

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2020-00006458

As

Recorded On: 05/19/2020 02:06 PM Recordings - Land

Parties: POST OAK MEADOWS RANCH LLC

To: ALL OWNERS OF LAND FROM A 662.44 ET Number of Pages: 17 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 86.00

File Information:

Document Number: 2020-00006458

Receipt Number: 2020-07042

Recorded Date/Time: 05/19/2020 02:06 PM

Recorded By: Janice Hankins

*****DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



A handwritten signature in black ink, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

POST OAK MEADOWS RANCH LLC
110 W INTERSTATE 20 FRONTAGE ROAD
SUITE 120
WEATHERFORD, TX 76086



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

NON-EXCLUSIVE ROAD ACCESS AND UTILITY EASEMENT AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF HENDERSON §

Effective Date: May 11, 2020

Grantor:

Post Oak Meadows Ranch, LLC
110 W. Interstate 20, Frontage Road, Suite 120
Weatherford, Texas 76086

Grantee and Holder of the Easement:

All owners of land from a 662.44 acre tract of land located in Henderson County, Texas, said 662.44 acre tract of land being more fully described on Exhibit "A" attached hereto and made a part hereof for any and all purposes, and commonly known as the Post Oak Meadows Ranch Subdivision.

Dominant Estate Property:

All owners of land from a 662.44 acre tract of land located in Henderson County, Texas, said 662.44 acre tract of land being more fully described on Exhibit "A" attached hereto and made a part hereof for any and all purposes, and commonly known as the Post Oak Meadows Ranch Subdivision.

Easement Property:

TRACT 1 - KNOWN AS PRIVATE ROAD 5209:

A 5.38 acre tract of land located within the C. Riley Survey, Abstract No. 688 of Henderson County, Texas, being a portion of a called 662.44 acre tract as described in a deed from PJC Livestock Company, LLC, to Post Oak Meadows Ranch, LLC, dated March 6, 2020 and recorded in Document No. 2020-00003489 of the Deed Records of Henderson County, Texas and this 5.38 acre tract being more fully described by metes and bounds on Exhibit "B", and by plat on Exhibit "C".

TRACT 2 - KNOWN AS PRIVATE ROAD 5210 and PRIVATE ROAD 5211:

A 5.99 acre tract of land located within the M. Blue Survey, Abstract No. 84 of Henderson County, Texas, being a portion of a called 662.44 acre tract in a deed from PJC Livestock Company, LLC to Post Oak Meadows Ranch, LLC, dated March 6, 2020 and recorded in Document No. 2020-00003489 of the Deed Records of Henderson County, Texas, and this 5.99 acre tract being more fully described by metes and bounds on Exhibit "D", and by plat on Exhibit "E".

Easement Purpose: For providing pedestrian and vehicular ingress, egress and access to, from and between the Dominant Estate Property and County Roads 1200 and 1201, along with the non-exclusive right for installation, construction, operation, maintenance, replacement, repair, upgrade, and/or removal of subsurface water lines, electric lines, sewer lines, cable lines, fiber optic lines, communications lines, pipelines, utility lines and other equipment.

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor.

Reservations from Conveyance: None.

Exceptions to Warranty: SUBJECT TO all easements, restrictions, reservations and documents appearing of record affecting the above described property.

Grant of Easement: Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to Grantee and Grantee's successors and assigns, a non-exclusive easement over, on, and across the Easement Property for the Easement Purpose and for the benefit of the Dominant Estate Property, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Non-Exclusive Easement to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend the title to the Non-Exclusive Easement in Grantee and Grantee's successors against every person whomsoever lawfully claiming or to claim the Non-Exclusive Easement or any part thereof, except as to the Reservations from Conveyance and Exceptions to Warranty.

Terms and Conditions: The following terms and conditions apply to the Easement granted by this agreement:

1. *Character of Easement.* The Easement is appurtenant to and runs with all or any portion of the Dominant Estate Property, whether or not the Easement is referenced or described in any conveyance of all or such portion of the Dominant Estate Property. The Easement is nonexclusive and irrevocable. The Easement is for the benefit of Grantee, its successors and assigns who at any time own the Dominant Estate Property or any interest in the Dominant Estate Property (as applicable, in each case, a "Holder"). "Permittee" shall mean all Holders and the family members, heirs, officers, directors, employees, agents, contractors, subcontractors, customers, vendors, suppliers, visitors, invitees, licensees, designees, tenants, subtenants, and concessionaires of Holders. This Easement is only for the Easement Property as defined herein.

2. *Duration of Easement.* The duration of the Easement is perpetual.

3. *Reservation of Rights.* Grantor reserves for Grantor and Grantor's successors and assigns the right to continue to use and enjoy the surface of the Easement Property for all purposes that do not interfere with or interrupt the use or enjoyment of the Easement by Holder for the Easement Purposes. Grantor reserves for Grantor and Grantor's successors and assigns the right to use all or part of the Easement in conjunction with Holder and the right to convey to others the right to use all or part of the Easement in conjunction with Holder.

