both reference only) beside said pine knot;
- found 24" Pin Oak Tree (dead) "X" bears S32°W, 7.3 feet,
- found 10" Pin Oak Tree "X" bears S12°E, 22.2 feet,
- found 17" Pin Oak Tree "X" bears S29°E, 12.0 feet;

THENCE N 02°48'47" W, with the following boundary lines:

- a west line of this tract and the west line of said **TRACT XII - 1** (65th – 3rd Tract),
- the most northerly east line of the said 9.767 acre Walker tract,

at a distance of 49.99 feet pass a 1/2" iron rod with cap "TPS 100834-00" found (reference only),
at a distance of 106.95 feet pass a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set (reference only) on the south bank of Spring Branch, from which a 15" Black Gum Tree "X" bears S72°E-9.26 feet,

continue for a **TOTAL DISTANCE OF 121.26 FEET** to a point in the center of Spring Branch for corner of the following tracts:

- an interior corner of this tract,
- the southeast corner of said **TRACT XII - 1** (62nd Tract),
- a northeast corner of the said 9.767 Walker Tract,

THENCE generally in a westerly direction upstream with the center of Spring Branch (the center of the Branch being the line) and with the following boundary lines:

- a southerly line of this tract and said **TRACT XII - 1** (62nd Tract)
- the north line of the said 9.767 Walker Tract,
- a north line of a called 19.256 acre tract of land described in a Deed to Jaqueline A. Dillon dated 27 June 2016 recorded in CFN 2016055798, MCOPR,
- the north line of a called 9.113 acre tract described in a Deed to John W. Hale and wife Karen Hale dated 17 November 1988 recorded in CFN 8858482 MCRPR,
- the northeast line of a called 48.835 acre tract of land described in a Deed to Gaylon B. Hale et al dated 31 March 1960 recorded in CFN 2010009772 MCOPR;

the following twenty (20) calls:

199. **S 74°47'49" W**, a distance of **51.84 feet** to a point for corner in Branch, from which a 1/2" iron rod found (reference only) with cap "TPS 100834-00" bears S49°23'48" W, 2.0 feet;
200. **N 74°01'30" W**, a distance of **82.26 feet** to a point for corner in Branch;
201. **N 28°54'38" W**, a distance of **32.72 feet** to a point for corner in Branch;
202. **S 44°04'27" W**, a distance of **150.98 feet** to a point for corner in Branch;
203. **S 05°16'39" W**, a distance of **37.21 feet** to a point for corner in Branch;
204. **S 18°25'58" E**, a distance of **46.37 feet** to a point for corner in Branch;
205. **S 70°49'24" W**, a distance of **45.44 feet** to a point for corner in Branch;
206. **S 80°44'10" W**, a distance of **59.46 feet** to a point for corner in Branch;
207. **N 58°03'52" W**, a distance of **59.77 feet** to a point for corner in Branch;
208. **N 10°32'21" E**, a distance of **40.57 feet** to a point for corner in Branch;
209. **N 83°19'31" W**, a distance of **68.16 feet** to a point for corner in Branch;
210. **S 47°13'15" W**, a distance of **61.12 feet** to a point for corner in Branch from which a Pine Knot found (reference only) bears S60°04'54"E, 7.8 feet and a 1/2" iron rod found (reference only) with cap "TPS 100834-00" bears N62°42'47"E, 7.9 feet AND from said Pine Knot a 9" Holly Tree "X" found bears N32°E, 9.0 feet;
211. **S 63°20'08" W**, a distance of **166.50 feet** to a point for corner in Branch;
212. **S 49°56'35" W**, a distance of **70.61 feet** to a point for corner in Branch, from which a 5/8" iron rod with cap set (reference only, NAMKEN, RPLS 6533) bears S03°15'11"E, 11.57 feet AND from said set 5/8" iron rod a 10" Black Gum "X" found bears S37°E, 10.8 feet and a 15" Black Gum "X" found bears S05°W, 4.1 feet;
213. **N 27°31'14" W**, a distance of **9.99 feet** to a point for corner in Branch;
214. **N 27°31'14" W**, a distance of **70.62 feet** to a point for corner in Branch;
215. **N 54°37'28" W**, a distance of **82.47 feet** to a point for corner in Branch;
216. **N 88°22'06" W**, a distance of **47.86 feet** to a point for corner in Branch;
217. **N 36°49'00" W**, a distance of **45.27 feet** to a point for corner in Branch;
218. **N 68°57'11" W**, a distance of **53.67 feet** to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set in the center of Spring Branch for corner of the following tracts:
 - an interior corner of this tract,
 - an interior corner of said **TRACT XII - 1** (62nd Tract),
 - the most northerly northeast corner of the said 48.835 acre Hale Tract;

THENCE S 86°12'53" W, a distance of **850.43 feet** with the following boundary lines:

- a south line of this tract,
- the south line of the said **TRACT XII - 1** (62nd Tract),
- the north line of the said 48.835 acre Hale Tract,

to a Pine Knot found, (with a hex bolt beside) for corner of the following tracts:

- an interior corner of this tract,
- the southwest corner of the said **TRACT XII - 1** (62nd Tract),
- the northwest corner of the said 48.835 acre Hale Tract,
- found center stump hole of 28" White Oak (fallen) bears S 40° E, 43.9 feet,

- found 12" Pine Tree marked "X", bears S 53° E, 33.6 feet,
- found 12" Hickory Tree marked "X" bears N 73° W, 14.2 feet,

THENCE S 03°04'20" E, a distance of **1923.64 feet** with the following boundary lines:

- an east line of this tract,
- the east line of said **TRACT XII - 1** (65th – 1st Tract),
- the west line of the said 48.835 acre Hale Tract,

to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for corner of the following tracts:

- an interior corner of this tract,
- an interior corner of said **TRACT XII - 1** (65th – 1st Tract)
- the southwest corner of the said 48.835 acre Hale Tract
- found a 24" Post Oak Tree (fallen) bears N18°E, 6.6 feet to center of stump hole;

THENCE N 86°20'12" E, with the following boundary lines:

- a lower north line of this tract,
- a lower north line of said **TRACT XII - 1** (65th – 1st Tract),
- the south line of said 48.835 acre Hale Tract,

at 1091.44 feet pass a 1/2" iron pipe (bent) found in the north margin of Tanyard Road (a county maintained road with both rock and asphalt surfacing, no right-of-way or easement found of record), at the southeast corner of the said 48.835 acre Hale tract and the southwest corner of the said 9.113 acre Hale tract,

continue for a **TOTAL DISTANCE OF 1201.00 FEET**, to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set in the center of Tanyard Road for corner of the following tracts:

