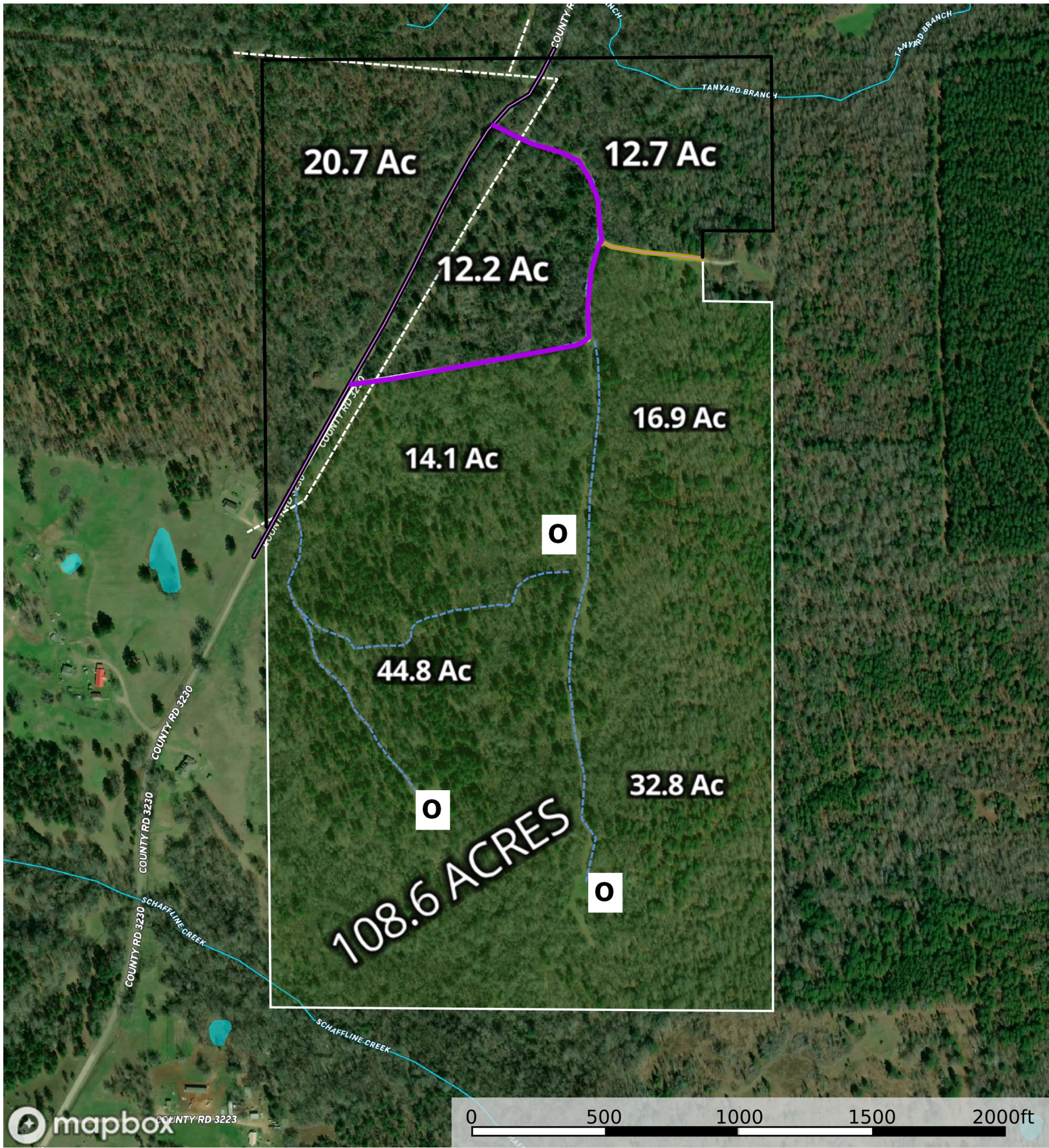




Property Boundary County Road 3237 County Road 3233 County Road 3230 Woods Roads Powerline



Opening



108.6 Acres

This map is provided for illustration purposes only, and no warranties are given or implied concerning the accuracy of the data presented. This map is not a survey plat. All boundary line locations and acreage calculations are approximations only. Users are strongly advised to independently verify all geographic and legal information.