4. *Improvement and Maintenance of Easement Property.* The Easement Property shall be maintained by Grantor or its successors and assigns. Grantor intends to convey the Easement Property to the Post Oak Meadows Ranch Property Owners' Association, Inc. and the Association will maintain the Easement Property.

5. *Equitable Rights of Enforcement.* This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.

6. *Attorney's Fees.* If a party retains an attorney to enforce this agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

7. *Binding Effect.* This agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.

8. *Choice of Law.* This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue shall be in the State District Courts of the County in which the Easement Property is located.

9. *Counterparts.* This agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

10. *Waiver of Default.* It is not a waiver of or consent to default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.

11. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this agreement and all transactions

contemplated by this agreement.

12. *Indemnity.* Each party agrees to indemnify, defend, and hold harmless the other party from any loss, attorney's fees, expenses, or claims attributable to breach or default of any provision of this agreement by the indemnifying party.

13. *Integration.* This agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.

14. *Legal Construction.* If any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this agreement are for reference only and are not intended to restrict or define the text of any section. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

15. *Notices.* Any notice required or permitted under this agreement must be in writing. Any notice required by this agreement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this agreement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

16. *Recitals.* Any recitals in this agreement are represented by the parties to be accurate and constitute a part of the substantive agreement.

17. *Grantor's Disclaimers.* GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE CONDITION OR THE FITNESS FOR ANY PARTICULAR PURPOSE OF THE EASEMENT. GRANTOR SHALL NOT BE RESPONSIBLE FOR LATENT DEFECTS, GRADUAL DETERIORATION OR LOSS OF SERVICE OR USE OF THE EASEMENT OR ANY PORTION THEREOF. GRANTOR SHALL NOT BE LIABLE TO GRANTEE OR TO ANYONE ELSE FOR ANY LIABILITY, INJURY, CLAIM, LOSS, DAMAGE OR EXPENSE OF ANY KIND OR NATURE CAUSED DIRECTLY OR INDIRECTLY BY THE INADEQUACY OF THE EASEMENT OR ANY PORTION THEREOF, ANY INTERRUPTION OF USE OR LOSS OF USE OF THE EASEMENT OR ANY PORTION THEREOF OR ANY LOSS OF BUSINESS OR OTHER CONSEQUENCE OR DAMAGE, WHETHER OR NOT RESULTING DIRECTLY OR INDIRECTLY FROM ANY OF THE FOREGOING. GRANTOR SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT OR SPECIAL DAMAGES WITH RESPECT TO THE EASEMENT.

GRANTOR:

**Post Oak Meadows Ranch, LLC, a Delaware
limited liability company**

**By: American Land Partners, Inc., a Delaware
corporation, Manager**

By: _____

Monte Magness, Authorized Agent

STATE OF TEXAS

COUNTY OF

Parker

§
§
§

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the Authorized Agent of Post Oak Meadows Ranch, LLC and that by authority duly given and as the act of Post Oak Meadows Ranch, LLC executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on the 13th day of May,
2020.

Carla Ann Dubics

NOTARY PUBLIC, State of Texas



JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118
159 W. MAIN - VAN, TX 75790 - Phone: (903) 963-2333

662.44 ACRES

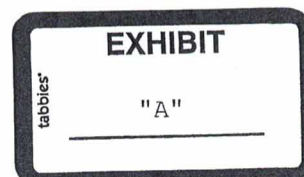
All that certain lot, tract or parcel of land located within the C. Riley Survey, Abstract No. 688, and the M. Blue Survey, Abstract No. 84 of Henderson County, Texas, being all of a called 355.29 acre tract as described in a deed from Mary Stone Myers to PJC Livestock Company, LLC, dated May 3, 2004 and recorded in Volume 2419, Page 729, all of a called 81.719 acre tract s described in from Thomas Simmons and Marcelle Simmons to PJC Livestock Company, LLC, dated March 10, 2006 and recorded in Volume 2630, Page 484, all of a called 54.31 acre tract as described in a deed from Percy Simmons to PJC Livestock Company, LLC, dated March 10, 2006 and recorded in Volume 2630, Page 480, all of a called 86.50 acre tract as described in a deed from John E. Thomas to PJC Livestock Company, LLC, dated April 15, 2008 and recorded in Volume 2868, Page 219, and all of a called 42 1/2 acre tract, described as First Tract, and all of a called 42 1/2 acre tract, described as Second Tract, in a deed from Lydia Jean White to PJC Livestock Company, LLC, dated April 26, 2007 and recorded in Volume 2757, Page 699, all of the Deed Records of Henderson County, Texas, and this 662.44 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found in County Road No. 1201, being at the Northwest corner of said 355.29 acre tract, being the Southwest corner of said 81.719 acre, being in the East line of a called 58 1/2 acre tract, described as First Tract, in a deed from W.T. Turlington, et ux., Mary L. Turlington to James T. Turlington, dated February 25, 1975 and recorded in Volume 753, Page 507, and also being in the West line of said C. Riley Survey and the East line of the J. Cordova Survey, Abstract No. 131, from which a Plow Point Found at the Southeast corner of said 81.719 acre tract, same being the Southwest corner of a called 72.76 acre tract, described as Tract No. Two, in a deed from John K. Simmons, et al, to Percy L. Simmons, dated September 3, 1973 and recorded in Volume 713, Page 80, bears North 88 deg. 07 min. 48 sec. East, a distance of 1,743.01 feet;

