

ACREAGE SALES REPORT

GRANTOR: DSMC

GRANTEE: Jimmy & Susan Tarver

ACRES: 168.01

LOCATION: Pine Creek Road, Trinity, TX

SURVEY: BBB & CRR Survey, A-100, Trinity Co., TX

DATE OF SALE: 2/10/17

LIST PRICE: Not listed

SALE PRICE: \$1,700.00 /Ac or \$285,611.90

COMMENTS: See attached.

DESCRIPTION

STATE OF TEXAS
COUNTY OF TRINITY

168.007 ACRES

BEING all of that tract of land in Trinity County, Texas, out of the B.B.B. & C.R.R. Co. Survey, A-100, and being part of that 319.914 acres described in a deed to Drew Slack Management Corp., Inc. as recorded in Volume 896, Page 461 of the Official Records of Trinity County, Texas, and being further described as follows:

COMMENCING at a axle set at the Southeast corner of said 319.914 acres and at the Southeast corner of that 115.00 acres described in a deed to Jimmy Tarver as recorded in Volume 964, Page 753 of the Official Records of Trinity County, Texas; THENCE North 00 degrees 32 minutes 52 seconds East, 1224.78 feet to a 1/2 inch steel rod set for the POINT OF BEGINNING of this tract, in the East line of said 319.914 acres, at the Northeast corner of said 115.00 acres, and in the West line of that called 61.75 acres described in deed to Will Ash as recorded in Volume 125, Page 151 of the Deed Records of Trinity County, Texas, a 5/8 inch steel rod found bears North 00 degrees 32 minutes 52 seconds East, 859.94 feet for reference;

THENCE West, 2500.44 feet to a 1/2 inch steel rod set in the North line of said 115.00 acres;

THENCE North 50 degrees 52 minutes 38 seconds West, 542.09 feet to a 1/2 inch steel rod set in the North line of said 115.00 acres;

THENCE North 00 degrees 03 minutes 02 seconds East, 1663.07 feet to a point in the center of Piney Creek Road at the most Northerly Northeast corner of said 115.00 acres, a 1/2 inch steel rod set bears South 00 degrees 03 minutes 02 seconds West, 40.00 feet for reference;

THENCE along the center of said Piney Creek Road as follows:

North 35 degrees 26 minutes 17 seconds East, 33.21 feet to a point;
North 43 degrees 23 minutes 59 seconds East, 103.50 feet to a point;
North 48 degrees 20 minutes 57 seconds East, 331.91 feet to a point;
North 50 degrees 16 minutes 11 seconds East, 79.40 feet to a point;
North 58 degrees 16 minutes 37 seconds East, 115.68 feet to a point;
North 71 degrees 10 minutes 35 seconds East, 130.86 feet to a point;
North 78 degrees 00 minutes 41 seconds East, 172.90 feet to a point;
North 81 degrees 48 minutes 32 seconds East, 281.18 feet to a point;
North 72 degrees 46 minutes 36 seconds East, 111.46 feet to a point;
North 66 degrees 56 minutes 08 seconds East, 160.56 feet to a point;
North 72 degrees 03 minutes 32 seconds East, 95.21 feet to a point;
North 78 degrees 43 minutes 34 seconds East, 103.75 feet to a point;
North 81 degrees 31 minutes 28 seconds East, 278.96 feet to a point;
North 76 degrees 48 minutes 46 seconds East, 105.74 feet to a point;
North 61 degrees 35 minutes 48 seconds East, 89.89 feet to a point;
North 50 degrees 51 minutes 49 seconds East, 148.50 feet to a 1/2 inch steel rod set at the intersection of the center of said Piney Creek Road with the center of Hamilton Road;

THENCE along the center of Hamilton Road as follows:

South 44 degrees 09 minutes 05 seconds East, 37.50 feet to a point;
South 66 degrees 08 minutes 27 seconds East, 29.23 feet to a point;
South 69 degrees 48 minutes 33 seconds East, 24.71 feet to a point;
South 72 degrees 36 minutes 48 seconds East, 203.33 feet to a point;
South 70 degrees 11 minutes 33 seconds East, 178.04 feet to a point;
South 60 degrees 32 minutes 00 seconds East, 93.17 feet to a point;
South 47 degrees 44 minutes 19 seconds East, 48.18 feet to a point;
South 29 degrees 32 minutes 18 seconds East, 67.55 feet to a point;
South 16 degrees 51 minutes 37 seconds East, 78.67 feet to a point;
South 05 degrees 18 minutes 07 seconds East, 108.87 feet to a point;
South 02 degrees 12 minutes 42 seconds West, 78.59 feet to a point;
South 09 degrees 11 minutes 08 seconds West, 88.40 feet to a point;
South 13 degrees 11 minutes 04 seconds West, 164.95 feet to a point;
South 08 degrees 59 minutes 18 seconds West, 71.54 feet to a point;
South 04 degrees 14 minutes 36 seconds East, 24.87 feet to a point;
South 11 degrees 14 minutes 36 seconds East, 20.19 feet to a point;
South 24 degrees 58 minutes 01 seconds East, 21.59 feet to a point;
South 23 degrees 17 minutes 28 seconds East, 25.86 feet to a point;
South 34 degrees 06 minutes 10 seconds East, 35.31 feet to a point;
South 36 degrees 30 minutes 06 seconds East, 28.82 feet to a point;
South 38 degrees 13 minutes 18 seconds East, 132.22 feet to a point;
South 34 degrees 10 minutes 15 seconds East, 28.63 feet to a point;
South 35 degrees 00 minutes 28 seconds East, 77.72 feet to a point;
South 33 degrees 23 minutes 03 seconds East, 157.16 feet to a 1/2 inch steel rod set in the center of said Hamilton Road at the Southeast corner of that 36.907 acres described in a deed to Jimmy Tarver as recorded in Volume 926, Page 316 of the Official Records of Trinity County, Texas, a 1/2 inch steel rod set bears South 00 degrees 32 minutes 52 seconds West, 30.48 feet for reference.

THENCE South 00 degrees 32 minutes 52 seconds West, 1556.16 feet to the Point of Beginning, containing 168.007 acres of land.

The description shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of January, 2017

