

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF LIBERTY §

KNOW ALL MEN BY THESE PRESENTS:

THAT, ROBERT B. BALDWIN III, an individual (herein called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by FRANK LIN, an individual (herein called "Grantee"), whose address is 72, West 47th Avenue, Vancouver, B.C., Canada V5Y 2X8, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, the real property situated in Liberty County, Texas, which is described in Exhibit "A", attached hereto and incorporated herein by reference for all purposes, and all of the improvements situated thereon, if any, and all rights-of-way, privileges, appurtenances pertaining thereto owned by Grantor and all other rights, title and interest of Grantor in and to adjacent roads and rights-of-way.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, and any right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way and all of his rights, title and interest in all oil, gas, coal, caliche and other minerals in and to the property herein conveyed, unto Grantee, his heirs, executors, administrators and successors, forever; and Grantor does hereby bind himself, his heirs, executors, administrators and successors, to WARRANT and FOREVER DEFEND, all and singular, the above-described premises unto Grantee, his heirs, executors, administrators and successors, against every person or entity whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, provided, however, that Grantor makes no representation or warranty of any nature as to the title, ownership interest or any other matter pertaining to the rights, title and interest in all oil, gas, coal, caliche and other minerals in and to the property herein conveyed, and subject, however, to the exceptions listed in Exhibit "B" attached hereto and incorporated herein by this reference for all purposes.

Ad valorem taxes for the above-described premises for the current year have been prorated as of the date hereof and paid by Grantee, and Grantee, by his acceptance hereof, covenants and agrees to pay all ad valorem taxes upon the property herein conveyed to Grantee from and including taxes for the year 1986, and Grantee, by his acceptance hereof, further covenants and agrees to pay all subsequent assessments for prior years due to change in land usage or ownership.

IN WITNESS WHEREOF, this Special Warranty Deed is executed on the 22nd day of November, 1986.

RBB III
IND

Robert B. Baldwin III
ROBERT B. BALDWIN III

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on November 22, 1986, by Robert B. Baldwin III.



SANDRA M. PAIGE
Notary Public, State of Texas
My Commission Expires June 25, 1988

Sandra M. Paige
Notary Public in and for
the State of Texas

Notary Stamp:

After Recording Return to:

Mark A. Herndon
Johnson & Swanson
1000 Norwood Tower
114 West 7th Street
Austin, Texas 78701

LEGAL DESCRIPTION

Being 316.432 acre tract of land situated in the Frederick Gibenrath Survey A-201, Liberty County, Texas, and being out of and part of a called 350.00 acre tract as recorded in Volume 118, Page 410 of the Liberty County Deed Records and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a concrete monument found in the East line of the Frederick Gibenrath Survey, A-201 and same being in the East line of this said 316.432 acre tract and being the Northwest corner of the Charles E. Anderson Survey A-769 and being the Southwest corner of this H. & T.C. RR Co. Survey A-268;

THENCE N 00° 05' 00" E, 3318.98 feet along and with the East line of the Frederick Gibenrath Survey A-201 to a concrete monument found for the Northeast corner of this 316.177 acre tract and being S 00° 32' 36" W, 581.38 feet from a concrete monument found for the most Northwesterly corner of the H. & T.C. RR Co. Survey, A-268;

THENCE S 89° 00' 00" W, 4224.43 feet to a $\frac{1}{2}$ inch iron rod set in the East right-of-way of F.M. Road 2025 for the Northwest corner of this 316.432 acre tract of land;

THENCE S 02° 49' 55" E, 264.31 feet to a concrete right-of-way monument found for the point of curve to the left;

THENCE continuing along and with the East right-of-way of F.M. Road 2025 and said curve to the left with a central angle of 38° 35' 35" and radius of 778.68 feet arc length of 524.50 feet to a concrete right-of-way monument found for this point of tangency of said curve;

THENCE S 41° 25' 47" E, 987.90 feet continuing along and with the East right-of-way of F.M. Road 2025 to a concrete right-of-way monument found for the point of curve to the right;

THENCE continuing along and with the East right-of-way of F.M. road 2025 and said curve to the right with a central angle of 21° 10' 33" and radius of 996.09 feet, arc length of 368.14 feet to a concrete right-of-way monument found for the point of tangency of said curve;

THENCE S 20° 15' 14" E, 790.03 feet continuing along and with the East right-of-way of F.M. Road 2025 to a concrete right-of-way monument found for the point of curve to the right;