THENCE North 01 deg. 59 min. 22 sec. West, with the East line of said 58 1/2 acre tract, the East line of a called 44 acre tract, described as Tract No. Two, from Jo Ann Price Surls to Jo Ann Surls, Trustee, dated October 25, 2010 and recorded in Document No. 2010-00016277, generally with said County Road No. 1201, and with the common line of said C. Riley Survey and said J. Cordova Survey, a distance of 1,702.04 feet to a 1/2" Iron Rod Found in the West right-of-way of said County Road No. 1201 and being at the Northeast corner of said 44 acre tract and being on a South line of a called 349.21 acre tract as described in a deed from Billy C. Norwood and wife, Betty Ruth Norwood to Don C. Norwood and wife, Lori Norwood, dated March 23, 2011 and recorded in Document No. 2015-00001959;

THENCE South 89 deg. 42 min. 24 sec. East, with a South line of said 349.21 acre tract, a distance of 64.68 feet to a Railroad Spike Found in said County Road No. 1201 and being at the most easterly Southeast corner of said 349.21 acre tract;

THENCE North 26 deg. 43 min. 37 sec. East, with the East line of said 349.21 acre tract and with said County Road No. 1201, a distance of 332.66 feet to a 60d Nail Found at an angle corner in same;



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THENCE North 20 deg. 10 min. 47 sec. East, continuing with the East line of said 349.21 acre tract and with said County Road No. 1201, a distance of 104.72 feet to a 60d Nail Found at the Southwest corner of a called 443.65 acre tract as described in a deed from Billy C. Norwood and wife, Betty Ruth Norwood to Charles R. Norwood and wife, Mary C. Norwood, dated March 23, 2011 and recorded in Document No. 2017-00016717;

THENCE North 88 deg. 52 min. 04 sec. East, with the South line of said 443.65 acre tract, passing a 2" Steel Pipe fence corner at a distance of 29.22 feet and continuing in all a total distance of 1,427.00 feet to a 1/2" Iron Rod Found at the Southeast corner of same and being an ell corner in the West line of a called 72.76 acre tract, described as Tract No. One, in a deed from John K. Simmons, et al to John K. Simmons, dated September 3, 1973 and recorded in Volume 713, Page 80;

THENCE North 88 deg. 59 min. 45 sec. East, with a South line of said 72.76 acre tract (Tract No. One), a distance of 52.38 feet to a 1/2" Iron Rod Found at an ell corner in same;

THENCE South 01 deg. 59 min. 04 sec. East, with the West line of said 72.76 acre tract (Tract No. One), the West line of a called 72.76 acre tract, described as Tract No. Three, and the West line of said called 72.76 acre tract (Tract No. Two), all as described in said deed from John K. Simmons, et al to John K. Simmons, recorded in Volume 713, Page 80, a distance of 2,069.57 feet to a Plow Point Found at the Southwest corner of said 72.76 acre tract (Tract No. Two);

THENCE North 88 deg. 10 min. 19 sec. East, with South line of said 72.76 acre tract (Tract No. Two), a distance of 2,355.43 feet to a 60d Nail Found at a fence corner at the Southeast corner of said 72.76 acre tract (Tract No. Two), same being an ell corner in the West line of a called 9.86 acre tract as described in a deed from Doris Mallory to Michael P. Flanigan, dated July 30, 2009 and recorded in Document No. 2009-00014201;

THENCE South 46 deg. 36 min. 14 sec. East, with the West line of said 9.86 acre tract, the West line of a called 8.445 acre tract and the West line of a called 10.131 acre tract, all as described in said deed from Doris Mallory to Michael P. Flanigan, dated July 30, 2009 and recorded in Document No. 2009-00014201, a distance of 909.86 feet to a 1/2" Iron Rod Found in the West line of said 10.131 acre tract;

THENCE South 00 deg. 32 min. 46 sec. East, with the West line of said 10.131 acre tract, the West line of a called 50.06 acre tract as described in a deed from Joe R. Taylor and Evelyn Taylor to Joshua Don Baker and Felicia Marie Baker, dated September 19, 2017 and recorded in Document No. 2017-00014511, and the West line of a called 3.358 acre tract, described as Tract Two-Exhibit B, in a deed from Gary T. Simmons, Independent Executor of the Estate of Percy L. Simmons, Deceased to Gary T. Simmons, dated August 21, 2017 and recorded in Document No. 2018-00007656, a distance of 986.24 feet to a 1/2" Iron Rod Found at the Southwest corner of said 3.358 acre tract;

THENCE South 76 deg. 01 min. 36 sec. East, with the South line of said 3.358 acre tract, a distance of 177.16 feet to a 1/2" Iron Rod Found at the Southeast corner of same and being the South corner of a called 4.696 acre tract, described as Tract One-Exhibit A, in said deed from Gary T. Simmons, Independent Executor of the Estate of Percy L. Simmons, Deceased to Gary T. Simmons, dated August 21, 2017 and recorded in Document No. 2018-00007656;

