

99.12 ACRES (AS SURVEYED)

BEING A 99.12 ACRE TRACT OF LAND LOCATED IN THE ARTHUR FULGHAM SURVEY, ABSTRACT NO. 1135, THE JAMES H SPARKS SURVEY, ABSTRACT NO. 552, AND THE VICENTE MICHELI SURVEY, ABSTRACT NO. 29, ANGELINA COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 22.50 ACRE TRACT, DESCRIBED AS "TRACT THREE", AND THAT CERTAIN CALLED 114.270 ACRE TRACT, DESCRIBED AS "TRACT TWO", IN THE DEED TO GILLESPIE PARTNERS, LTD. IN INSTRUMENT NUMBER 2015-00330754, OF THE OFFICIAL RECORDS OF ANGELINA COUNTY, TEXAS (O.R.A.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS REFERENCE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

BEGINNING AT A 3/4 INCH IRON PIPE WITH CAP (ILLEGIBLE) FOUND FOR THE NORTHEAST CORNER OF SAID 22.50 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 38.37 ACRE TRACT, DESCRIBED IN THE DEED TO PAUL MULLIN, SR. AND WIFE, PATRICIA LEE MULLIN IN VOLUME 2131, PAGE 27, O.R.A.C.T., AND LYING WITHIN THE APPARENT RIGHT-OF-WAY OF LIGHTFOOT ROAD (NO RECORD INFORMATION FOUND) SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:10,522,156.44, E:4,067,762.39;

THENCE, S 03° 38' 26" E, ALONG THE EAST LINE OF SAID 22.50 ACRE TRACT AND WITHIN THE MARGINS OF SAID LIGHTFOOT ROAD, A DISTANCE OF 485.46 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WITH A 3/4 INCH IRON PIPE FOUND WITH CAP (ILLEGIBLE) FOR THE SOUTHEAST CORNER OF SAID 22.50 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 200' X 376' TRACT DESCRIBED IN THE DEED TO DONNA G. LIGHTFOOT IN INSTRUMENT NUMBER 2012-00288238, O.R.A.C.T., BEARS S 03° 38' 26" E, 50.00 FEET;

THENCE, S 87° 34' 54" W, OVER AND ACROSS SAID 22.50 ACRE TRACT AND SAID 114.270 ACRE TRACT ("TRACT TWO"), AT A DISTANCE OF 15.38 FEET PASSING A 5/8 INCH IRON ROD WITH CAP STAMPED "GIE 10194602" SET FOR REFERENCE, AND CONTINUING OVER AND ACROSS SAID 22.50 ACRE TRACT AND SAID ("TRACT TWO") A DISTANCE OF 1,839.97 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GIE 10194602" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 03° 32' 47" E, CONTINUING OVER AND ACROSS SAID 114.270 ACRE TRACT, A DISTANCE OF 50.01 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GIE 10194602" SET FOR A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4 INCH IRON PIPE WITH CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 22.50 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 22-1/2 ACRE TRACT, DESCRIBED IN THE DEED TO STEVEN EARL LIGHTFOOT IN INSTRUMENT NUMBER 2012-00288239, O.R.A.C.T. SAID POINT LYING IN AN EASTERLY LINE OF SAID 114.270 ACRE TRACT BEARS N 87° 34' 54" E, 50.00 FEET;

THENCE, S 87° 34' 54" W, CONTINUING OVER AND ACROSS SAID 114.270 ACRE TRACT, A DISTANCE OF 1,122.65 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GIE 10194602" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING IN A SOUTHWESTERLY LINE OF SAID 114.270 ACRE TRACT ("TRACT TWO"), SAME BEING THE NORTHEAST LINE OF THAT CERTAIN CALLED 114.270 ACRE TRACT, DESCRIBED AS "TRACT ONE", IN THE DEED TO GILLESPIE PARTNERS, LTD. IN INSTRUMENT NUMBER 2015-00330754, (O.R.A.C.T.), FROM WHICH A 3/4" IRON PIPE FOUND FOR THE

COMMON SOUTH CORNER OF SAID "TRACT ONE" AND "TRACT TWO" BEARS SOUTH 27° 24' 19" EAST, 2,887.48 FEET;

THENCE, N 27° 24' 19" W, ALONG THE SOUTHWEST LINE OF SAID "TRACT TWO", SAME BEING THE NORTHEAST LINE OF SAID "TRACT ONE", A DISTANCE OF 505.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR A WESTERLY CORNER OF SAID "TRACT TWO", SAME BEING THE NORTH CORNER OF SAID "TRACT ONE" AND AN INTERIOR CORNER OF THAT CERTAIN CALLED 567.06 ACRE TRACT, DESCRIBED AS "PARCEL 3" IN A DEED TO TEXAS TIMBERJACK INC. IN VOLUME 2035, PAGE 35, O.P.R.A.C.T.;