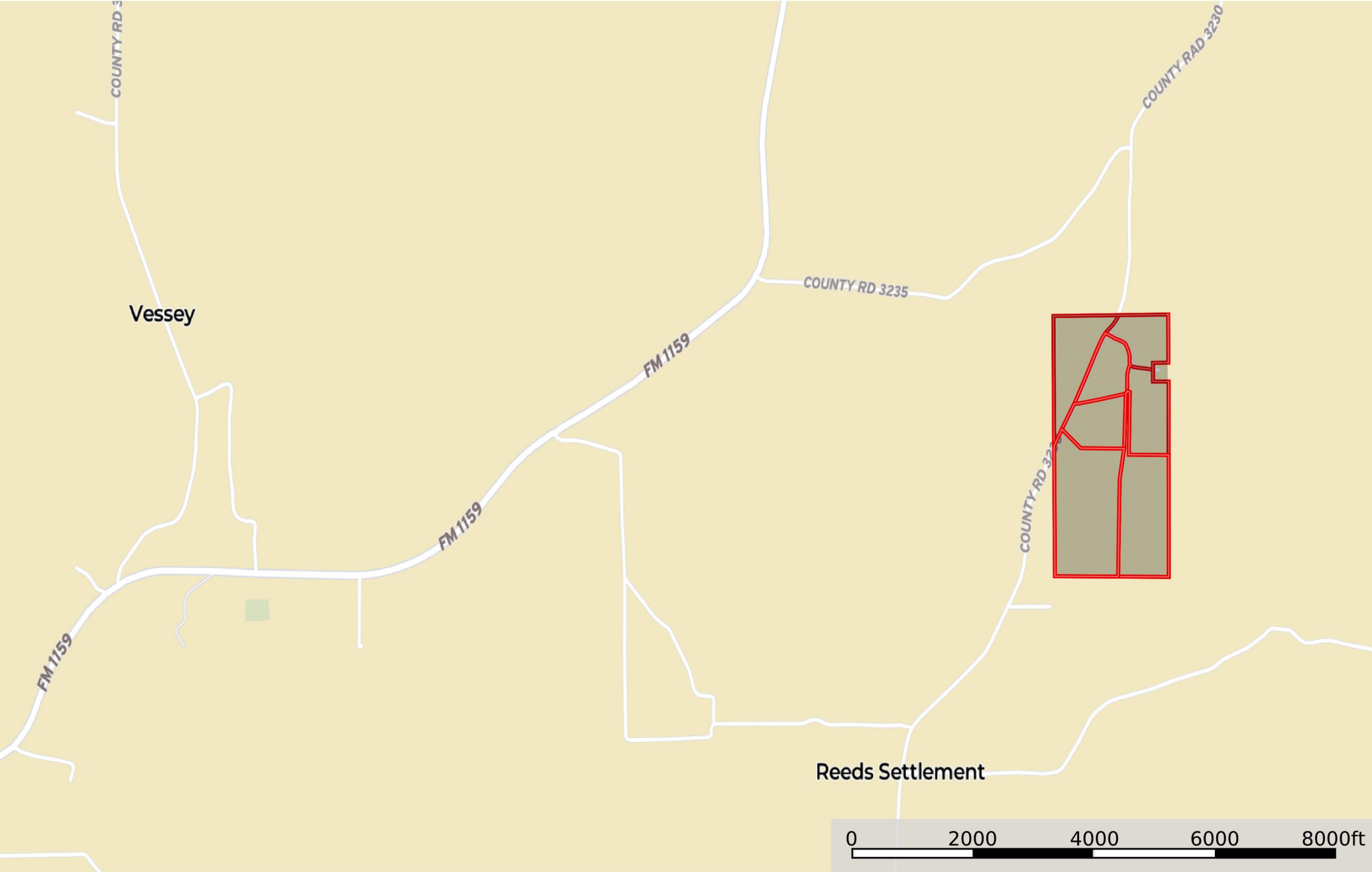


 Pond / Tank  Parcel Boundary

Mark Brian
936-590-0986