THENCE with the Southeast line of said 4.696 acre tract, the following three (3) courses and distances:

North 62 deg. 23 min. 48 sec. East, a distance of 412.45 feet to a Chain Link Fence Corner Found for an angle corner of same;

North 14 deg. 30 min. 38 sec. East, a distance of 208.28 feet to a 1/2" Iron Rod Found for an angle corner of same;

North 60 deg. 14 min. 26 sec. East, a distance of 133.79 feet to 1/2" Iron Rod Found at the East corner of same and being the most southerly Southwest corner of said 50.06 acre tract;

THENCE with the South line of said 50.06 acre tract, the following four (4) courses and distances;

South 89 deg. 15 min. 24 sec. East, a distance of 233.10 feet to a 1/2" Iron Rod Found;

South 67 deg. 28 min. 41 sec. East, a distance of 337.77 feet to a Point for Corner;

South 68 deg. 45 min. 41 sec. East, a distance of 574.21 feet to a 2" Steel Pipe fence corner found;

South 64 deg. 40 min. 21 sec. East, a distance of 111.84 feet to a Railroad Spike Found in County Road No. 1200, at the South corner of said 50.06 acre tract and being in the West line of a called 25.76 acre tract as described in a deed from Charles Gaylen Gage to Vicki Gage Bairfield, dated March 24, 1988 and recorded in Volume 1586, Page 85;

THENCE with said County Road No. 1200 and the West line of said 25.76 acre tract, the West line of a called 6.78 acre tract as described in a deed from Ray Shumate and Jana Shumate to Angela Shumate Hartman, dated July 18, 2016 and recorded in Document No. 2016-00009817, the West line of a called 6.02 acre tract as described in a deed from Ray Shumate and Jana Shumate to Bunny Shumate Freeman, dated July 18, 2016 and recorded in Document No. 2016-00009816, and the West line of a called 25.612 acre tract as described in a deed from Kenneth R. Harcrow to Bud Fletcher and spouse, Larra D. Fletcher, dated August 31, 2005 and recorded in Volume 2575, Page 3, the following nine (9) courses and distances:

South 23 deg. 50 min. 40 sec. West, a distance of 89.88 feet to a 60d Nail Found;

South 19 deg. 54 min. 00 sec. West, a distance of 316.56 feet to a 60d Nail Found;

South 24 deg. 24 min. 26 sec. West, a distance of 64.08 feet to 60d Nail Found;

South 41 deg. 01 min. 35 sec. West, a distance of 71.12 feet to 60d Nail Found;

South 53 deg. 31 min. 40 sec. West, a distance of 768.81 feet to a 60d Nail Found;

South 50 deg. 57 min. 04 sec. West, a distance of 88.13 feet to a 60d Nail Found;

South 43 deg. 12 min. 45 sec. West, a distance of 128.92 feet to a 60d Nail Found;

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South 36 deg. 26 min. 42 sec. West, a distance of 204.96 feet to Railroad Spike Found at the Northwest corner of said 25.612 acre tract, from which a 1" Iron Pipe Found for reference bears South 88 deg. 54 min. 25 sec. East, a distance of 27.36 feet;

South 38 deg. 12 min. 42 sec. West, a distance of 578.85 feet to 1/2" Iron Rod Set at the Southwest corner of said 25.612 acre tract, being in the North line of a called 2.83 acre tract as described in a deed to David Utley and recorded in Volume 651, Page 729, being in the South line of said C. Riley Survey and the North line of the W. Irwin Survey, Abstract No. 389, from which a 1/2" Iron Rod Found at the Northeast corner of a called 12.99 acre tract as described in a deed from Royce Bane to Darren McCracken and Kristi McCracken, dated April 5, 2010 and recorded in Document No. 2010-00004519;

THENCE South 88 deg. 29 min. 30 sec. West, generally along said County Road No. 1200, the common line of said C. Riley Survey and said W. Irwin Survey, and with the South line of said 54.31 acre tract, a distance of 391.98 feet to a 1/2" Iron Rod Found at the Southwest corner of said 54.31 acre tract and being the Southeast corner of said 355.29 acre tract;

THENCE South 88 deg. 38 min. 40 sec. West, generally along said County Road No. 1200, with the South line of said 355.29 acre tract, and the common line of said C. Riley Survey, said W. Irwin Survey, and the North line of said M. Blue Survey, a distance of 1,948.50 feet to a Point for Corner, from which a 1/2" Iron Rod Found at the Northwest corner of a called 17.132 acre tract as described in a deed from Crossroads ISD to Danny L. Irvin, dated June 5, 2012 and recorded in Document No. 2012-00009510, same being the Northeast corner of said 86.50 acre tract bears South 01 deg. 36 min. 26 sec. East, a distance of 4.81 feet;