- the most southerly east corner of this tract
- in the south line of said **TRACT XII - 1** (65th – 1st Tract)
- in the north line of the residue of a called 6982.1 acre tract of land described as "SIXTY-FIFTH" Tract in a deed to Thos. B. Foster dated 30 March 1911 recorded in Volume 62, page 467, MCDR,
- from which a 1/2" iron pipe found (reference only) in the south margin of Tanyard Road bears N86°38'22"E, 111.43 feet;

THENCE generally in a westerly direction along the centerline of Tanyard Road with the south line of this tract and said **TRACT XII - 1** (65th – 1st Tract) and with the north line of the residue of the said 6982.1 acre Foster Tract the following thirty-six (36) calls:

219. **S 73°57'37" W**, a distance of **28.69 feet** to a point for corner in the centerline of Tanyard Road;
220. **S 67°26'05" W**, a distance of **53.96 feet** to a point for corner in the centerline of Tanyard Road;
221. With a curve turning to the right with an **arc length of 437.86 feet**, a radius of 1050.73 feet, a chord bearing of S 71°20'14" W and a chord length of 434.70 feet to a point for corner in the centerline of Tanyard Road;
222. **S 80°14'42" W**, a distance of **297.34 feet** to a point for corner in the centerline of Tanyard Road;
223. **S 78°11'05" W**, a distance of **276.59 feet** to a point for corner in the centerline of Tanyard Road;
224. **S 73°43'39" W**, a distance of **262.42 feet** to a point for corner in the centerline of Tanyard Road;
225. **S 78°24'34" W**, a distance of **385.42 feet** to a point for corner in the centerline of Tanyard Road;
226. With a curve turning to the left with an **arc length of 204.66 feet**, a radius of 626.94 feet, a chord bearing of S 76°59'40" W and a chord length of 203.75 to a point for corner in the centerline of Tanyard Road;
227. **S 60°55'08" W**, a distance of **151.72 feet** to a point for corner in the centerline of Tanyard Road;
228. With a curve turning to the right with an **arc length of 342.03 feet**, a radius of 1946.62 feet, a chord bearing of S 65°43'27" W and a chord length of 341.59 feet to a point for corner in the centerline of Tanyard Road;
229. **S 64°03'49" W**, a distance of **138.05 feet** to a point for corner in the centerline of Tanyard Road;

230. With a curve turning to the right with an **arc length of 426.36 feet**, a radius of 1626.87 feet, a chord bearing of S 64°55'34" W and a chord length of 425.14 feet to a point for corner in the centerline of Tanyard Road;
231. **S 68°49'44" W**, a distance of **208.50 feet** to a point for corner in the centerline of Tanyard Road;
232. With a curve turning to the right with an **arc length of 349.66 feet**, a radius of 1704.67 feet, a chord bearing of S 70°39'21" W and a chord length of 349.04 feet to a point for corner in the centerline of Tanyard Road;
233. **S 74°37'06" W**, a distance of **313.30 feet** to a point for corner in the centerline of Tanyard Road;
234. **S 74°05'04" W**, a distance of **123.84 feet** to a point for corner in the centerline of Tanyard Road;
235. With a curve turning to the right with an **arc length of 219.21 feet**, a radius of 2317.09 feet, a chord bearing of S 77°17'28" W and a chord length of 219.13 feet to a point for corner in the centerline of Tanyard Road;
236. **S 81°53'43" W**, a distance of **287.29 feet** to a point for corner in the centerline of Tanyard Road;
237. **S 84°28'33" W**, a distance of **525.25 feet** to a point for corner in the centerline of Tanyard Road;
238. **S 87°00'16" W**, a distance of **216.58 feet** to a point for corner in the centerline of Tanyard Road;
239. **S 84°22'19" W**, a distance of **346.45 feet** to a point for corner in the centerline of Tanyard Road;
240. **N 89°47'04" W**, a distance of **484.14 feet** to a point for corner in the centerline of Tanyard Road;
241. **N 89°23'12" W**, a distance of **625.57 feet** to a point for corner in the centerline of Tanyard Road;
242. **S 89°46'52" W**, a distance of **482.15 feet** to a point for corner in the centerline of Tanyard Road;
243. **S 87°16'01" W**, a distance of **382.49 feet** to a point for corner in the centerline of Tanyard Road;
244. **S 85°00'20" W**, a distance of **541.49 feet** to a point for corner in the centerline of Tanyard Road;
245. **S 86°05'28" W**, a distance of **423.80 feet** to a point for corner in the centerline of Tanyard Road;
246. **S 83°27'28" W**, a distance of **1302.37 feet** to a point for corner in the centerline of Tanyard Road;
247. **S 80°33'17" W**, a distance of **474.21 feet** to a point for corner in the centerline of Tanyard Road;
248. **S 83°15'33" W**, a distance of **845.91 feet** to a point for corner in the centerline of Tanyard Road;
249. **S 86°16'57" W**, a distance of **278.32 feet** to a point for corner in the centerline of Tanyard Road;
250. **S 89°37'29" W**, a distance of **268.17 feet** to a point for corner in the centerline of Tanyard Road;
251. **N 89°22'09" W**, at a distance of 137.89 feet cross into said **TRACT XII - 1** (60th Tract), at a **TOTAL DISTANCE OF 856.22 FEET** to a point for corner in the centerline of Tanyard Road;
252. With a curve turning to the right with an **arc length of 433.24 feet**, a radius of 1936.32 feet, a chord bearing of N 83°39'31" W and a chord length of 432.34 feet to a point for corner in the centerline of Tanyard Road;
253. **N 77°32'54" W**, a distance of **183.86 feet** to a point for corner in the centerline of Tanyard Road;
254. **N 75°47'30" W**, a distance of **372.41 feet** to a point for corner in the centerline of Tanyard Road;

to a PK nail with washer (NAMKEN, RPLS 6533) set for corner of the following tracts:

- the most southerly west corner of this tract,
- in the south line of a called 0.226 acre easement described in a Deed to Debbie A. Owen dated 08 April 2000 recorded in CFN 2003039749, MCOPR;

- found 8" concrete monument (reference only) N85°49'43"E, 62.21 feet,
- found 4" concrete monument (reference only) N77°35'51"W, 34.87 feet,
- found 4" concrete monument (reference only) N84°57'46"E, 35.88 feet,
- found 5/8" iron rod (reference only) N45°31'06"E, 54.07 feet,

THENCE N 85°49'43" E, a distance of **565.22 feet**, with the following boundary lines:

- an interior north line of this tract,
- the south line of the said 0.226 acre easement,
- the south line of a called 13.306 acre tract of land described in a Deed to Debbie A. Owen dated 08 April 2000 recorded in CFN 2003039749, MCOPR;
- the south line of a called 12.181 acre tract of land described in a Deed to Debbie A. Owen dated 08 April 2000 recorded in CFN 20039749, MCOPR;

to a 4" concrete monument found for corner of the following tracts:

- an interior south corner of this tract,
- the southeast corner of the said 12.181 acre Owen Tract;