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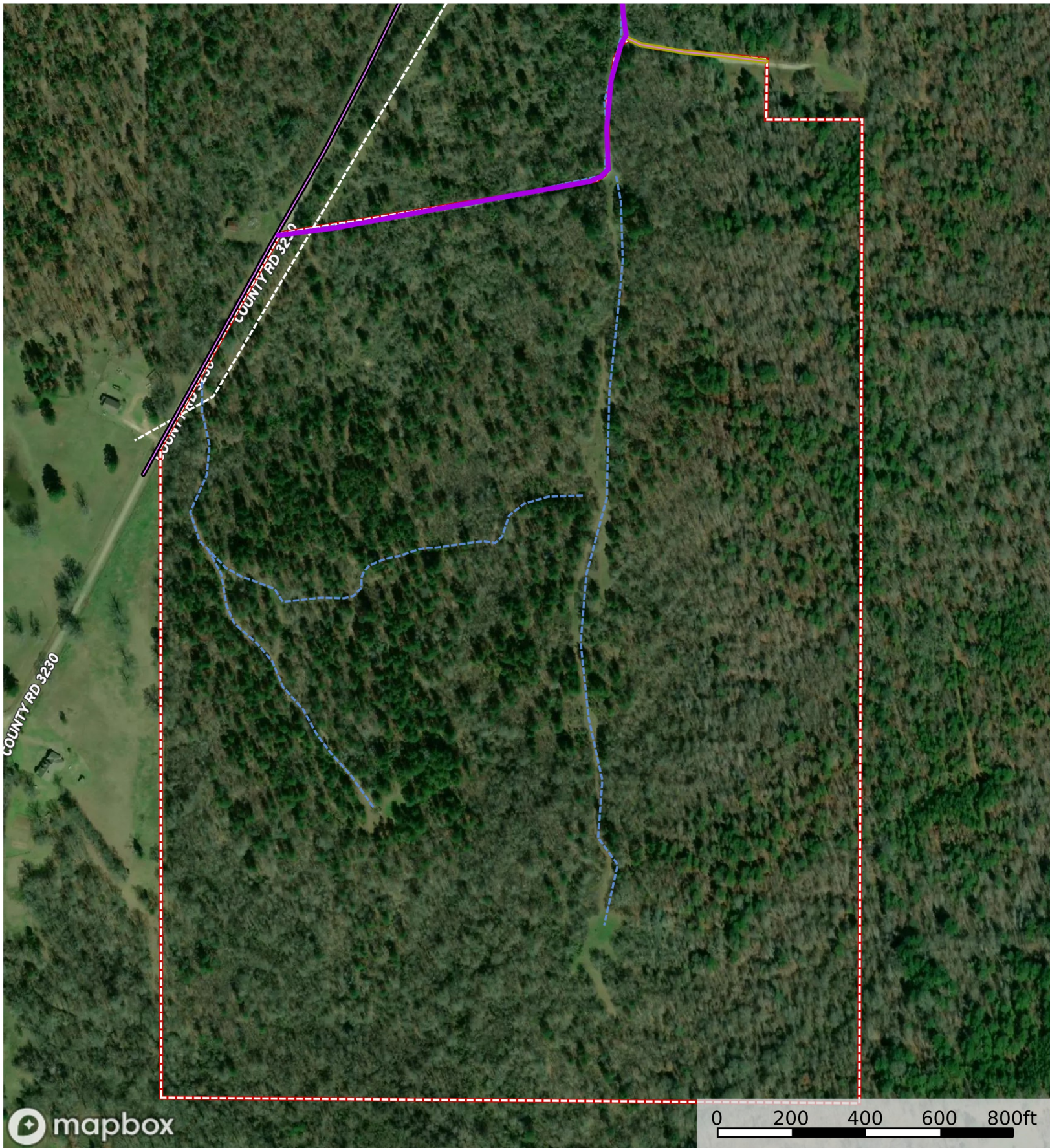


