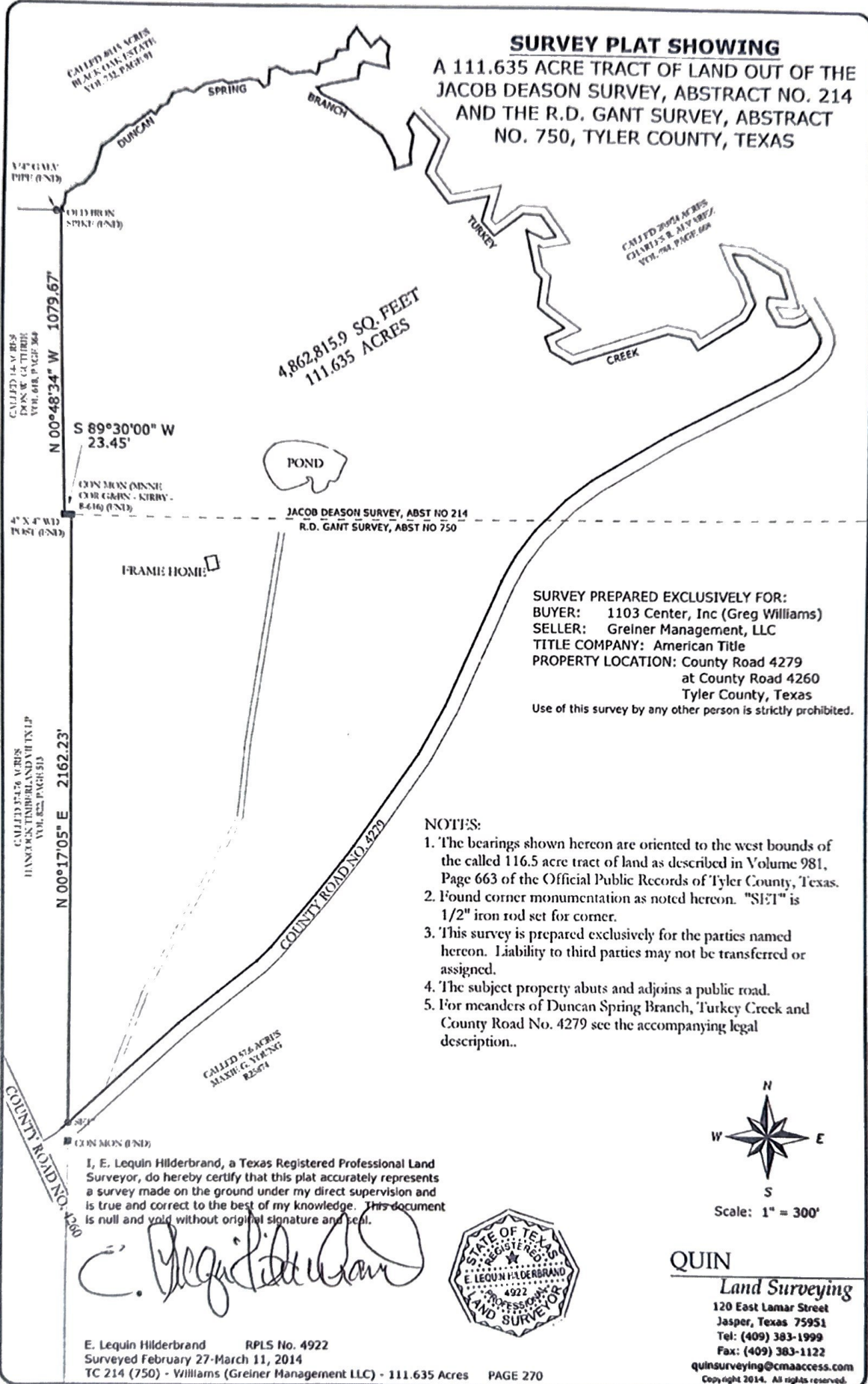


**SURVEY PLAT SHOWING**

A 111.635 ACRE TRACT OF LAND OUT OF THE JACOB DEASON SURVEY, ABSTRACT NO. 214 AND THE R.D. GANT SURVEY, ABSTRACT NO. 750, TYLER COUNTY, TEXAS



4,862,815.9 SQ. FEET  
111.635 ACRES

SURVEY PREPARED EXCLUSIVELY FOR:  
 BUYER: 1103 Center, Inc (Greg Williams)  
 SELLER: Greiner Management, LLC  
 TITLE COMPANY: American Title  
 PROPERTY LOCATION: County Road 4279  
 at County Road 4260  
 Tyler County, Texas  
 Use of this survey by any other person is strictly prohibited.