THENCE N 04°58'50" E, a distance of **2271.49 feet**, with the following boundary lines:

- the lower west line of this tract,
- the east line of the said 12.181 acre Owen Tract,

to a 5/8" iron rod found for corner of the following tracts:

- an interior corner of this tract,
- the northeast corner of the said 12.181 acre Owen Tract;

THENCE S 87°41'53" W, with the following boundary lines:

- an interior south line of this tract,
- the north line of the said 12.181 acre Owen Tract,
- the north line of the said 13.306 acre Owen Tract,

at 512.55 feet pass a 4" concrete monument found for corner of the following tracts:

- the northwest corner of the said 13.306 acre Owen Tract,
- the northeast corner of a called 10.793 acre tract of land described as Tract 1 in a Deed to Robert P. Wright dated 04 November 1988 recorded in CFN 2005003852, MCRPR;

continue for a **TOTAL DISTANCE OF 1037.69 FEET** to a 4" concrete monument found for corner of the following tracts:

- an angle corner in an interior south line of this tract,
- the northwest corner of the said 10.793 acre Wright Tract,
- the northeast corner of a called 28.322 acre residue (Tract 2) described in a Deed to Robert P. Wright dated 11 January 2005 recorded in CFN 2005003852, MCOPR;

THENCE S 87°11'06" W, a distance of **1033.85 feet**, with the following boundary lines:

- an interior south line of this tract,
- the north line of the said 28.322 acre residue (Tract 2) Wright Tract,

to a Pine Knot found for corner of the following tracts:

- the northwest corner of the said 28.322 acre residue (Tract 2) Wright Tract,
- an interior corner of this tract,
- from which a found 5/8" iron rod (reference only) bears S 21°W, 0.4 feet;

THENCE S 02°38'59" W, with the following boundary lines:

- an east line of this tract,
- the west line of the said 28.322 acre residue (Tract 2) Wright Tract,
- the west line of a called 10.632 acre tract of land described in a Deed to Robert P. Wright dated 27 November 2000 recorded in CFN 2000099588, MCOPR,

at 1104.33 feet (right 0.76 ft) pass a 1/2" iron rod found (reference only),

at 2072.47 feet pass a 7"x7" concrete monument (4 ft. tall, for reference only),

continue for a **TOTAL DISTANCE OF 2095.24 FEET** to a point for corner in the centerline of Tanyard Road for corner of the following tracts:

- a south exterior corner of this tract,
- the southwest corner of a portion of the said 28.322 acre residue (Tract 2) Wright Tract

THENCE westerly with a curve to the right with an **arc length of 313.67 feet**, a radius of 1931.34 feet, a chord bearing of N 83°36'40" W and chord length of 313.33 feet with the following boundary lines:

- the south line of this tract,
- the centerline of Tanyard Road,

to a point for an angle corner in the south line of this tract;

THENCE N 85°55'37" W, a distance of **8.23 feet**, with the following boundary lines:

- the south line of this tract,
- the centerline of Tanyard Road,

to a PK nail set with washer (NAMKEN, RPLS 6533) set for corner of the following tracts:

- a southwest corner of this tract,
- the southeast corner of a called 3.4 acre tract described in a Deed to Stephen Charles and Andrea Charles dated 09 July 1996 recorded in CFN 9641238, MCRPR and further described in Volume 349, page 431, MCDR;

THENCE N 13°09'26" E, a distance of **977.34 feet**, with the following boundary lines:

- the east line of the said 3.4 acre Charles Tract,
- a lower west line of said **TRACT XII - 1** (60th Tract),

to a 5/8" iron rod set with cap (NAMKEN, RPLS 6533) for corner of the following tracts:

- an interior corner of this tract and of said **TRACT XII - 1** (60th Tract),
- the northeast corner of the said 3.4 acre Charles Tract,

THENCE S 87°10'16" W, with the following boundary lines:

- a south line of this tract,
- an interior line of said **TRACT XII - 1** (60th Tract),
- the north line of the following nine (9) tracts described below:

at, a distance of 21.11 feet and right 1.3 feet pass a 1/2" iron rod found (disturbed, reference only) at 339.56 feet pass a 1" iron pipe found (reference only) for the called corner of the following tracts:

- the called northwest corner of the said 3.4 acre Charles Tract,
- the called northeast corner of a called 5.0358 acre tract of land described in a Deed to Peter James Buscemi and wife Patricia L. Buscemi dated 09 January 1981 recorded in CFN 8100956, MCRPR,

at 575.08 feet and left 2.4 feet pass a 1-1/2" iron pipe found (reference only) for the called corner of the following tracts:

- the called northwest corner of the said 5.0358 acre Buscemi Tract,
- the called northeast corner of a called 4.6 acre tract of land described in a Deed to Jeff McWhorter and wife Cyndi McWhorter described in a Deed dated 08 November 2000 recorded in CFN 2000068351, MCOPR,

at 798.54 feet and left 0.3' feet pass a 1" iron pipe found (reference only) for the called corner of the following tracts:

- the called northwest corner of the said 4.6 acre McWhorter Tract,
- the called northeast corner of a called 4.454 acre tract of land described in a Deed to Wesley Bush and wife Anna Bush dated 10 August 1999 recorded in CFN 9906631, MCRPR,

at 1016.46 feet and right 0.7 feet pass a 1/2" iron rod found (reference only) for called corner of the following tracts:

- the called northwest corner of the said 4.454 acre Bush Tract,
- the called northeast corner of a called 4.262 acre tract of land described in a Deed to Marshall B. Elmore and wife Nicole N. Elmore dated 12 March 2003 recorded in CFN 2003028443, MCOPR,

at 1240.22 feet and right 0.9 feet pass 1/2" iron rod found (reference only) for called corner of the following tracts:

- the called northwest corner of the said 4.262 acre Elmore Tract,
- the called northeast corner of a called 6.7 acre (Tr. 4) tract of land described in a Deed to Daniel E. Clay dated 04 March 1937 recorded in Volume 191 page 608, MCDR,

at 1470.77 feet pass a 1/2" iron rod found (reference only) for called corner of the following tracts:

- the called northwest corner of the said 6.7 acre (Tr. 4) Clay Tract,
- the called northeast corner of a called 6.532 acre tract of land described in a Deed to Albert B. Singleton and wife Edna B. Singleton dated 02 May 1983 recorded in CFN 8320695, MCRPR,

at 1694.63 feet and left 0.6 feet pass a 4"x 6" concrete monument found (reference only) for the called corner of the following tracts:

- the called northwest corner of the said 6.532 acre Singleton Tract,
- the called northeast corner of a called 6.70 acre tract of land described in a Deed to Shirley Roberts dated 08 March 1995 recorded in CFN 9512660 MCRPR,

at a **TOTAL DISTANCE OF 2124.80 FEET** to a 1/2" iron rod found for called corner of the following tracts:

- a southwest corner of this tract,
- a southwest corner of said **TRACT XII - 1** (60th Tract),
- the called northwest corner of a called 3.31 acre tract of land described in a Deed to Jason Nutt and Jodie Nutt dated 19 June 2007 recorded in CFN 2007070762, MCOPR.
- in the east line of a called 16.73 acre tract described in a Deed to Mark Malloy and Lesley Malloy dated 04 October 2011 recorded in CFN 2011088151, MCOPR;

THENCE N 03°23'16" W, a distance of **552.86 feet**, with the following boundary lines:

- the west line of this tract,
- the west line of said **TRACT XII - 1** (60th Tract),
- the east line of said 16.73 acre Malloy Tract,

to a 1" iron pipe found at a fence corner for corner of the following tracts:

- a west corner of this tract,
- a west corner said **TRACT XII - 1** (60th Tract),
- the northeast corner of the said 16.73 acre Malloy Tract,
- the southeast corner of a called 136.6886 acre tract of land described in a Deed to Dustin W. Manners dated 15 May 2018 recorded in CFN 2018043842, MCOPR;

THENCE N 03°00'17" W, a distance of **1906.40 feet**, with the following boundary lines:

- the west line of this tract,
- the west line of said **TRACT XII - 1** (60th Tract),
- the east line of the said 136.6886 acre Manners Tract,

to a 5/8" iron rod found with cap (Weisser Eng. Houston Tx) for corner of the following tracts:

- a west corner of this tract,
- a west corner said **TRACT XII - 1** (60th Tract),
- the northeast corner of the said 136.886 acre Manners Tract,
- the most southerly southeast corner of a called 121.1065 acre tract described in a Deed to Jobeth Shields dated 01 November 2010 recorded in CFN 2010097554, MCOPR;

THENCE N 03°18'20" W, a distance of **467.33 feet**, with the following boundary lines:

- the west line of this tract,
- the west line of said **TRACT XII - 1** (60th Tract),
- the most southerly east line of the said 121.1065 acre Shields Tract,

to a 5/8" iron rod found for corner of the following tracts:

- a central northwest corner of this tract,
- a central northwest corner said **TRACT XII - 1** (60th Tract),
- an interior ell corner of the said 121.1065 acre Shields Tract;

THENCE N 85°44'01" E, a distance of **681.28 feet**, with the following boundary lines:

- a westerly north line of this tract,
- a westerly north line of said **TRACT XII - 1** (60th Tract),
- an easterly south line of the said 121.1065 acre Shields Tract,

to a 5/8" iron rod set with cap (NAMKEN, RPLS 6533) for corner of the following tracts:

- a westerly interior ell corner of this tract,
- a westerly interior ell corner said **TRACT XII - 1** (60th Tract),

- the most easterly southeast corner of the said 121.1065 acre Shields Tract;

THENCE N 03°49'50" W, a distance of **1591.71 feet**, with the following boundary lines:

- in a west line of this tract,
- in a west line of said **TRACT XII - 1** (60th Tract),
- the east line of the said 121.1065 acre Shields Tract,

to an axle found for corner of the following tracts:

- an angle corner in a west line of this tract,
- an angle corner in a west line of said **TRACT XII - 1** (60th Tract),
- the northeast corner of the said 121.1065 acre Shields Tract,
- the southeast corner of a called 24.9035 acre tract described in a Deed to Jo Beth Shields dated 03 January, 1974 recorded in Volume 840, page 164, MCDR;

THENCE N 03°39'48" W, a distance of **561.58 feet**, with the following boundary lines:

- a west line of this tract,
- a west line of said **TRACT XII - 1** (60th Tract),
- the east line of the said 24.9035 acre Shields Tract,

to a 5/8" iron rod for corner of the following tracts:

- an angle corner in the west line of this tract,
- the northwest corner of said **TRACT XII - 1** (60th Tract),
- the northeast corner of the said 24.9035 acre Shields Tract,
- the southeast corner of a called 24.222 acre tract of land described in a Deed to MC Timber LLC, dated 11 June 2018 recorded in CFN 2018054558 MCOPR,
- the most southerly southwest corner of **TRACT XII - 4**,

THENCE N 02°26'34" W, a distance of **798.10 feet**, with the following boundary lines:

- a west line of this tract,
- a southwest line of said **TRACT XII - 4**,
- the east line of the said 24.222 acre MC Timber, LLC Tract,

to a 1/2" iron rod found for corner of the following tracts:

- a westerly interior ell corner of this tract,
- a westerly interior ell corner of said **TRACT XII - 4**,
- the northeast corner of the said the called 24.222 acre MC Timber LLC, Tract;

THENCE S 86°22'35" W, with the following boundary lines:

- a central south line of this tract,
- a central south line of said **TRACT XII - 4**,
- the north line of the said 24.222 acre MC Timber, LLC Tract,

at 546.5 feet and 0.15 feet right pass a 1/2" iron rod found (reference only),

at 915.51 feet and right 1.13 feet pass a 1/2" iron rod found with cap (100834-00) for called corner of the following tracts:

- the called northwest corner of the said 24.222 acre MC Timber, LLC tract,
- the called northeast corner of a called 0.573 acre tract of land described in a Deed to Daryl W. Start, Jr. dated 25 August 2016 recorded in CFN 2016076543, MCOPR,

continue on with the following boundary lines:

- a central south line of this tract,
- a central south line of said **TRACT XII - 4**,
- the north line of the said 0.573 acre Start Tract,

at 978.76 feet and right 0.75 feet pass a 5/8" iron rod found (reference only) for called corner of the following tracts:

- the called northwest corner of the said 0.573 acre Start Tract,
- the called northeast corner of a called 2.40 acre tract of land described in a Deed to Daryl W. Start, Jr. and Maribeth Jacob Start dated 16 April 2013 recorded in CFN 2013037899, MCOPR,

continue with the following boundary lines:

- a central south line of this tract,
- a central south line of said **TRACT XII - 4**,
- the north line of the said 2.40 acre Start Tract,

at a **TOTAL DISTANCE OF 1107.52 FEET** to an axle found for corner of the following tracts:

- a west corner of this tract,
- a west corner of said **TRACT XII – 4**,
- the southeast corner of a called 2.497 acre tract of land described in a Deed to Jackie E. Woosley and wife Verna Woosley dated 12 December 1979 recorded in Volume 1171, page 156, MCDR;

THENCE N 01°08'59" W, a distance of **724.75 feet**, with the following boundary lines:

- the west line of this tract,
- the west line of said **TRACT XII – 4**,
- the east line of the said 2.497 acre Woosley Tract,

to a 3/8" iron rod found for corner of the following tracts:

- a west corner of this tract,
- a west corner of said **TRACT XII – 4**
- the north corner of the said 2.497 acre Woosley Tract,
- in the southeast right-of-way line of F.M. Highway 1097 (90 ft. ROW, Volume 295, page 450, MCOPR);

THENCE N 25°24'51" E, a distance of **520.43 feet**, with the following boundary lines:

- the west line of this tract,
- across the said **TRACT XII – 4**,
- with the southeast right-of-way line of said F.M. Highway 1097,

to a 1/2" iron rod with cap (Maddux 4513) found for corner of the following tracts:

- a northwesterly corner of this tract,
- in the northwest line of said **TRACT XII – 4**,
- the southwest corner of a called 2.556 acre tract of land described in a Deed to Douglas Carr and Pamela Carr dated 20 February 2003 recorded in CFN 2003-019872 MCOPR,
- in the southeast right-of-way line of F.M. Highway 1097;

THENCE N 87°18'13" E, a distance of **2348.86 feet**, with the following boundary lines:

- a central north line of this tract,
- the north line of said **TRACT XII - 4**,
- the south line of the said 2.556 acre Carr Tract,
- the south line of a called 20.0 acre tract of land described in a Deed to Donald Ray Lee and Julia Ann Lee dated 09 October 2007 recorded in CFN 2007-106155 MCOPR,

to an axle found for corner of the following tracts:

- an angle corner in a north line of this tract,
- an angle corner in a north line of said **TRACT XII - 4**,
- the southeast corner of the said 20.0 acre Lee Tract,
- the southwest corner of a called 5.0 acre tract of land described in a Deed to David J. Artrip and Helen Artrip, Trustees of the Artrip Trust dated 02 March 2014 recorded in CFN 2014009614, MCOPR;

THENCE N 87°03'34" E, a distance of **1216.45 feet**, with the following boundary lines:

- a central north line of this tract,
- the north line of said **TRACT XII – 4**
- the south line of the said 5.0 acre Artrip Trust Tract,

to a 3" concrete monument found for corner of the following tracts:

- an angle corner in a north line of this tract,
- an angle corner in a north line of said **TRACT XII - 4**,
- the called southeast corner of the said 5.0 acre Artrip Trust Tract,
- being 8.0 feet south of the centerline of the termination point of Carroll Lane, according to CFN 2014009614;

THENCE N 87°20'44" E, a with the following boundary lines:

- a central north line of this tract,
- the north line of said **TRACT XII – 4**,

- the south line of a called 10.972 acre tract of land described in a Deed to Kenneth W. Warren and spouse Jennifer D. Warren dated 13 June 2005 recorded in CFN 2005063188, MCOPR,

at 30.2 feet pass a 1/2" iron rod found right 0.68 feet for (reference only) for called corner of the following tracts:

- being in the east line of Carroll Lane, according to CFN 2005-063188 MCOPR,
- the called southwest corner of the said 10.972 acre Warren Tract,

continue with the following boundary lines:

- a central north line of this tract,
- the north line of said **TRACT XII – 4**,
- the south line of the said 10.972 acre Warren Tract,

at 1049.89 feet and left 12.26 feet pass a 1/2" iron rod found for called corner of the following tracts:

- the called southeast corner of the said 10.972 acre Warren Tract,
- the called southwest corner of a called 111.52 acre tract of land described in a Deed to Michael Bradley Smith dated 14 January 2008 CFN 20080038895, MCOPR,

continue with the following boundary lines:

- a central north line of this tract,
- the north line of said **TRACT XII – 4**,
- the south line of the said 111.52 acre Smith Tract,

at a **TOTAL DISTANCE OF 2103.59 FEET** found a 1" iron pipe (bent) for corner of the following tracts:

- to an exterior ell corner of this tract,
- the northwest corner of a called 33.517 acre tract of land described in a Deed to Earl Everett Massey dated 3 July 2013 recorded in CFN 2013022286 MCOPR,
- in the south line of the said 111.52 acre Smith Tract,

THENCE S 01°50'24" E, a distance of **1481.78 feet**, with the following boundary lines:

- an interior east line of this tract,
- the west line of the said 33.517 acre Massey Tract,

to a 1/2" iron pipe found for corner of the following tracts:

- an interior ell corner of this tract,
- the southwest corner of the said 33.517 acre Massey Tract;

THENCE N 87°32'04" E, with the following boundary lines:

- an interior north line of this tract,
- the south line of the following five (5) tracts listed below,

at, a distance of 495.84 feet and left 0.35 feet pass a 1/2" iron pipe found (reference only) for called corner of the following tracts:

- the called most southerly southeast corner of the said 33.517 acre Massey Tract,
- the called southwest corner of a called 4.190 acre tract of land described in a Deed to Thomas Jefferson Barron Jr. dated 24 May 1972 recorded in Volume 774, page 115, MCDR,

at, a distance of 741.09 feet and right 0.46 feet pass a 1/2" iron pipe found (reference only) for called corner of the following tracts:

- the called southeast corner of the said 4.190 acre Barron Jr. Tract,
- the called southwest corner of a called 4.190 acre tract of land described in a Deed to Dewitt Talmadge Barron dated 5 May 1988 recorded in Volume 791 page 289, MCDR,

at, a distance of 986.68 feet and right 0.70 feet pass a 1/2" iron pipe found (reference only) for called corner of the following tracts,

- the called southeast corner of the said 4.190 Barron Tract,
- the called southwest corner of a called 4.190 acre tract of land described in a Deed to Terri Loie Waltman, John Robert Stevens Jr. and Michael Stevens, dated 14 August 2013 recorded in CFN 2013089199, MCOPR,

at, a distance of 1232.73 feet and right 0.80 feet pass a 1/2" iron pipe found (reference only) for called corner of the following tracts,

- the called southeast corner of the said 4.190 acre Waltman, Stevens and Stevens Tract,

• the called southwest corner of a called 4.190 acre tract described in a Deed to Michael S. Stevens dated 22 January, 2015 recorded in CFN 2015006256, MCOPR,
at a **TOTAL DISTANCE OF 1479.67 FEET** to a 3/4" iron pipe found for corner of the following tracts:

- an interior ell corner of this tract,
- in the east line of said **TRACT XII – 4**,
- the called southeast corner of the said 4.190 acre Stevens Tract;

THENCE N 02°05'40" W, with the following boundary lines:

- an interior west line of this tract,
- the east line of said **TRACT XII – 4**,
- the east line of the said 4.190 acre Massey Tract,

at, a distance of 741.16 feet and left 2.44 feet pass a 1" iron pipe found (bent, reference only) for called corner of the following tracts:

- the called northeast corner of the said 4.190 acre Massey Tract,
- the called southeast corner of a called 6.448 acre tract of land described in a deed to Michael S. Stevens dated 22 January, 2015 recorded in CFN 2015006257, MCOPR,

at **A TOTAL DISTANCE OF 1487.39 FEET**,
to a 3/4" iron pipe found for corner of the following tracts:

- an interior corner of this tract,
- the northeast corner of said **TRACT XII – 4**
- the northeast corner of the said 6.448 acre Stevens Tract;

THENCE S 89°59'08" W, a distance of **154.99 feet** with the following boundary lines:

- an interior south line of this tract,
- the north line of said **TRACT XII – 4**
- the north line of the said 6.448 acre Stevens Tract,

to a 6" treated pine fence post found for corner of the following tracts:

- a southwest exterior ell corner of this tract,
- the southeast corner of a called 111.52 acre tract of land described in a Deed to Michael Bradley Smith dated 14 January 2008 recorded in CFN 2008003895, MCOPR;

THENCE N 02°31'23" W, a distance of **2083.37 feet** with the following boundary lines:

- a west line of this tract,
- a west line of said **TRACT XII - 1** (65th – 1st Tract),
- the east line of the said 111.52 acre Smith Tract,

to a 5/8" iron rod found for corner of the following tracts:

- an angle corner in a west line of this tract,
- the northeast corner of the said 111.52 acre Smith Tract,
- the southeast corner of Lot 21, Block 2 of White Oak Hills Subdivision, Section Two, recorded in Cabinet O Sheet 84, Plat Records of Montgomery County, (MCPR),
- from which a 1/2" iron rod found with cap "PRECISION" (reference only) bears S66°41'53" W, 0.65 feet,

THENCE N 02°31'15" W, with the following boundary lines:

- a west line of this tract,
- the west line of said **TRACT XII - 1** (65th – 1st Tract)
- the east line of Lots 21, 20, 19, 7, and Lot 6, Block 2 of said White Oak Hills Subdivision, Section Two,
- the east line of Lots 20, 19, 18, and Lot 10, Block 2, of said White Oak Hills Subdivision, Section One, recorded in Cabinet J, Sheet 52, MCPR,

at 202.60 feet, pass a 1/2" iron rod found with cap "Precision Surveyors" (reference only) for called corner of the following tracts:

- the called northeast corner of the said Lot 21, Block 2 of the said White Oak Hills Subdivision Section Two,
- the called southeast corner of the said Lot 20, Block 2 of the said White Oak Hills Subdivision Section Two,

at 457.28 feet and left 0.30 pass a 5/8" iron rod found (reference only) for called corner of the following tracts:

- the called northeast corner of the said Lot 20, Block 2 of the said White Oak Hills Subdivision Section Two,
- the called southeast corner of the said Lot 19, Block 2 of the said White Oak Hills Subdivision Section Two,

at 659.44 feet, pass a 5/8" iron rod with cap (not legible) found (reference only) for called corner of the following tracts:

- the called northeast corner of the said Lot 19, Block 2 of the said White Oak Hills Subdivision, Section Two,
- the called southeast corner of the said Lot 7, Block 2, of the said White Oak Hills Subdivision, Section Two,

at 785.07 feet and left 0.39 feet pass a 5/8" iron rod found (reference only) for called corner of the following tracts:

- the called northeast corner of the said Lot 7, Block 2, of the said White Oak Hills Subdivision, Section Two,
- the called southeast corner of the said Lot 6, Block 2, of the said White Oak Hills Subdivision, Section Two,

at 975.63 feet pass a 1/2" iron rod found (reference only) at called corner of the following tracts:

- the called northeast corner of the said Lot 6, Block 2, of the said White Oak Hills Subdivision, Section Two,
- the called southeast corner of the said Lot 20, Block 2, of the said White Oak Hills Subdivision Section One,

at 1321.19 feet pass a 5/8" iron rod found (reference only) for called corner of the following tracts:

- the called northeast corner of the said Lot 20, Block 2, of the said White Oak Hills Subdivision, Section One,
- the called southeast corner of the said Lot 19, Block 2, of the said White Oak Hills Subdivision, Section One,

at 1785.89 feet pass a 5/8" iron rod found (reference only) for called corner of the following tracts:

- the called northeast corner of the said Lot 19, Block 2, of the said White Oak Hills Subdivision, Section One,
- the called southeast corner of the said Lot 18, Block 2, of the said White Oak Hills Subdivision, Section One,

at 1974.38 feet pass a point for called corner of the following tracts:

- the called northeast corner of the said Lot 18, Block 2, of the said White Oak Hills Subdivision, Section One,
- the called southeast corner of the said Lot 10, Block 2, of the said White Oak Hills Subdivision, Section One,

continue with the west line of this tract and the east line of the said White Oak Hills Subdivision, Section one, Lot 10, Block 2, for **A TOTAL DISTANCE OF 2261.80 FEET,**

to a 5/8" iron rod found for corner of the following tracts:

- a west angle corner of this tract,
- a west angle corner of said **TRACT XII - 1** (65th – 1st Tract),
- the called northeast corner of the said Lot 10, Block 2, of the said White Oak Hills Subdivision, Section One,
- the called southeast corner of Lot 9, Block 2, of the said White Oak Hills Subdivision, Section One,

THENCE N 48°12'55" W, with the following boundary lines:

- an upper southwest line of this tract,
- an upper southwest line of said **TRACT XII - 1** (65th – 1st Tract),
- the northeast line of Lot 9, Block 2 of said White Oak Hills Subdivision, Section One,

at 606.01 feet pass a 5/8" iron rod found for the north corner of said Lot 9, Block 2, Section One,

at a **TOTAL DISTANCE OF 675.86 FEET** set a 5/8" iron rod with cap (NAMKEN, RPLS 6533) for corner of the following tracts:

- a westerly exterior ell corner of this tract,

- a westerly exterior ell corner of said **TRACT XII - 1** (65th – 1st Tract),
- in the east line of Lot 8, Block 2, Section One of said White Oak Hills Subdivision;
- the south corner of a called 186.93 acre tract of land described in a Deed to Continuing Innovations dated 27 December 2006 recorded in CFN 2006149592, MCOPR;

THENCE N 42°57'27" E, a distance of **1394.12 feet**, with the following boundary lines:

- a northwest line of this tract,
 - a northwest line of said **TRACT XII - 1** (65th – 1st Tract),
 - the southeast line of the said 186.93 acre Continuing Innovations Tract,
- to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for corner of the following tracts:
- an angle corner in a northwest line of this tract,
 - an angle corner in a northwest line of said **TRACT XII - 1** (65th – 1st Tract),
 - an angle corner in the southeast line of the said 186.93 acre Continuing Innovations Tract,
 - the west corner of said **TRACT XII – 6**,

THENCE N 42°14'47" E, a distance of **1519.73 feet**, with the following boundary lines:

- a northwest line of this tract,
 - the northwest line of said **TRACT XII – 6**,
 - the southeast line of said 186.93 acre Continuing Innovations Tract,
- to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for corner of the following tracts:
- a northwesterly exterior ell corner of this tract,
 - the north corner of said **TRACT XII – 6**,
 - the east corner of the said 186.93 Continuing Innovations Tract,
 - in the southwest line of a called 97.271 acre tract of land described in a Deed to Brabham Family Trusts dated 16 May 2002 recorded in CFN 2002049506, MCOPR,

THENCE S 50°19'44" E, a distance of **436.59 feet**, with the following boundary lines:

- a westerly northeast line of this tract,
 - the northeast line of said **TRACT XII – 6**,
 - the southwest line of the said 97.271 acre Brabham Family Trusts Tract,
- to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for corner of the following tracts:
- an interior ell corner of this tract,
 - the south corner of the said 97.271 acre Brabham Family Trusts,

THENCE N 38°16'58" E, a distance of **1155.77 feet**, with the following boundary lines:

- a northerly northwest line of this tract,
 - a northerly northwest line of said **TRACT XII - 1** (65th – 1st Tract),
 - the southeast line of the said 97.271 acre Brabham Family Trusts Tract,
- to a 5/8" iron rod found for corner of the following tracts:
- an angle corner in a northwest line of this tract,
 - an angle corner in a northwest line of said **TRACT XII - 1** (65th – 1st Tract),
 - an angle corner in the southeast line of the said 97.271 acre Brabham Family Trusts Tract,

THENCE N 38°03'41" E, a distance of **923.65 feet**, with the following boundary lines:

- a northerly northwest line of this tract,
 - a northerly northwest line of said **TRACT XII - 1** (65th – 1st Tract),
 - the southeast line of the said 97.271 acre Brabham Trusts Tract,
- to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for corner of the following tracts:
- an interior ell corner of this tract,
 - the east corner of the said 97.271 acre Brabham Family Trusts Tract,
 - from which a 4" flat iron found (30" tall, reference only) bears N 47°54'50" E, 5.26 feet;

THENCE N 48°47'47" W, a distance of **3480.48 feet**, with the following boundary lines:

- the most northerly southwest line of this tract,
- a southwest line of said **TRACT XII - 1** (65th – 1st Tract),

• the northeast line of the said 97.271 acre Brabham Family Trusts Tract,
• the northeast line of the said 39.85 acre Wilson, Jr. and James Tract,
at 608.62 feet and right 4.10 feet pass 1/2" iron rod found for the called east corner of said
Wilson, Jr. and James Tract and the called most southerly north corner of said Brabham Family
Trusts Tract,
at a **TOTAL DISTANCE OF 3480.48 FEET** to the **PLACE OF BEGINNING**.

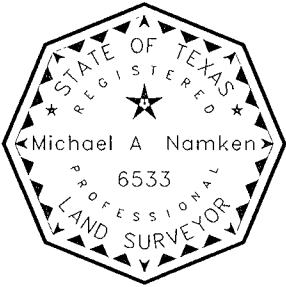
Containing 4818.84 acres of land

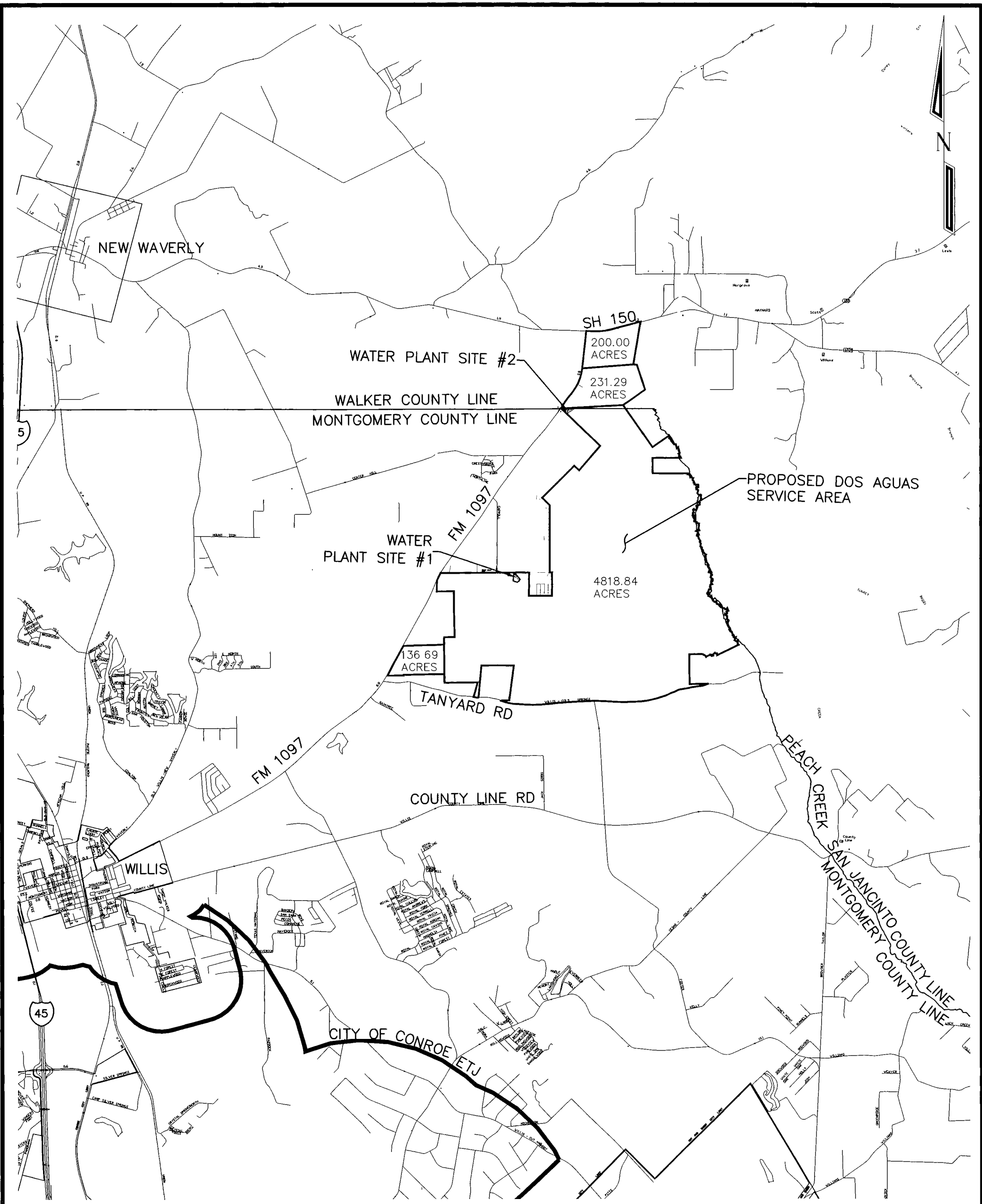
Surveyed – SEPTEMBER - 2019

Notes:

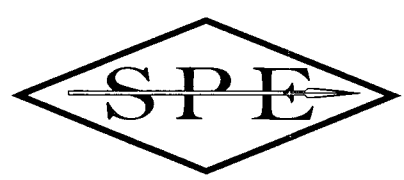
- (1) All set iron rods are 5/8" capped with a 1-3/4" diameter plastic cap, blue in color,
stamped "Michael A. Namken RPLS 6533".