 Parcel Boundary

Mark Brian
936-590-0986



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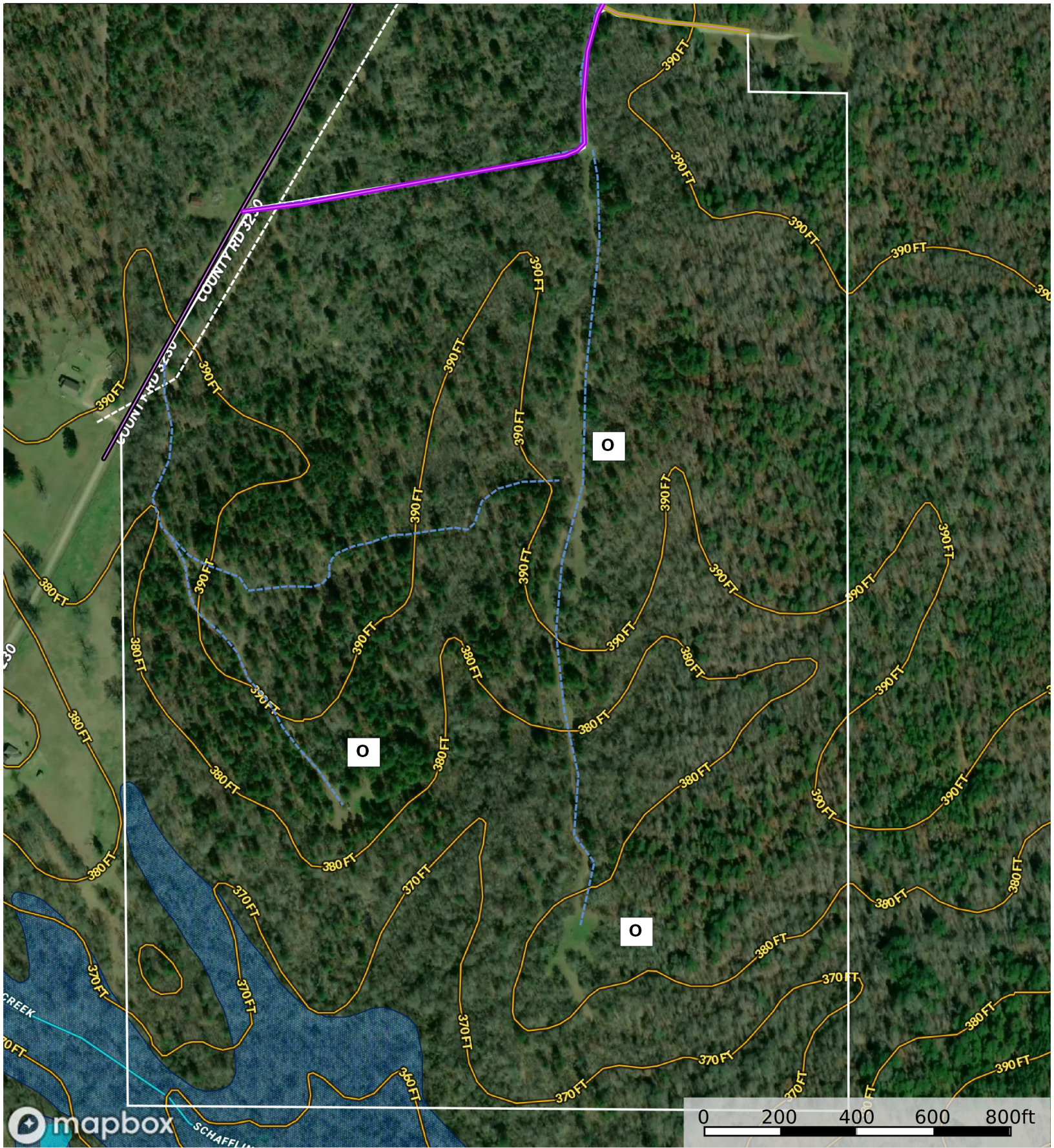
County Road 3237 County Road 3233 County Road 3230 Woods Roads Powerline Boundary