THENCE South 01 deg. 36 min. 26 sec. East, with the West line of said 17.132 acre tract, a distance of 2,701.96 feet to 1/2" Iron Rod Set at the Southwest corner of same, being in the North line of a called 30.825 acre tract, described as First Tract, in a deed from Danny Williams to Damon Ladeed Williams, dated August 18, 2010 and recorded in Document No. 2010-00012460, and being in the South line of said M. Blue Survey and the North Line of the J. Moore Survey, Abstract No. 543, from which a 1/2" Iron Pipe Found at the Southeast corner of said 17.132 acre tract bears North 89 deg. 06 min. 54 sec. East, a distance of 700.42 feet;

THENCE North 89 deg. 56 min. 26 sec. West, with the North line of said 30.825 acre tract, the North line of a called 40.695 acre tract, described as Second Tract, in said deed from Danny Williams to Damon Ladeed Williams, dated August 18, 2010 and recorded in Document No. 2010-00012460, the North line of a called 62.075 acre tract, described as First Tract, in a deed from Danny Williams to Damon Ladeed Williams, dated August 18, 2010 and recorded in Document No. 2010-00012461, and the common line of said M. Blue Survey and said J. Moore Survey, a distance of 1,410.41 feet to a 2" Steel Pipe fence corner found at an angle corner in the North line of said 62.075 acre tract;

THENCE South 88 deg. 28 min. 08 sec. West, with the North line of said 62.075 acre tract and the common line of said M. Blue Survey and said J. Moore Survey, a distance of 1,341.41 feet to a 1/2" Iron Rod Found at the Northwest corner of said 62.075 acre tract, being in the East line of a called 47.23 acre tract as described in deed from Damon Ladeed Williams and Danny Williams to Danny Williams, dated December 22, 2017 and recorded in Document No. 2017-00019588;

THENCE North 05 deg. 48 min. 18 sec. West, with the East line of said 47.23 acre tract and the East line of a called 54.0 acre tract as described in a deed from C. Dickson and Faye Thrasher to Kathy Sue Files and Carolyn Elaine Robertson, dated December 11, 2013 and recorded in Document No. 2013-00017610, a distance of 472.22 feet to a 1/2" Iron Rod Set at an angle corner in the East line of said 54.0 acre tract, being in the West line of said M. Blue Survey and the East line of the J. Alpendo Survey, Abstract No. 14;

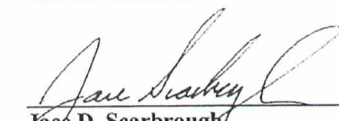
THENCE North 01 deg. 41 min. 04 sec. West, with the East line of said 54.0 acre tract, the East line of a called 85.93 acre tract as described in a deed from Robert Eugene Hall to Harry Wilfong and spouse, Judith Wilfong, dated March 26, 2001 and recorded in Volume 2068, Page 458, and the common line of said M. Blue Survey and said J. Alpendo Survey, passing a 2" Steel Pipe fence corner in the South line of said County Road No. 1200 at a distance of 2,171.05 feet and continuing in all a total distance of 2,198.46 feet to a Point for Corner in said County Road No. 1200, being at the Northeast corner of said 85.93 acre tract, being in the South line of a residue of a called 41.50 acre tract as described in a deed from Faye Stewart to Billy Don Stewart and Claudia Sue Stewart Powell, dated November 27, 1978 and recorded in Volume 856, Page 748, and being in the South line of said J. Cordova Survey, and being the Northeast corner of said J. Alpendo Survey, and the Northwest corner of said M. Blue Survey;

THENCE North 88 deg. 29 min. 40 sec. East, with said County Road No. 1200, the South line of said residue of a called 41.50 acre tract, the South line of said J. Cordova Survey, and the North line of said M. Blue Survey, a distance of 13.25 feet to a 1/2" Iron Rod Found at the Southeast corner of said residue of a called 41.50 acre tract, the Southeast corner of said J. Cordova Survey, the Southwest corner of said C. Riley Survey, and being at the intersection of said County Road No. 1200 and said County Road No. 1201;

THENCE North 01 deg. 06 min. 32 sec. West, with said County Road No. 1201, the East line of said residue of a called 41.50 acre tract, and the common line of said C. Riley Survey and said J. Cordova Survey, a distance of 827.71 feet to a Cotton Spindle Set for corner;

THENCE North 01 deg. 11 min. 44 sec. West, with said County Road No. 1201, the East line of said residue of a called 41.50 acre tract, the East line of a called 10.00 acre tract as described in deed from Claudia Sue Stewart Powell and husband, Charles Powell to Billy Don Stewart and wife, Judy Stewart, dated September, 1986 and recorded in Volume 1188, Page 584, the East line of said 58 1/2 acre tract and the common line of said C. Riley Survey and said J. Cordova Survey, a distance of 2,466.23 feet to the POINT OF BEGINNING AND CONTAINING 662.44 ACRES OF LAND. See Map No. 1521 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived using G.P.S. equipment (TX North Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of January, 2020.

GIVEN UNDER MY HAND & SEAL, this the 5th day of February, 2020.


Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289



JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

5.38 ACRES (ROAD)

All that certain lot, tract or parcel of land located within the C. Riley Survey, Abstract No. 688 of Henderson County, Texas, being a portion of a called 662.44 acre tract as described in a deed from PJC Livestock Company, LLC, to Post Oak Meadows Ranch, LLC, dated March 6, 2020 and recorded in Document No. 2020-00003489 of the Deed Records of Henderson County, Texas, and this 5.38 acre tract being more fully described as follows:

BEGINNING at a Point in County Road No. 1201, the West line of said 662.44 acre tract and said C. Riley Survey, the East line of a called 58 1/2 acre tract, described as First Tract in a deed from W.T. Turlington, et ux Mary L. Turlington to James Turlington, dated February 25, 1975 and recorded in Volume 753, Page 507 and the J. Cordova Survey, Abstract No. 131, from which a 1/2" Iron Rod Found in the East line of said County Road No. 1201, at the Northwest corner of said 355.29 acre tract bears North 01 deg. 11 min. 44 sec. West, a distance of 595.04 feet;

THENCE across said 662.44 acre tract, the following nine (9) courses and distances:

North 88 deg. 07 min. 48 sec. East, passing a 1/2" Iron Rod Set for reference at 20.00 feet and continuing for a total distance of 733.57 feet to a 1/2" Iron Rod Set for corner at the beginning of a curve to the right, having a central angle of 32 deg. 06 min. 49 sec., a radius of 827.52 feet and a chord bearing and length of South 74 deg. 39 min. 15 sec. East, 457.77 feet;

With said curve to the right, an arc length of 463.82 feet to a 1/2" Iron Rod Set for corner at the beginning of a curve to the left, having a central angle of 29 deg. 32 min. 41 sec., a radius of 827.52 feet and a chord bearing and length of South 75 deg. 51 min. 25 sec. East, 422.00 feet;

With said curve to the left, an arc length of 426.71 feet to a 1/2" Iron Rod Set for corner;

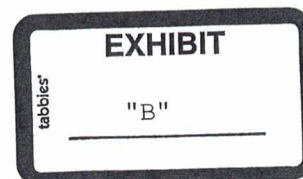
North 88 deg. 07 min. 45 sec. East, a distance of 2,098.87 feet to a 1/2" Iron Rod Set for corner at the beginning of a curve to the right, having a central angle of 300 deg. 00 min. 00 sec., a radius of 60.00 feet and a chord bearing and length of South 01 deg. 52 min. 15 sec. East, 60.00 feet, from which a 60d Nail Found at the most northerly Northeast corner of said 662.44 acre tract bears North 25 deg. 06 min. 10 sec. East, a distance of 948.30 feet;

With said curve to the right, an arc length of 314.16 feet to a 1/2" Iron Rod Set for corner;

South 88 deg. 07 min. 45 sec. West, a distance of 2,099.51 feet to a 1/2" Iron Rod Set for corner at the beginning of a curve to the right, having a central angle of 29 deg. 40 min. 28 sec., a radius of 887.52 feet and a chord bearing and length of North 75 deg. 50 min. 05 sec. West, 454.54 feet;

With said curve to the right, an arc length of 459.67 feet to a 1/2" Iron Rod Set for corner at the beginning of a curve to the left, having a central angle of 32 deg. 09 min. 46 sec., a radius of 767.52 feet and a chord bearing and length of North 74 deg. 35 min. 06 sec. West, 425.21 feet;

With said curve to the left, an arc length of 430.85 feet to a 1/2" Iron Rod Set for corner;



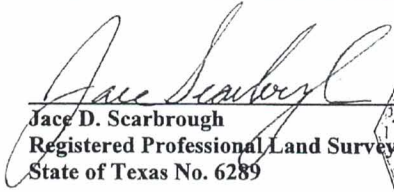
5.38 ACRES (ROAD)

Page 2 of 2

South 88 deg. 07 min. 48 sec. West, passing a 1/2" Iron Rod Set for reference at 713.65 feet and continuing for a total distance of 733.65 feet to a Point for Corner in said County Road No. 1201, the West line of said 662.44 acre tract and said C. Riley Survey and the East line of said 58 1/2 acre tract and said J. Cordova Survey;

THENCE North 01 deg. 11 min. 44 sec. West, with said County Road No. 1201, the West line of said 662.44 acre tract and said C. Riley Survey and the East line of said 58 1/2 acre tract and said J. Cordova Survey, a distance of 60.00 feet to the POINT OF BEGINNING AND CONTAINING 5.38 ACRES OF LAND. See Map No. 1521-TRACT 81-ROAD prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived using G.P.S. equipment (TX North Central Zone – NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of March, 2020.

GIVEN UNDER MY HAND & SEAL, this the 11th day of May, 2020.


Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289



J. CORDOVA SURVEY, A-131

COUNTY ROAD
NO. 1201

CALLLED 662.44 ACRES
PUC LIVESTOCK COMPANY, LLC
POST OAK MEADOWS RANCH, LLC
MARCH 6, 2020
DOCUMENT NO. 2020-00003489

PLAT OF SURVEY

CALLLED 72.76 ACRES
JOHN K. SIMMONS, ET AL
TO
PERCY L. SIMMONS
TRACT NO. TWO 73
SERIES 3, 1973
VOLUME 713, PAGE 80

60' NAIL FND.