January 25, 2017

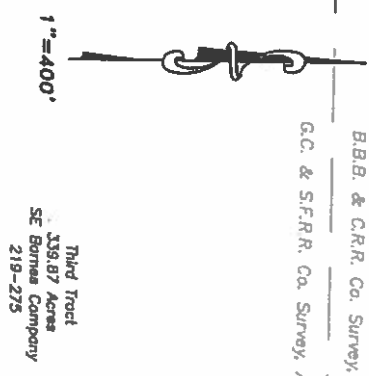

Landon Smith
R.P.L.S. No. 5969



Plat Attached: Job Number 1701-005

B.B.B. & C.R.R. Co. Survey, A-100

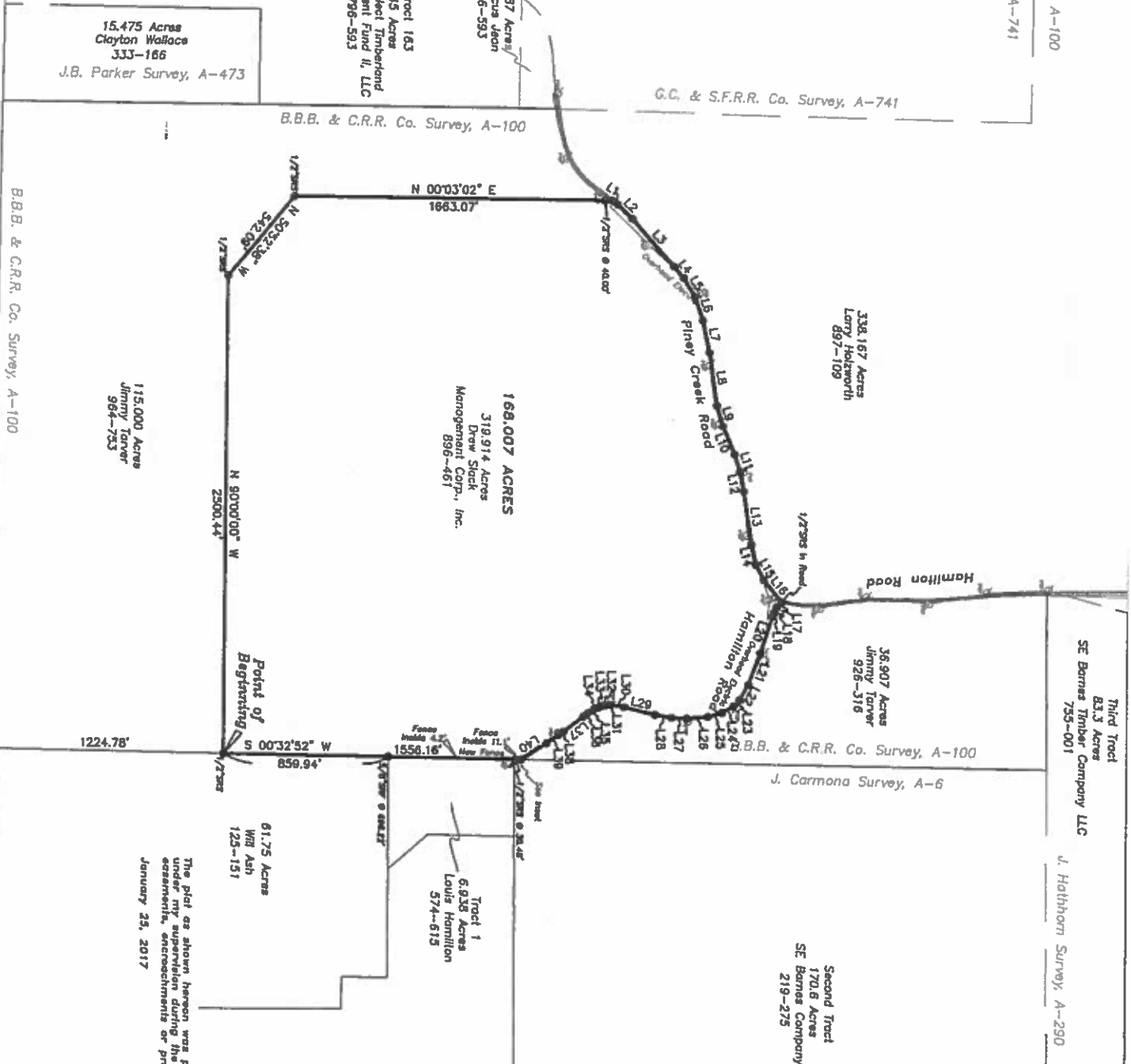
G.C. & S.F.R.R. Co. Survey, A-741



LINE	BEARING	DISTANCE
L1	N 35°26'17" E	33.21'
L2	N 43°23'59" E	103.50'
L3	N 48°20'57" E	331.91'
L4	N 50°18'11" E	79.40'
L5	N 58°18'37" E	119.88'
L6	N 71°07'35" E	130.86'
L7	N 76°00'41" E	172.80'
L8	N 81°48'32" E	281.18'
L9	N 72°46'36" E	111.46'
L10	N 66°56'06" E	166.56'
L11	N 72°03'32" E	93.21'
L12	N 78°43'34" E	104.75'
L13	N 81°31'28" E	276.98'
L14	N 76°45'48" E	105.74'
L15	N 81°35'49" E	89.89'
L16	N 50°51'49" E	143.50'
L17	S 44°09'04" E	37.60'
L18	S 66°08'27" E	29.23'
L19	S 68°48'35" E	24.71'
L20	S 72°36'48" E	203.33'
L21	S 70°11'33" E	176.04'
L22	S 60°32'00" E	93.17'
L23	S 47°44'19" E	48.18'
L24	S 28°32'18" E	87.53'
L25	S 18°51'37" E	78.67'
L26	S 05°18'07" E	108.87'
L27	S 02°12'42" W	78.59'
L28	S 09°11'08" W	86.40'
L29	S 13°11'04" W	164.93'
L30	S 08°56'16" W	71.54'
L31	S 04°14'38" E	24.87'
L32	S 11°14'38" E	20.19'
L33	S 24°36'01" E	21.59'
L34	S 23°17'28" E	25.86'
L35	S 34°06'10" E	35.31'
L36	S 36°30'06" E	28.62'
L37	S 38°33'18" E	132.22'
L38	S 34°10'15" E	28.63'
L39	S 35°00'28" E	77.72'
L40	S 33°23'03" E	157.18'

J.B. Parker Survey, A-473

M.S. Hoffman Survey, A-260

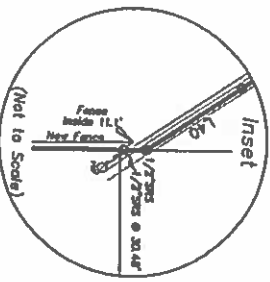


Third Tract
83.3 Acres
SE Barnes Timber Company LLC
753-001

J. Hathorn Survey, A-290

B.G. O'Neal Survey, A-940

J. Carmona Survey, A-6



The plat as shown herein was prepared from an on-the-ground survey performed under the supervision during the month of January, 2017. There are no visible encroachments or protrusions except as shown herein.
January 25, 2017

London Smith
R.P.L.S. No. 5969



PLAT SHOWING:
168,007 ACRES
B.B.B. & C.R.R. CO. SURVEY, A-100
TRINITY COUNTY, TEXAS

PREPARED FOR:
Hornal and Properties

Survey Made Pursuant to: TEXAS 225-2887
C.O. 100-1000
C.O. 100-1000
C.O. 100-1000