Mark Brian
936-590-0986



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Thornton Estate 108.6 Acre Recreational Parcel
Red River County, Texas



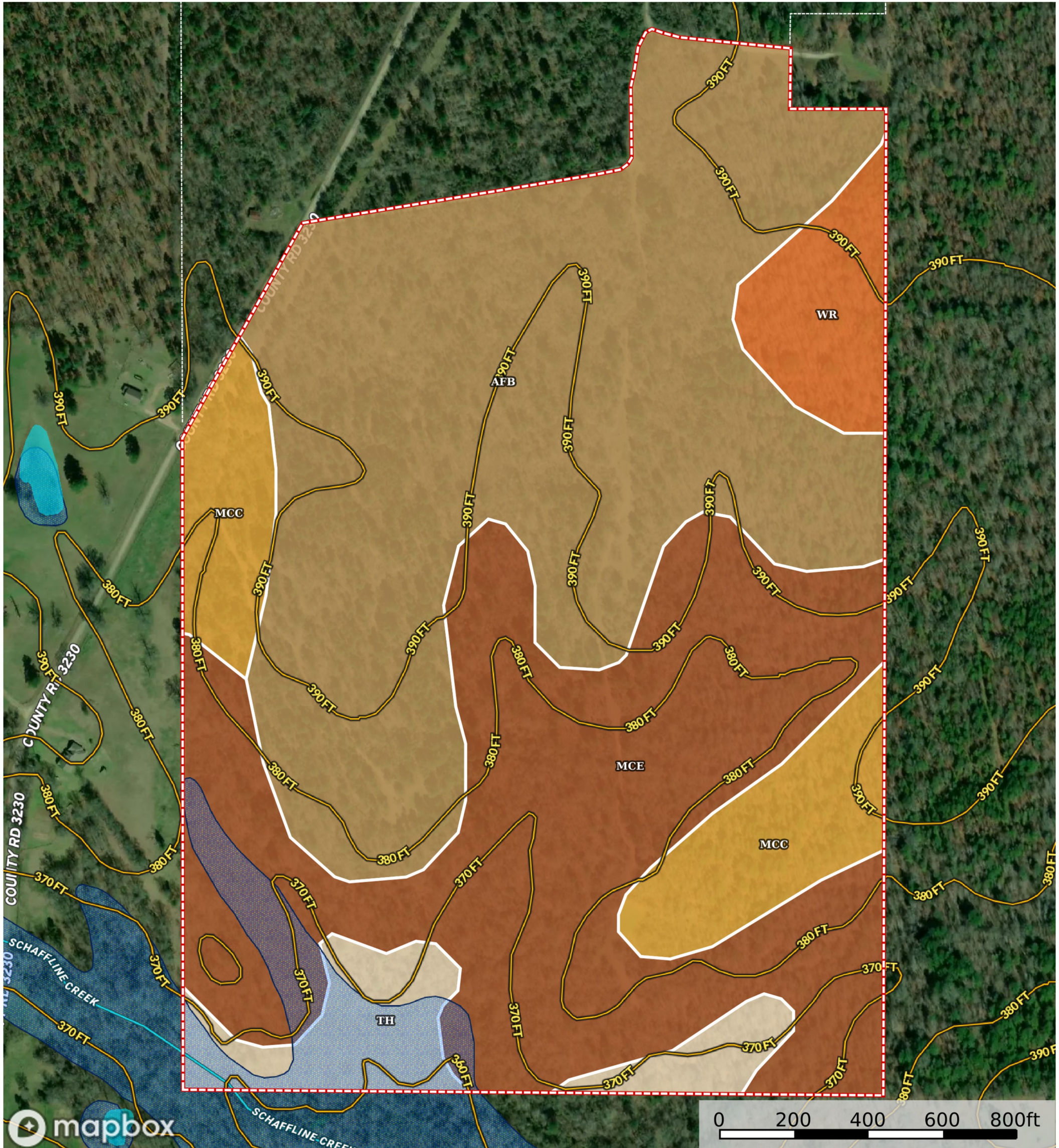
County Road 3237 County Road 3233 County Road 3230 Woods Roads Powerline 108.6 Acres Wetlands