P.O.B.: Point for Corner
1/2" IR Found bears:
N 01°14'44" W - 595.04'
1/2" IR Set bears:
N 88°07'48" E - 20.00'

Point for Corner
1/2" IR Set bears:
N 88°07'48" E - 20.00'

CALLLED 58 1/2 ACRES
W.I. TURLINGTON, ET UX,
MARY L. TURLINGTON
TO
JAMES T. TURLINGTON
(FIRST TRACT)
FEBRUARY 25, 1975
VOLUME 753, PAGE 507

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83)

I, Jace D. Scarborough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of February, 2020.
GIVEN UNDER MY HAND & SEAL, this the 11th day of May, 2020.

JACE D. SCARBOROUGH - R.P.E.S. No. 6289



CALLLED 662.44 ACRES
PUC LIVESTOCK COMPANY, LLC
POST OAK MEADOWS RANCH, LLC
MARCH 6, 2020
DOCUMENT NO. 2020-00003489

C. RILEY SURVEY, A-688

5.38 AC.

N 88°07'45" E - 2098.87'
Private Road No. 5209
S 88°07'45" W - 2099.51'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	827.52'	463.82'	457.77'	S 74°39'15" E	32°06'49"
C2	827.52'	426.71'	422.00'	S 75°51'25" E	28°32'41"
C3	60.00'	314.16'	60.00'	S 01°52'15" E	300°00'00"
C4	887.52'	459.67'	454.54'	N 75°50'05" W	29°40'28"
C5	767.52'	430.85'	425.21'	N 74°35'06" W	32°09'46"

LINE	BEARING	DISTANCE
L1	N 88°07'48" E	733.57'
L2	S 88°07'48" W	733.65'
L3	N 01°11'44" W	60.00'

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

SCALE: 1" = 400'



LEGEND
Broad Wire Fence ——— X ———
Powerline ——— F ———
IRON ROD SET ——— I ———
IRON ROD FOUND ——— R ———
POWER POLE ——— P ———

PLAT OF SURVEY
5.38 ACRES LOCATED IN THE
C. RILEY SURVEY, A-688
HENDERSON COUNTY, TEXAS



JDS SURVEYING, INC.
WWW.JDSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

DRAWN BY: SJ	SCALE: 1" = 400'
SURVEYED BY: U/R/S	REF: 1521, Subdivision
DATE: 3-26-2020	FILE NO: TRACT 81, Road, DMC
REV: 5-11-2020	

EXHIBIT

"C"

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118
159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

5.99 ACRES (ROAD)

All that certain lot, tract or parcel of land located within the M. Blue Survey, Abstract No. 84 of Henderson County, Texas, being a portion of a called 662.44 acre tract in a deed from PJC Livestock Company, LLC to Post Oak Meadows Ranch, LLC, dated March 6, 2020 and recorded in Document No. 2020-00003489 of the Deed Records of Henderson County, Texas, and this 5.99 acre tract being more fully described as follows:

BEGINNING at a Point for Corner in County Road No. 1200, being in the North line of said M. Blue Survey and the South line of the C. Riley Survey, Abstract No. 688, from which a 1/2" Iron Rod Found at the intersection of said County Road No. 1200 and County Road No. 1201, at the Southeast corner of the residue of a called 41.50 acre tract as described in a deed from Faye Stewart to Billy Don Stewart and Claudia Sue Stewart Powell, dated November 27, 1978 and recorded in Volume 856, Page 748 bears South 88 deg. 36 min. 13 sec. West, a distance of 810.57 feet;

THENCE across said 662.44 acre tract, the following fifteen (15) courses and distances:

South 01 deg. 00 min. 41 sec. East, passing a 1/2" Iron Rod Set for reference at 25.00 feet and continuing for a total distance of 60.11 feet to a 1/2" Iron Rod Set for corner;

South 17 deg. 22 min. 12 sec. West, a distance of 289.13 feet to a 1/2" Iron Rod Set for corner;

South 01 deg. 04 min. 59 sec. East, a distance of 672.95 feet to a 1/2" Iron Rod Set for corner;

North 88 deg. 56 min. 37 sec. East, a distance of 1,315.71 feet to a 1/2" Iron Rod Set for corner at the beginning of a curve to the right, having a central angle of 209 deg. 26 min. 57 sec., a radius of 60.00 feet and a chord bearing and length of South 46 deg. 19 min. 54 sec. East, 116.06 feet;

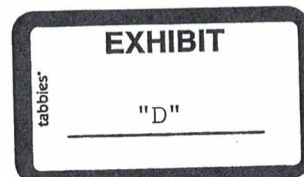
With said curve to the right, an arc length of 219.33 feet to a 1/2" Iron Rod Set for corner;

South 01 deg. 36 min. 26 sec. East, a distance of 893.88 feet to a 1/2" Iron Rod Set for corner at the beginning of a curve to the right, having a central angle of 300 deg. 00 min. 00 sec., a radius of 60.00 feet and a chord bearing and length of South 88 deg. 23 min. 34 sec. West, 60.00 feet;