**NOTES:**

1. The bearings shown hereon are oriented to the west bounds of the called 116.5 acre tract of land as described in Volume 981, Page 663 of the Official Public Records of Tyler County, Texas.
2. Pond corner monumentation as noted hereon. "S171" is 1/2" iron rod set for corner.
3. This survey is prepared exclusively for the parties named hereon. Liability to third parties may not be transferred or assigned.
4. The subject property abuts and adjoins a public road.
5. For meanders of Duncan Spring Branch, Turkey Creek and County Road No. 4279 see the accompanying legal description..

*Initial: AW*

I, E. Lequin Hilderbrand, a Texas Registered Professional Land Surveyor, do hereby certify that this plat accurately represents a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge. This document is null and void without original signature and seal.

*E. Lequin Hilderbrand*



**QUIN**

**Land Surveying**  
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 Jasper, Texas 75951  
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 Fax: (409) 383-1122  
 quinsurveying@cmaccess.com  
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14-1538

WARRANTY DEED WITH VENDOR'S LIEN

American Title Co.-DP  
GF# 1229-14-1045

THE STATE OF TEXAS

§

COUNTY OF TYLER

§ KNOW ALL MEN BY THESE PRESENTS:  
§

**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 THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

That GREINER MANAGEMENT, LLC (hereinafter referred to as "Grantors" whether one or more), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to them in hand paid and caused to be paid in the manner hereinafter stated by 1103 CENTER INC. (hereinafter referred to as "Grantees" whether one or more), the receipt of which is hereby acknowledged and confessed, have GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, all of the following described real property, together with all improvements thereon situated (collectively, the "Property"), said property being described as follows, to-wit:

BEING a 111.635 acre tract of land out of the Jacob Deason Survey, Abstract No 214 and the R. D. Cant Survey, Abstract No. 750, Tyler County, Texas and being all of the called 116.5 acre Greiner Management, LLC tract of land as described in Volume 981, Page 663 of the Official Public Records of Tyler County, Texas, the said 111.635 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 iron rod set in the northwesterly margin of County Road No 4279 for the south corner of the above referenced 116.5 acre tract of land;

THENCE N 00°17'05" E, with the most southerly west line of the above referenced 116.5 acre tract of land and traversing with a very old fence line, a distance of 2162.23 feet to a concrete monument stamped "MNNE COR G&BN KIRBY 8-616 NO. 2" for the most westerly interior corner of the said 116.5 acre tract of land, the said concrete monument being the northwest corner of the R. D. Cant Survey, Abstract No. 750, same being in the south line of the Jacob Deason Survey, Abstract 214;

THENCE S 89°30'00" W, with the most westerly south line of the above referenced 116.5 acre tract of land and still traversing with a very old fence line, a distance of 23.45 feet to an old 4" x 4" wood post found for the most westerly southwest corner of the 116.5 acre tract of land;

THENCE N 00°48'34" W, with the most northerly west line of the above referenced 116.5 acre tract of land and still traversing with a very old fence line, at 1074.48 feet pass an old iron spike found near the southerly margin of Duncan Spring Branch for reference corner and continuing same course for a total distance of 1079.67 feet to a point in the center of Duncan Spring Branch for the northwesterly corner of the said 116.5 acre tract of land, from the above mentioned iron spike a 3/4" galvanized pipe found bears S 89°54'53" W, a distance of 18.10 feet;

THENCE with the meanders of the center of Duncan Spring Branch as follows:

- 1) N 84°47'38" E, a distance of 1.51 feet;
- 2) N 25°08'48" E, a distance of 23.16 feet;
- 3) N 05°57'01" E, a distance of 9.65 feet;
- 4) N 05°57'01" E, a distance of 26.14 feet;
- 5) N 54°26'53" E, a distance of 49.74 feet;
- 6) N 73°21'31" E, a distance of 24.55 feet;
- 7) N 41°08'45" E, a distance of 58.07 feet;
- 8) N 15°59'40" E, a distance of 59.85 feet;
- 9) N 14°53'18" E, a distance of 32.86 feet;
- 10) N 53°45'24" E, a distance of 44.27 feet;
- 11) N 47°43'55" E, a distance of 74.32 feet;
- 12) N 81°45'58" E, a distance of 18.03 feet;
- 13) N 51°32'01" E, a distance of 82.09 feet;
- 14) S 60°20'08" E, a distance of 20.28 feet;
- 15) N 33°05'30" E, a distance of 32.93 feet;
- 16) N 66°12'42" E, a distance of 27.02 feet;
- 17) N 27°03'24" E, a distance of 42.89 feet;
- 18) N 72°11'58" E, a distance of 48.10 feet;
- 19) S 71°27'44" E, a distance of 29.65 feet;
- 20) N 54°08'39" E, a distance of 49.31 feet;
- 21) N 76°33'55" E, a distance of 63.85 feet;
- 22) S 65°31'54" E, a distance of 24.40 feet;
- 23) N 78°28'37" E, a distance of 76.99 feet;
- 24) S 81°18'15" E, a distance of 31.56 feet;
- 25) S 41°38'00" E, a distance of 30.39 feet;
- 26) N 60°40'06" E, a distance of 21.49 feet;
- 27) N 02°56'03" E, a distance of 51.23 feet;
- 28) N 68°14'29" E, a distance of 28.59 feet;
- 29) S 64°25'12" E, a distance of 54.70 feet;
- 30) N 82°42'16" E, a distance of 70.00 feet;
- 31) S 68°49'28" E, a distance of 24.40 feet;
- 32) N 28°42'44" E, a distance of 17.42 feet;
- 33) N 05°43'32" E, a distance of 21.57 feet;
- 34) N 69°34'43" E, a distance of 58.61 feet;
- 35) N 19°54'13" E, a distance of 27.43 feet;
- 36) N 82°00'35" E, a distance of 37.39 feet;
- 37) N 02°06'05" W, a distance of 14.85 feet;
- 38) N 05°10'51" E, a distance of 21.82 feet;

- 39) N 36°40'30" E, a distance of 48.49 feet
- 40) S 38°11'40" E, a distance of 83.86 feet;
- 41) N 47°11'57" E, a distance of 46.04 feet
- 42) S 48°19'36" E, a distance of 43.58 feet;
- 43) S 10°07'25" W, a distance of 35.80 feet;
- 44) S 06°00'58" E, a distance of 40.51 feet
- 45) N 78°15'10" W, a distance of 90.07 feet;
- 46) S 52°08'16" W, a distance of 18.63 feet;
- 47) S 07°53'13" W, a distance of 47.12 feet;
- 48) S 79°03'05" W, a distance of 103.73 feet;
- 49) S 74°28'58" W, a distance of 47.41 feet;
- 50) S 37°42'17" E, a distance of 31.21 feet;
- 51) S 64°31'41" E, a distance of 79.78 feet;
- 52) S 50°22'05" E, a distance of 68.26 feet;
- 53) S 53°42'57" E, a distance of 111.73 feet;
- 54) S 28° 05' 23" E, a distance of 94.95 feet;
- 55) S 08°44'08" E, a distance of 37.20 feet;
- 56) N 72°51'34" E, a distance of 59.20 feet;
- 57) N 05°26'09" W, a distance of 33.59 feet;
- 58) N 08°18'29" E, a distance of 70.43 feet;
- 59) N 27°15'41" W, a distance of 46.33 feet;
- 60) N 32°53'23" E, a distance of 44.91 feet to a point on Turkey Creek for corner;

THENCE with the meanders of Turkey Creek as follows:

- 1) S 43°56'39" E, a distance of 133.05 feet;
- 2) S 22°54'54" W, a distance of 127.55 feet;
- 3) S 37°50'18" E, a distance of 136.12 feet;
- 4) N 80°14'01" E, a distance of 149.16 feet;
- 5) S 16°17'04" W, a distance of 92.81 feet;
- 6) S 40°24'05" E, a distance of 67.95 feet;
- 7) N 54°11'35" E, a distance of 72.03 feet;
- 8) N 52°30'06" E, a distance of 59.45 feet;
- 9) S 85°58'10" E, a distance of 64.00 feet;
- 10) S 35°12'49" E, a distance of 93.75 feet;
- 11) S 80°30'24" W, a distance of 42.08 feet;
- 12) N 65°39'08" W, a distance of 72.45 feet;
- 13) S 12°45'03" E, a distance of 148.49 feet;
- 14) S 44°21'20" E, a distance of 36.93 feet;
- 15) S 07°54'56" W, a distance of 99.47 feet;
- 16) S 51°03'19" E, a distance of 53.43 feet;
- 17) S 54°38'04" E a distance of 68.69 feet;
- 18) S 65°38'24" W, a distance of 77.28 feet;
- 19) S 21°35'48" E, a distance of 54.48 feet;
- 20) S 60°20'09" E, a distance of 90.44 feet;
- 21) N 72°13'33" E, a distance of 362.29 feet;
- 22) S 79°10'12" E, a distance of 83.69 feet;
- 23) S 33°28'22" E, a distance of 47.29 feet;

- 24) N 58°26'34" E, a distance of 204.50 feet;
- 25) N 28°52'57" E, a distance of 64.98 feet;
- 26) N 20°54'52" W, a distance of 109.83 feet;
- 27) N 38°24'29" W, a distance of 44.04 feet;
- 28) N 22°53'05" W, a distance of 44.43 feet;
- 29) S 84°26'06" E, a distance of 58.87 feet;
- 30) S 59°52'59" E, a distance of 129.19 feet;
- 31) S 17°41'21" E, a distance of 91.86 feet;
- 32) N 86°03'34" W, a distance of 71.32 feet;
- 33) S 03°43'22" W, a distance of 35.76 feet;
- 34) S 30°25'51" E, a distance of 75.58 feet;
- 35) S 87°15'18" E, a distance of 63.30 feet;
- 36) N 69°22'35" E, a distance of 46.45 feet;
- 37) N 42°00'50" E, a distance of 16.75 feet to a point at County Road No. 4279 1cr the "east" corner of the herein described tract of land;

THENCE with the meanders of the northerly margin of County Road No. 4279 as follows:

- 1) S 29°57'56" E, a distance of 63.12 feet;
- 2) S 18° 19'04" E, a distance of 14.28 feet;
- 3) S 00°47'29" E, a distance of 16.03 feet;
- 4) S 16°26'01" W, a distance of 20.33 feet;
- 5) S 32°29'15" W, a distance of 17.48 feet;
- 6) S 42°20'52" W, a distance of 34.42 feet;
- 7) S 50°18'59" W, a distance of 48.22 feet;
- 8) S 58°02'31" W, a distance of 67.87 feet;
- 9) S 63°10'42" W, a distance of 446.67 feet;
- 10) S 59°38'41" W, a distance of 328.17 feet;
- 11) S 53°11'25" W, a distance of 115.70 feet;
- 12) S 45°36'15" W, a distance of 155.97 feet;
- 13) S 37°33'49" W, a distance of 117.97 feet;
- 14) S 29°04'51" W, a distance of 99.05 feet;
- 15) S 24°22'46" W, a distance of 490.41 feet;
- 16) S 29°09'15" W, a distance of 201.75 feet;
- 17) S 35°21'30" W, a distance of 408.92 feet;
- 18) S 37°23'28" W, a distance of 65.86 feet;
- 19) S 38°33'17" W, a distance of 153.23 feet;
- 20) S 40°37'59" W, a distance of 255.16 feet;
- 21) S 45°41'15" W, a distance of 70.43 feet;
- 22) S 51°59'39" W, a distance of 179.95 feet;
- 23) S 51°22'39" W, a distance of 180.77 feet;
- 24) S 48°01'50" W, a distance of 527.75 feet to the POINT OF BEGINNING and containing within these bounds an area of 111.635 acres of land.

Note: The bearings cited herein are oriented to the monumented west bounds of the above referenced 116.5 acre tract of land as described in Volume 981, page 663 of the Official Public Records of Tyler County, Texas.