O Opening

Mark Brian
936-590-0986



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..... Property Boundary
108.6 Acre Boundary
Wetlands

Mark Brian
936-590-0986

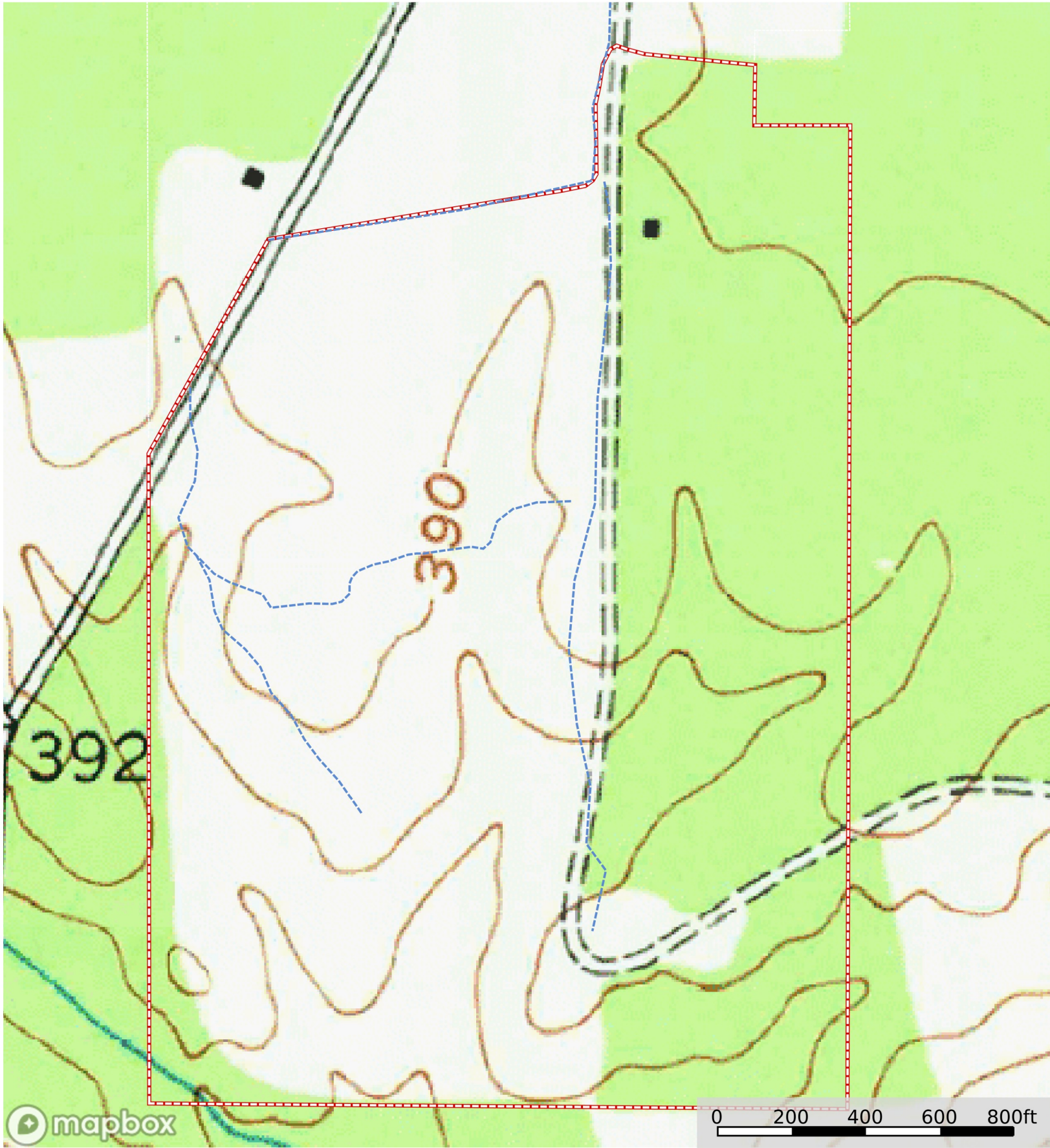


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| Boundary 108.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AfB	Annona-Freestone complex, 1 to 3 percent slopes	49.16	45.39	0	60	3e
McE	McKamie loam, 5 to 12 percent slopes	38.23	35.3	0	64	6e
McC	McKamie loam, 1 to 5 percent slopes	9.9	9.14	0	66	4e
Th	Thenas fine sandy loam, frequently flooded	6.3	5.82	0	60	5w
Wr	Wrightsville-Raino complex, 0 to 1 percent slopes	4.72	4.36	0	60	3w
TOTALS		108.31(*)	100%	-	61.96	4.27

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



..... Property Boundary - - - - Woods Roads 108.6 Acre Boundary

Mark Brian
936-590-0986



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AGREEMENT FOR LAND ENTRY PERMIT AND RELEASE

Landowner: **Heirs of Robert Thornton**

Permittee: _____

Permittee Address: _____

City: _____ State: _____ Zip Code: _____

Email: _____

Fax: _____ Phone: _____

Tract Name: **Thornton** Comp # **All** County: **Red River**

AUTHORIZATION TO INSPECT

Robert Thornton

PROPERTIES MAY BE OBTAINED

BY PRINTING THIS DOCUMENT, AGREEING TO
ITS TERMS AND CONDITIONS AS EVIDENCED BY YOUR
SIGNATURE AND FAXING IT TO 936-598-9579

ATTN: Mark Brian OR EMAILING IT TO

mbrian@terrastonelandco.com

BE SURE TO LIST YOUR FAX NUMBER OR EMAIL ADDRESS
UPON APPROVAL, A FAX OR EMAIL WILL BE SENT
GRANTING PERMISSION TO ACCESS
LANDOWNER'S PROPERTY AND THE CONTACT
PERSON.

In consideration of the agreements and obligations of Permittee set forth below, this Land Entry Permit and Release is issued by Landowner to Permittee to allow Permittee access on or across land owned or controlled by Landowner or its affiliates (the "Property") for the purpose of inspecting and evaluating the possible purchase of the Property or a portion thereof from Landowner:

1. Firearms are prohibited on Landowner's Property. Neither Permittee, nor Permittee's employees or agents, may have firearms on Landowner's Property.
2. Permittee's entry is at Permittee's own risk. Landowner advises Permittee that there may be heavy equipment operating on the Property. Permittee acknowledges the Property may be subject to a hunting lease. Permittee must limit its vehicular access to existing roads across Landowner's land.