THENCE continuing along and with the East right-of-way of F.M. 2025 and said curve to the right with a central angle of 20° 29' 34" and a radius of 1187.56 feet, arc length of 424.75 feet to a concrete right-of-way monument found for the point of tangency of said curve;

THENCE S 00° 14' 20" W, 731.28 feet continuing along and with the East right-of-way of F.M. road 2025 to a $\frac{1}{2}$ inch iron rod set for the Northwest corner of a called 10.00 acre tract as recorded in Volume 769, Page 50 of the Liberty County Deed Records and same being the most Westerly Southwest corner of this 316.432 acre tract of land;

THENCE S 89° 54' 51" E, 724.72 feet along and with the North line of said called 10.00 acre tract to a $\frac{3}{8}$ inch iron rod found for the Northeast corner of said called 10.00 acre tract and same being an interior corner of this 316.432 acre tract of land;

THENCE S 00° 06' 16" W, 603.27 feet along and with the East line of said called 10.00 acre tract to a $\frac{3}{8}$ inch iron rod found for the Southeast corner of this said called 10.00 acre tract and same being the Southwest corner of this 316.432 acre tract;

THENCE N 89° 56' 18" E, 2101.60 feet along and with the North line of the Tanglewood Addition and the Phillips Addition to a $\frac{1}{2}$ inch iron rod set in the East line of this Frederick Gibenrath Survey, A-201 for the Southeast corner of this 316.432 acre tract of land;

THENCE N 00° 05' 00" E, 1041.08 feet along and with the East line of the Frederick Gibenrath Survey A-201 to the Point of Beginning and containing 316.432 acres of land

EXHIBIT BPERMITTED EXCEPTIONS

1. Right of Way, dated December 30, 1943, from Myrta Lynch Baldwin to Tennessee Gas and Transmission Company, recorded in Volume 264, Page 131 of the Deed Records of Liberty County, Texas.

2. ~~Easement, dated March 21, 1945, from Myrta Lynch Baldwin to Gulf States Utilities Company, Volume 272, Page 1.~~

RBB III

STATE OF TEXAS
COUNTY OF LIBERTY

I, WANDA BARKER, hereby certify that this instrument as FILED in file number sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the volume and page of the OFFICIAL PUBLIC RECORDS of Liberty County, Texas, as stamped hereon by me on

FILED FOR RECORD

1987 JAN -6 PM 4:21

JAN -7 1987

Wanda Barker
COUNTY CLERK
LIBERTY COUNTY, TEXAS



Wanda Barker
COUNTY CLERK
LIBERTY COUNTY, TEXAS

-- LIBERTY

~~RBB III Oil and gas lease of record which has expired by its terms~~

~~RBB III Rights of parties in possession~~
1987

5.8X Taxes for the year 1986 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

RBB III

GENERAL WARRANTY DEED

STATE OF TEXAS

§

COUNTY OF HARRIS

§

Date: February 16, 2007

Grantor: Frank C. H. Lin

Grantee: Sinopac International Corp.



2007007147 4 PGS

General Warranty Deed made on February 16, 2007, by Frank C. H. Lin, referred to as "Grantor", to Sinopac International Corp., grantee.

Grantor, in consideration of the sum of ONE AND 0/100 DOLLAR (\$1.00), receipt of which is acknowledged, by this deed grants, sells, and conveys to grantee, and to grantee's heirs and assigns forever, all of the real property listed below:

- (1) BEING 316.432 acre tract of land situated in the Frederick Gibenrath Survey A-201, Liberty County, Texas, and being out of and part of a called 350.00 acre tract as recorded in Volume 118, Page 410 of the Liberty County Deed Records and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

To have and to hold the above-described property, together with all and singular the rights and appurtenances in any way belonging to the property, unto grantee and grantee's heirs, successors, and assigns forever; and grantor by this deed binds grantor and grantor's heirs to warrant and forever defend the title to such property to grantee and grantee's heirs, successors, and assigns against every person lawfully claiming the property or any part of such property.