THENCE, ALONG THE INTERIOR WESTERLY LINES OF SAID 114.270 ACRE TRACT ("TRACT TWO"), SAME BEING THE INTERIOR EASTERLY LINES OF SAID 567.06 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

1. N 31° 09' 07" E, A DISTANCE OF 121.64 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
2. N 14° 34' 58" W, A DISTANCE OF 1,472.55 FEET TO A POINT FOR CORNER;
3. S 80° 36' 49" E, PASSING AT 8.74 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 5412 EAC" FOUND FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 583.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER
4. N 04° 06' 26" W, A DISTANCE OF 737.64 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 114.270 ACRE TRACT ("TRACT TWO"), SAME BEING AN INTERIOR EASTERLY CORNER OF SAID 567.07 ACRE TRACT AND THE WEST CORNER OF AN APPROXIMATE 0.016 ACRE POSSIBLE DEED GAP BETWEEN THE NORTH LINE OF SAID 114.270 ACRE TRACT, SAME BEING THE INTERIOR SOUTHERLY LINES OF SAID 567.07 ACRE TRACT;

THENCE, N 85° 42' 32" E, ALONG THE NORTH LINE SAID 114.270 ACRE TRACT("TRACT TWO"), SAME BEING THE SOUTH LINE OF SAID 0.016 ACRE DEED GAP, PASSING AT 688.30 FEET A GALVANIZED BOLT FOUND 1.29 FEET LEFT OF THE LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 1,053.70 FEET TO THE NORTHEAST CORNER SAID 114.270 ACRE TRACT ("TRACT TWO"), SAME BEING THE EAST CORNER OF SAID 0.016 ACRE DEED GAP, SAME BEING AN INTERIOR SOUTHERLY CORNER OF SAID 567.06 ACRE TRACT, AND THE NORTHWEST CORNER OF THE RESIDUE OF THAT CERTAIN CALLED 26.374 ACRE TRACT DESCRIBED IN THE DEED TO STEVE KNIGHT AND WIFE, BARBARA GETRO KNIGHT IN INSTRUMENT NUMBER 2014-00322469, O.R.A.C.T., FROM WITH A 3/4 INCH IRON PIPE FOUND DISTURBED BEARS S81°43'46"E, 0.29 FEET;

THENCE, S 02° 07' 57" E, ALONG AN EASTERLY LINE SAID 114.270 ACRE TRACT ("TRACT TWO"), COMMON TO THE WEST LINE OF SAID 26.374 ACRE TRACT, PASSING AT 297.34 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "TRI TECH" FOUND 0.24 FEET LEFT OF THE LINE FOR THE NORTHWEST CORNER OF THAT CERTAIN CALLED 20.00 ACRE TRACT DESCRIBED IN THE DEED TO BARBARA GETRO KNIGHT IN INSTRUMENT NUMBER 2012-00292544, O.R.A.C.T, AND CONTINUING ALONG THE EAST LINE OF SAID 114.270 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 20.00 ACRE TRACT, PASSING AT 703.97 FEET A 3/4 INCH IRON PIPE FOUND FOR REFERENCE, AND CONTINUING ALONG SAID COMMON LINE, PASSING AT 807.47 FEET 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 1733" FOUND FOR THE SOUTHWEST CORNER OF SAID 20.00 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 10 ACRE TRACT DESCRIBED IN THE DEED TO BARBARA GETRO KNIGHT, ET AL. IN INSTRUMENT NUMBER 2018-00362387, O.R.A.C.T., AND CONTINUING ALONG AN EAST LINE OF SAID 114.270 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 10 ACRE TRACT FOR A TOTAL DISTANCE OF

1,050.69 FEET TO A 3/4 INCH IRON PIPE FOUND FOR AN EASTERLY CORNER OF SAID 114.270 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 10 ACRE TRACT AND THE NORTHWEST CORNER OF THE AFOREMENTIONED 38.37 ACRE TRACT;

THENCE, S 03° 32' 47" E, ALONG AN EAST LINE SAID 114.270 ACRE TRACT ("TRACT TWO"), SAME BEING THE WEST LINE OF SAID 38.37 ACRE TRACT, A DISTANCE OF 1,048.16 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "GIE 10194602" SET FOR THE SOUTHWEST CORNER OF SAID 38.37 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED 22.50 ACRE TRACT ("TRACT THREE");

THENCE, N 88° 08' 12" E, ALONG THE NORTH LINE OF SAID 22.5 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 38.37 ACRE TRACT, A DISTANCE OF 1,789.59 FEET TO THE POINT OF BEGINNING, AND CONTAINING 99.12 TOTAL ACRES OF LAND, OF WHICH APPROXIMATELY 0.06 ACRE LIES WITH THE OCCUPIED LIMITS OF LIGHTFOOT ROAD, LEAVING 99.06 NET ACRES MORE OR LESS.