3. Permittee may enter Landowner's Property for a period of 10 days from the execution of this Land Entry Permit and Release, unless the entry period is extended in writing by Landowner. Landowner may revoke this Land Entry Permit at any time in Landowner's sole discretion.
4. Nothing in this document should be construed to limit the rights of Landowner, its successors, tenants, or assigns, or their use of the Property.
5. Landowner, its affiliates, and their respective managers, employees and agents (herein separately and collectively referred to as "Landowner Personnel") may not know what conditions exist upon the Property. Landowner Personnel do not make any warranty or representation of any type, kind or character, whatsoever, as to conditions existing or that may hereafter exist upon the Property, or any improvements thereto. Permittee, its employees, agents, and contractors (herein separately and collectively referred to as "Permittee Personnel"), enter upon the Property at their own risk, and specifically accept the Property in its then existing condition, and unconditionally release Landowner and Landowner Personnel from all liabilities, costs, expenses, claims and damages for which Landowner and/or Landowner Personnel might otherwise become liable by reason of any accidents, or injuries to or death of any persons, including Permittee, or damage to property, or both, in any manner arising or resulting from, caused by, connected with or related to the presence of any such person or property upon the Property, regardless of how, where, or when such injury, death or damage occurs, even if caused by the negligence of Landowner and/or Landowner Personnel, or due to conditions on or defects in the Property.
6. By entering the Property or any other property owned or controlled by Landowner, Permittee agrees to unconditionally indemnify, defend and hold harmless Landowner and/or Landowner Personnel from, against and in respect of (i) any and all actions, causes of action, suits, claims, demands, judgments, proceedings and investigation, of any kind whatsoever arising out of, by reason of, as a result of or in connection with the presence of Permittee Personnel on the Property; and (ii) any and all liabilities, damages, losses, costs, expenses (including attorney's fees and the expenses and disbursements of counsel), amounts of judgments, assessments, financial penalties and amounts paid in compromise of settlement, suffered, incurred, or sustained by Landowner and/or Landowner Personnel as a result of, by reason of, or in connection with the actions of Permittee Personnel.