Dated: February 16, 2007

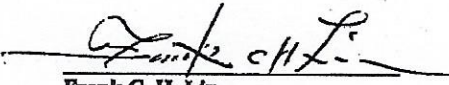
1

CERTIFIED COPY OFFICIAL PUBLIC
STATE OF TEXAS
COUNTY OF LIBERTY
The foregoing is a full, true and correct photographic copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records in my office and having identification Number as stamped thereon, I hereby certify on

JAN - 7 2008

DELIA SELLERS
COUNTY CLERK
LIBERTY COUNTY, TEXAS
By Annette Baldwin
Deputy
Annette Baldwin

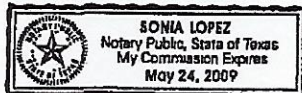
Grantor


Frank C. H. Lin

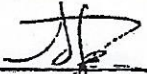
STATE OF TEXAS §

COUNTY OF HARRIS §

On this the 16th day of February, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frank C. H. Lin and executed the within instrument pursuant to the authority duly given to him/her.



Witness my hand and official seal.


Notary Public for the State of Texas

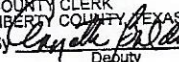
After recording please return to:

Stewart Lin
7400 Harwin, Suite 320
Houston, TX 77036

2

CERTIFIED COPY OFFICIAL PUBLIC
STATE OF TEXAS
COUNTY OF LIBERTY
The foregoing is a full, true and correct photographic copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records in my office and having identification Number as stamped thereon, I hereby certify on

JAN - 7 2008

DELIA SELLERS
COUNTY CLERK
LIBERTY COUNTY, TEXAS
By 
Deputy

Annette Baldwin

314

EXHIBIT A

LEGAL DESCRIPTION

Being 316.432 acre tract of land situated in the Frederick Gibenrath Survey A-201, Liberty County, Texas, and being out of and part of a called 350.00 acre tract as recorded in Volume 118, Page 410 of the Liberty County Deed Records and being more particularly described by notes and bounds as follows, to-wit:

BEGINNING at a concrete monument found in the East line of the Frederick Gibenrath Survey, A-201 and same being in the East line of this said 316.432 acre tract and being the Northwest corner of the Charles E. Anderson Survey A-769 and being the Southwest corner of this M. & T.C. RR Co. Survey A-268;

THENCE N 00° 05' 00" E, 3318.98 feet along and with the East line of the Frederick Gibenrath Survey A-201 to a concrete monument found for the Northeast corner of this 316.177 acre tract and being S 00° 32' 36" W, 581.38 feet from a concrete monument found for the most Northerly corner of the M. & T.C. RR Co. Survey, A-268;

THENCE S 89° 00' 00" W, 4224.43 feet to a 1/4 inch iron rod set in the East right-of-way of F.M. Road 2025 for the Northwest corner of this 316.432 acre tract of land;

THENCE S 02° 49' 55" E, 264.31 feet to a concrete right-of-way monument found for the point of curve to the left;

THENCE continuing along and with the East right-of-way of F.M. Road 2025 and said curve to the left with a central angle of 35° 35' 35" and radius of 778.68 feet arc length of 424.50 feet to a concrete right-of-way monument found for this point of tangency of said curve;

THENCE S 41° 25' 47" E, 987.90 feet continuing along and with the East right-of-way of F.M. Road 2025 to a concrete right-of-way monument found for the point of curve to the right;

THENCE continuing along and with the East right-of-way of F.M. road 2025 and said curve to the right with a central angle of 21° 10' 33" and radius of 996.09 feet, arc length of 368.14 feet to a concrete right-of-way monument found for the point of tangency of said curve;

THENCE S 20° 15' 14" E, 790.03 feet continuing along and with the East right-of-way of F.M. Road 2025 to a concrete right-of-way monument found for the point of curve to the right;

THENCE continuing along and with the East right-of-way of F.M. 2025 and said curve to the right with a central angle of 20° 29' 34" and a radius of 1187.56 feet, arc length of 424.75 feet to a concrete right-of-way monument found for the point of tangency of said curve;

THENCE S 00° 14' 20" W, 711.28 feet continuing along and with the East right-of-way of F.M. road 2025 to a 1/4 inch iron rod set for the Northwest corner of a called 10.00 acre tract as recorded in Volume 769, Page 50 of the Liberty County Deed Records and same being the most Westerly Southwest corner of this 316.432 acre tract of land;

THENCE S 89° 54' 51" E, 724.72 feet along and with the North line of said called 10.00 acre tract to a 3/8 inch iron rod found for the Northeast corner of said called 10.00 acre tract and same being an interior corner of this 316.432 acre tract of land;