Signed: Michael A. Namken 12-21-19
Michael A. Namken RPLS # 6533

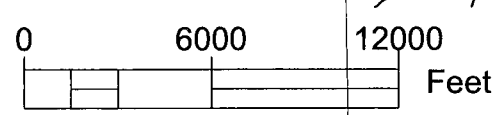




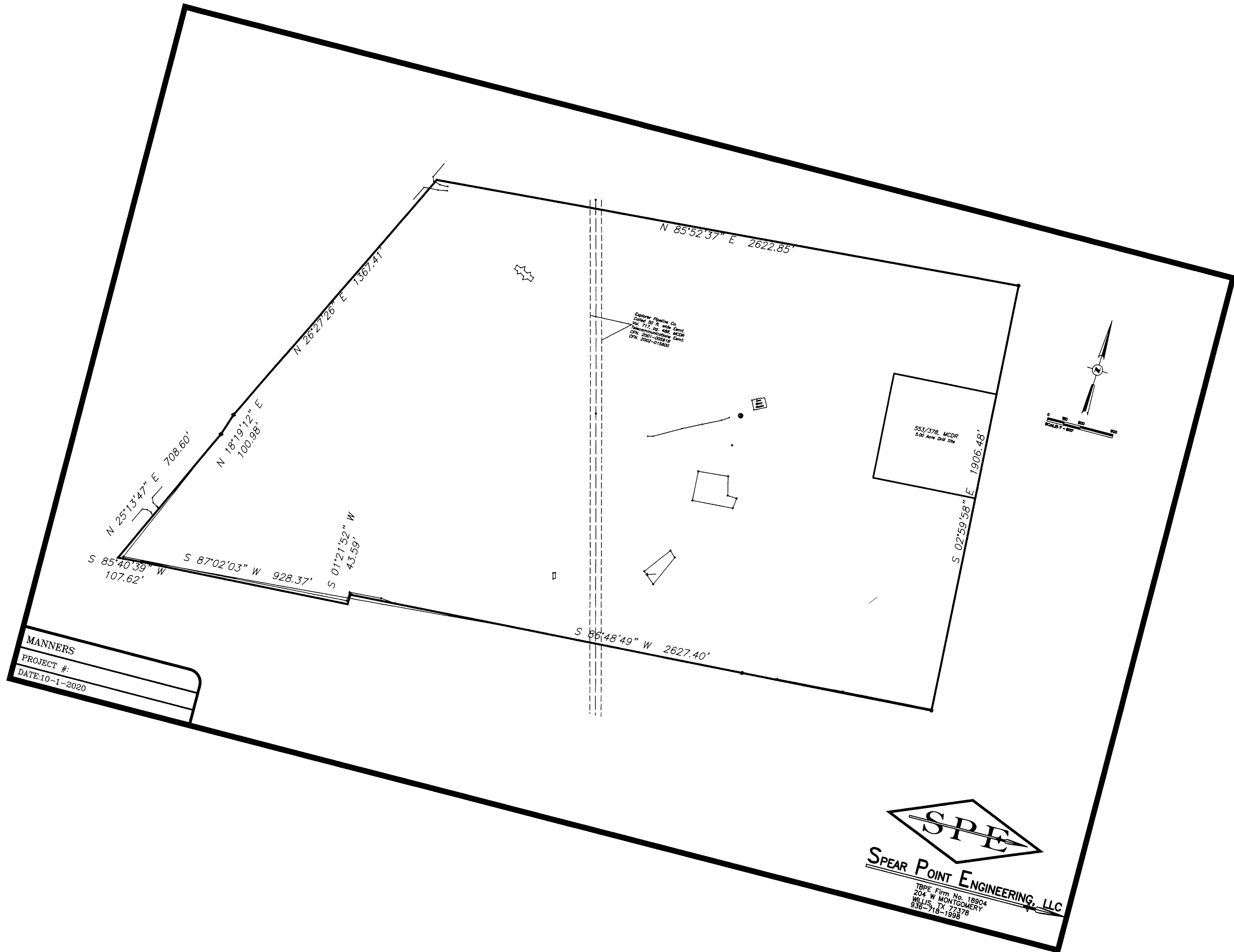
Michael W. Mathena
08-14-20



DOS AGUAS GENERAL LOCATION MAP
PROJECT #:1100
DATE: 8/14/2020



SPEAR POINT ENGINEERING, LLC
TBPE Firm No 18904
204 W MONTGOMERY
WILLIS, TX 77378
936-718-1998



MANNERS
PROJECT #:
DATE: 10-1-2020

SPEAR POINT ENGINEERING, LLC
SPE
TBPE Firm No. 18904
204 W MONTGOMERY
WILLIS, TX 77378
936-718-1998

OVERSIZED DOCUMENT(S)

TO VIEW

OVERSIZED DOCUMENT(S)

PLEASE GO TO

CENTRAL RECORDS

(512) 936-7180

Maps



Please see enclosed in box for
requested

Part F: Question 32 MAPS



Signed & Notarized Affidavit



Applicant's Oath

STATE OF Texas

COUNTY OF Walker

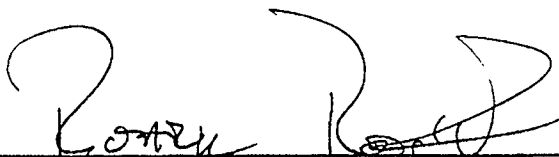
I, Roark Rohe being duly sworn, file this application to
obtain or amend a water or sewer CCN, as President of Dos Aguas LLC

(owner, member of partnership, title as officer of corporation, or authorized representative)

I attest that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to Applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

I further represent that the application form has not been changed, altered, or amended from its original form.

I further represent that the Applicant will provide continuous and adequate service to all customers and qualified applicants within its certificated service area should its request to obtain or amend its CCN be granted.



AFFIANT

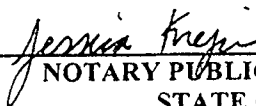
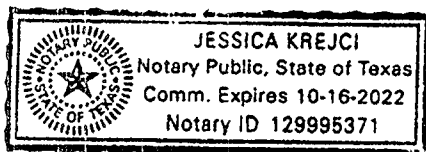
(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas

this day the 20th of August, 20 20

SEAL



NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Jessica Krejci

PRINT OR TYPE NAME OF NOTARY

My commission expires: 10-16-2022