A facsimile or emailed signature shall be treated as an original. Paragraphs 5 and 6 of this document survive the termination, expiration or revocation of this Land Entry Permit and Release.

Executed as of the _____ day of _____, 20_____.

PERMITTEE:

APPROVED BY:

TerraStone Land Company

By: _____

By: _____

Title: _____

Fax or Email to:

TerraStone Land Company

Attn: Mark Brian

Fax: 936-598-9579

Email: mbrian@terrastonelandco.com

Property Use Restrictions – Robert Thornton Estate 154.222 Acres, Red River County, Texas

The restrictions set forth below are hereby impressed on land that comprised the Robert Thornton Estate 153.25 Acres, resurveyed to 154.222 Acres in April 2014, in the James Riley (Righly) Survey, Abstract 1049, Red River County, Texas, as found in the deed records of Red River County in Volume 733 Page 9, dated 2017-07-17, document #61843 ("Property") and shall run with the land for fifteen (15) years from the date of conveyance of the Property from Seller to Purchaser, unless otherwise terminated by Seller, or its successors and assigns, by a date prior to expiration date of said Restrictions:

PROHIBITED SUBDIVISION - The Property is subject to a deed restriction that prohibits further subdividing of parcels in any subsequent sale into any parcels smaller than the originally-offered parcel.

LAND USE AND BUILDING TYPE – The Property is to be used for forestry, timber production, permitted livestock or other agricultural uses, recreational and/or residential use – no commercial use is allowed except as permitted herein. No mobile home, trailer home, or premanufactured home are to be permitted on the Property. All buildings must be on foundations and maintained in good appearance at all times.

NUISANCES – No noxious or offensive activity shall be carried out on upon the Property, nor shall anything be done thereon which may be or become an annoyance or nuisance to any neighbor. No unsightly condition shall be permitted on the Property. No abandoned or non-working vehicle, boat, watercraft, utility vehicle, all-terrain vehicle, side-by-side, etc. shall be allowed to remain on the Property for a period in excess of thirty (30) days.

PROHIBITED USES AND STRUCTURES – No structure of a temporary character, such as a travel trailer, recreational vehicle, tent, garage, barn or any other similar outbuilding shall be used on the Property at any time as a temporary or permanent residence. No mobile home, trailer home, or premanufactured home shall be permitted at any time.

ANIMALS, LIVESTOCK AND POULTRY – No animals shall be kept, bred or maintained on the Property for any commercial purpose except as follows, provided that no government regulations are violated: livestock, however, to not include poultry and/or swine. It is the intent of this restriction to prohibit the keeping of groups of animals in such a number that they create a nuisance due to excessive noise or noxious odors brought about by keeping of such animals.

GARBAGE AND REFUSE DISPOSAL – There shall be no accumulation of trash allowed on the Property, and the Property shall not be used for or maintained as a dumping ground for rubbish, hazardous materials or waste. Trash, garbage or other waste must be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean, sanitary conditions.

FIREARMS – No commercial skeet, trap, pistol or rifle range operation is allowed. The discharge of air rifles, pellet guns or firearms of any type on the Property is subject to all State and County regulations.

PROPERTY MAINTENANCE – The Property shall be kept at all times in a neat, attractive, healthful and sanitary condition.