THENCE S 00° 05' 16" W, 603.27 feet along and with the East line of said called 10.00 acre tract to a 3/8 inch iron rod found for the Southeast corner of this said called 10.00 acre tract and same being the Southwest corner of this 316.432 acre tract;

THENCE N 89° 56' 18" E, 2101.60 feet along and with the North line of the Tanglewood Addition and the Phillips Addition to a 1/4 inch iron rod set in the East line of this Frederick Gibenrath Survey, A-201 for the Southeast corner of this 316.432 acre tract of land;

THENCE N 00° 05' 00" E, 1041.08 feet along and with the East line of the Frederick Gibenrath Survey A-201 to the Point of Beginning and containing 316.432 acres of land.

July 6, 1982

Louis W. Bergman, III, R.P.S. #2056

Updated December 8, 1986

REVISED DECEMBER 10 1988



CERTIFIED COPY OFFICIAL PUBLIC

STATE OF TEXAS

COUNTY OF LIBERTY

The foregoing is a full, true and correct photographic copy of the original record now in my lawful custody and possession, as the same is recorded in the Official Public Records in my office and having identification number as stamped thereon, I hereby certify on

JAN - 7 2008

DELIA SELLERS
COUNTY CLERK
LIBERTY COUNTY TEXAS
By Annette Baldwin
Deputy

Annette Baldwin

OFFICIAL RECORDS
LIBERTY COUNTY
DELIA SELLERS
COUNTY CLERK
RECORDING FEE \$10.00
2887887147
05/18/2007 03:00 PM 4 PGS
HCS&M, DC Receipt #887701

STATE OF TEXAS
COUNTY OF LIBERTY
I, Delia Sellers, hereby certify that this instrument was FILED in the recording
program on the date and at the time stamped hereon by me, and was duly
RECORDED in the volume and page of the OFFICIAL PUBLIC RECORDS
of Liberty County, Texas, as stamped hereon by me on

MAY 18 2007

Delia Sellers
COUNTY CLERK
LIBERTY COUNTY, TEXAS

CERTIFIED COPY OFFICIAL PUBLIC
STATE OF TEXAS
COUNTY OF LIBERTY

The foregoing is a full, true and correct photographic copy of the
original record now in my lawful custody and possession, as the
same is recorded in the Official Public Records in my office and
having identification Number as stamped thereon, I hereby certify on

JAN - 7 2008

DELIA SELLERS
COUNTY CLERK
LIBERTY COUNTY, TEXAS
By *Annette Baldwin*
Deputy
Annette Baldwin

FIELD NOTE DESCRIPTION
3.098 ACRES IN THE FREDERICK GIBENRATH SURVEY, ABSTRACT NO. 201
LIBERTY COUNTY, TEXAS

BEING a 3.098 acre tract of land situated in the Frederick Gibenrath Survey, Abstract No. 201, Liberty County, Texas, being out of and a portion of a called 316.432 acre tract of land as recorded under County Clerks File Number 2007007147 said 3.098 acre tract of land being more fully described by metes and bounds as follows with all bearings based on a call of $N00^{\circ}14'58''E$ along the westerly line of the herein described tract of land;

BEGINNING at a found $5/8''$ iron rod situated in the apparent easterly right-of-way line of F.M. 2025, same point being the most north westerly corner of a called 10.0 acre tract of land as recorded in deed to Baldwin Park in Volume 769, Page 50 Deed Records of Liberty County, Texas, same point being the most south westerly corner of said called 316.432 acre tract of land and of the herein described 3.098 acre tract of land;

THENCE $N00^{\circ}14'58''E$ 40.04' and with the apparent easterly right-of-way line of F.M. 2025 to a found $5/8''$ iron rod;

THENCE $S89^{\circ}51'29''E$ 299.98', departing F.M. 2025 and severing said called 316.432 acre parent tract of land to a found $5/8''$ iron rod;

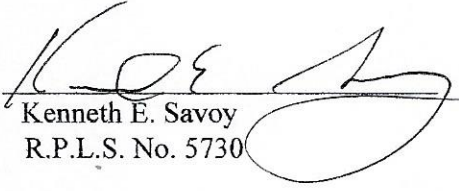
THENCE $S00^{\circ}14'58''W$ 450.00' to a found $5/8''$ iron rod situated in the north line of said called 10.0 acre Baldwin Park tract of land;

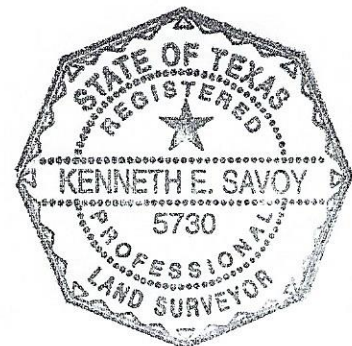
THENCE $N89^{\circ}51'56''W$ 299.98' and with the north line of said called 10.0 acre Baldwin Park tract of land to the POINT OF BEGINNING.