With said curve to the right, an arc length of 314.16 feet to a 1/2" Iron Rod Set for corner, from which a 2" Steel Fence Post Found for angle corner in the South line of said 662.44 acre tract bears South 43 deg. 45 min. 32 sec. West, a distance of 957.53 feet;

North 01 deg. 36 min. 26 sec. West, a distance of 916.13 feet to a 1/2" Iron Rod Set for corner;

South 88 deg. 56 min. 37 sec. West, a distance of 1,337.93 feet to a 1/2" Iron Rod Set for corner;



5.99 ACRES (ROAD)

Page 2 of 2

South 01 deg. 04 min. 59 sec. East, a distance of 516.23 feet to a 1/2" Iron Rod Set for corner at the beginning of a curve to the right, having a central angle of 300 deg. 00 min. 00 sec., a radius of 60.00 feet and a chord bearing and length of South 88 deg. 48 min. 23 sec. West, 60.00 feet;

With said curve to the right, an arc length of 314.16 feet to a 1/2" Iron Rod Set for corner, from which a 1/2" Iron Rod Found at the Southwest corner of said 662.44 acre tract bears South 28 deg. 09 min. 54 sec. West, a distance of 1,249.03 feet;

North 01 deg. 04 min. 59 sec. West, a distance of 1,259.04 feet to a 1/2" Iron Rod Set for corner;

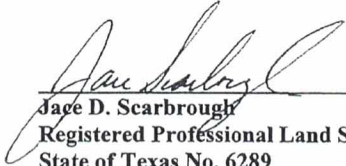
North 17 deg. 22 min. 12 sec. East, a distance of 289.17 feet to a 1/2" Iron Rod Set for corner;

North 01 deg. 00 min. 41 sec. West, passing a 1/2" Iron Rod Set for reference at 25.00 feet and continuing for a total distance of 50.00 feet to a Point for Corner in said County Road No. 1200 and in said survey lines;

North 88 deg. 36 min. 13 sec. East, with said County Road No. 1200, the South line of said 355.29 acre tract and said survey lines, a distance of 60.00 feet to the POINT OF BEGINNING AND CONTAINING 5.99 ACRES OF LAND.

See Map No. 1521-TRACT 82-ROAD prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived using G.P.S. equipment (TX North Central Zone – NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision on March 26, 2020.

GIVEN UNDER MY HAND & SEAL, this the 12th day of May, 2020.


Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289



PLAT OF SURVEY

**C. RILEY
SURVEY, A-688**

CALLED 662.44 ACRES
PJC LIVESTOCK COMPANY, LLC
TO
POST OAK MEADOWS RANCH, LLC
MARCH 6, 2020
DOCUMENT NO. 2020-00003489

P.O.B.: Point for Corner
1/2" IR Fnd. bears:
S 88°36'13" W - 810.57'
1/2" IR Set bears:
S 01°00'41" E - 25.00'

County Road No. 1200

CALLLED 662.44 ACRES
PJC LIVESTOCK COMPANY, LLC
TO
POST OAK MEADOWS RANCH, LLC
MARCH 6, 2020
DOCUMENT NO. 2020-00003489

5.99 AC.

Private Road No. 5211

**M. BLUE
SURVEY, A-84**

CALLLED 662.44 ACRES
PJC LIVESTOCK COMPANY, LLC
TO
POST OAK MEADOWS RANCH, LLC
MARCH 6, 2020
DOCUMENT NO. 2020-00003489

1/2" IR Set
1/2" IRF bears:
S 28°09'54" W - 1249.03'

1/2" IR Set
2" Steel Post Fnd. bears:
S 43°45'32" W - 957.53'

LINE	BEARING	DISTANCE
L1	S 01°00'41" E	60.11'
L2	S 17°22'12" W	289.13'
L3	S 01°04'59" E	516.23'
L4	N 17°22'12" E	289.17'
L5	N 01°00'41" W	50.00'
L6	N 88°36'13" E	60.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	219.33'	116.06'	S 46°19'54" E	209°26'57"
C2	60.00'	314.16'	60.00'	S 88°23'34" W	300°00'00"
C3	60.00'	314.16'	60.00'	S 88°48'23" W	300°00'00"



The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83)

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision March 26, 2020.

GIVEN UNDER MY HAND & SEAL, this the 12th day of May, 2020.

JACE D. SCARBROUGH - R.P.L.S. No. 6289



NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



JDS SURVEYING, INC.
WWW.JDSURVEYING.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

LEGEND
Barbed Wire Fence ——— X ———
Powerline ——— E ———
IR SET ———
IRON ROD SET ———
IRON ROD FOUND ———

**PLAT OF SURVEY
5.99 ACRES LOCATED IN THE
M. BLUE SURVEY, A-84
HENDERSON COUNTY, TEXAS**

DRAWN BY: SJ SCALE: 1" = 300'
SURVEYED BY: JJ/RS REF: 1521-Subdivision
REV. DATE: 3-26-2020 FILE NO: TR

EXHIBIT

"E"

tabbles