CONTAINING a computed area of 3.098 acre of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 8, 2010 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. R26-26.

September 15, 2010
Date


Kenneth E. Savoy
R.P.L.S. No. 5730



3.098
Sold to Lem
Should deduct from
153.45 AC

Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, but not otherwise, except as to the reservation to conveyance and warranty.

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF LIBERTY

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Date: May 18, 2013

Grantor: SINOPAC INTERNATIONAL CORP., a Texas corporation

Grantor's Mailing Address: 7400 Harwin Dr. #300 Houston TX 77036

Grantee: EAGLE69, LLC, a Texas limited liability company

Grantee's Mailing Address: 7400 Harwin Dr. #302 Houston TX 77036

Consideration: TEN AND NO/100 DOLLARS (\$10.00 and other good and valuable consideration)

Property: (including any improvements):

A tract of land containing approximately **313.334 acres** of land out of the following described 316.432 acres of tract situated in the Frederick Gibenrath Survey A-201, Liberty County, Texas, and being out of and part of a called 350.00 acre tract as recorded in Volume 118, Page 410 of the Liberty County Deed Records and being more particularly described by metes and bounds in the attached Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservation from and Exception to Conveyance and Warranty:

This conveyance is made and accepted subject to all valid subsisting restrictions, reservations, conditions, limitations, covenants, exceptions, mineral conveyances, and easements properly of record in the Office of the County Clerk of LIBERTY County, Texas, if any, affecting the above-described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold Grantee,

Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomever lawfully claiming or to claim the same or any part thereof, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

All taxes and assessments for 2013 have been prorated as of the date hereof, and Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

When the context requires, singular nouns and pronouns include the plural.

Executed this at 18 day of May, 2013.

GRANTOR:

SINOPAC INTERNATIONAL CORP.

a/k/a SINOPAC INTERNATIONAL CORPORATION

a Texas corporation

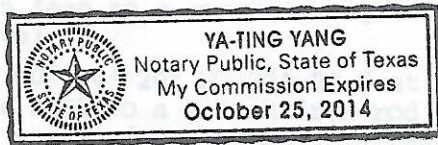
By: Frank Chen-Hsin Lin

Frank Chen-Hsin Lin, President

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on this 21 day of May, 2013, by Frank Chen-Hsin Lin, as the President of SINOPAC INTERNATIONAL CORP., a/k/a SINOPAC INTERNATIONAL CORPORATION, a Texas corporation.



Ya-Ting Yang
Notary Public, State of Texas

After recording, return to:

Law Offices of Sung & Associates, P.C.
10333 Richmond Avenue, Suite 180
Houston, Texas 77042

EXHIBIT "A"

LEGAL DESCRIPTION

Being 316.432-acre tract of land situated in the Frederick Gibenrath Survey A-201, Liberty County, Texas, and being out of and part of a called 350.00 acre tract as recorded in Volume 118, Page 410 of the Liberty County Deed Records and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a concrete monument found in the East line of the Frederick Gibenrath Survey, A-201 and same being in the East line of this said 316.432 acre tract and being the Northwest corner of the Charles E. Anderson Survey A-769 and being the Southwest corner of this H. & T.C. RR Co. Survey A-268;

THENCE N 00° 05' 00" E, 3318.98 feet along and with the East line of the Frederick Gibenrath Survey A-201 to a concrete monument found for the Northeast corner of this 316.177 acre tract and being S 00° 32' 36" W, 581.38 feet from a concrete monument found for the most Northwesterly corner of the H. & T.C. RR Co. Survey, A-268;

THENCE S 89° 00' 00" W, 4224.43 feet to a $\frac{1}{2}$ inch iron rod set in the East right-of-way of F.M. Road 2025 for the Northwest corner of this 316.432 acre tract of land;

THENCE S 02° 49' 55" E, 264.31 feet to a concrete right-of-way monument found for the point of curve to the left;

THENCE continuing along and with the East right-of-way of F.M. Road 2025 and said curve to the left with a central angle of 38° 35' 35" and radius of 778.68 feet arc length of 524.50 feet to a concrete right-of-way monument found for this point of tangency of said curve;

THENCE S 41° 25' 47" E, 987.90 feet continuing along and with the East right-of-way of F.M. Road 2025 to a concrete right-of-way monument found for the point of curve to the right;

THENCE continuing along and with the East right-of-way of F.M. road 2025 and said curve to the right with a central angle of 21° 10' 33" and radius of 996.09 feet, arc length of 368.14 feet to a concrete right-of-way monument found for the point of tangency of said curve;

THENCE S 20° 15' 14" E, 790.03 feet continuing along and with the East right-of-way of F.M. Road 2025 to a concrete right-of-way monument found for the point of curve to the right;

THENCE continuing along and with the East right-of-way of F.M. 2025 and said curve to the right with a central angle of 20° 29' 34" and a radius of 1187.56 feet, arc length of 424.75 feet to a concrete right-of-way monument found for the point of tangency of said curve;

THENCE S 00° 14' 20" W, 731.28 feet continuing along and with the East right-of-way of F.M. road 2025 to a $\frac{1}{2}$ inch iron rod set for the Northwest corner of a called 10.00 acre tract as recorded in Volume 769, Page 50 of the Liberty County Deed Records and same being the most Westerly Southwest corner of this 316.432-acre tract of land;

CONTAINING a computed area of 3.098 acres of land within the Field Note Description

This Field Note Description was prepared from a survey performed on the ground on September 4, 2010 by Texas Professional Surveying, L.L.C., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. R-26-21.

THENCE S 89° 54' 51" E, 724.72 feet along and with the North line of said called 10.00 acre tract to a 3/8 inch iron rod found for the Northeast corner of said called 10.00 acre tract and same being an interior corner of this 316.432 acre tract of land;

THENCE S 00° 06' 16" W, 603.27 feet along and with the East line of said called 10.00 acre tract to a 3/8 inch iron rod found for the Southeast corner of this said called 10.00 acre tract and same being the Southwest corner of this 316.432 acre tract;

THENCE N 89° 56' 18" E, 2101.60 feet along and with the North line of the Tanglewood Addition and the Phillips Addition to a 1/2 inch iron rod set in the East line of this Frederick Gibenrath Survey, A-201 for the Southeast corner of this 316.432 acre tract of land;

THENCE N 00° 05' 00" E, 1011.08 feet along and with the East line of the Frederick Gibenrath Survey A-201 to the Point of Beginning and containing 316.432 acres of land.

SAVE AND EXCEPT THAT CERTAIN 3.098 ACRE TRACT OF LAND BEINGFULLY DESCRIBED IN THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEING a 3.098 acre tract of land situated in the Frederick Gibenrath Survey, Abstract No. 201, Liberty County, Texas, being out of and a portion of a called 316.432 acre tract of land as recorded under County Clerks File Number 2007007147 said 3.098 acre tract of land being more fully described by metes and bounds as follows with all bearings based on a call of N00°14'58"E along the westerly line of the herein described tract of land;

BEGINNING at a found 5/8" iron rod situated in the apparent easterly right-of-way line of F.M. 2025, same point being the most north westerly corner of a called 10.0 acre tract of land as recorded in deed to Baldwin Park in Volume 769, Page 50 Deed Records of Liberty County, Texas, same point being the most south westerly corner of said called 316.432 acre tract of land and of the herein described 3.098 acre tract of land;

THENCE N00°14'58"E 40.04' and with the apparent easterly right-of-way line of F.M. 2025 to a found 5/8" iron rod;

THENCE S89°51'29"E 299.98', departing F.M. 2025 and severing said called 316.432 acre parent tract of land to a found 5/8" iron rod;

THENCE S00°14'58"W 450.00' to a found 5/8" iron rod situated in the north line of said called 10.0 acre Baldwin Park tract of land;

THENCE N89°51'56"W 299.98' and with the north line of said called 10.0 acre Baldwin Park tract of land to the POINT OF BEGINNING.

CONTAINING a computed area of 3.098 acre of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 8, 2010 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. R26-26.