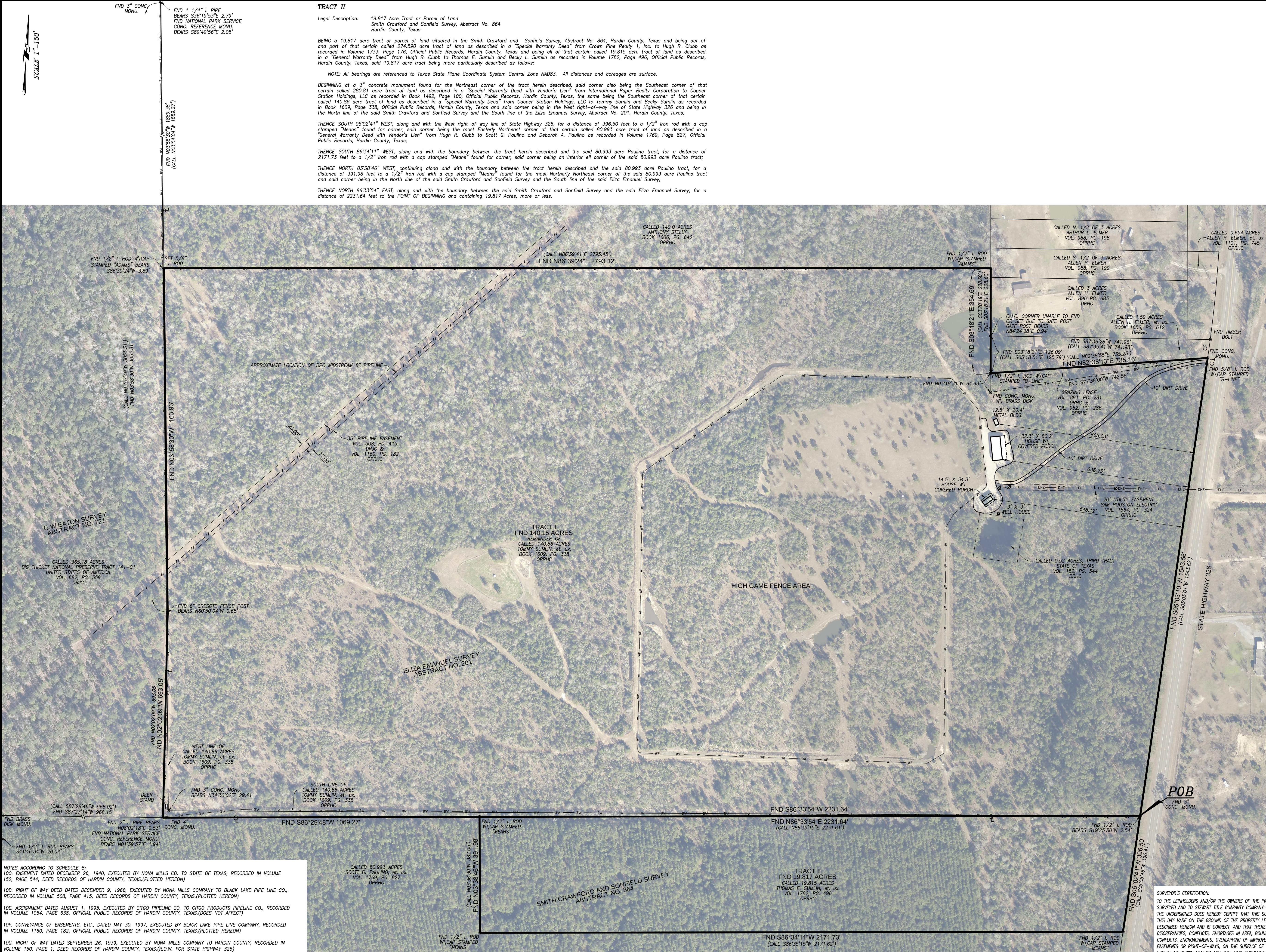




TRACT I

Legal Description: 140.15 Acre Tract or Parcel of Land
Eliza Emanuel Survey, Abstract No. 201
Hardin County, Texas

BEING a 140.15 acre tract or parcel of land situated in the Eliza Emanuel Survey, Abstract No. 201, Hardin County, Texas and being out of and part of that certain called 300 acre tract of land as described in a "Special Warranty Deed" from Nona Mills Company as recorded in Volume 1733, Page 176, Official Public Records, Hardin County, Texas and being out of and part of that certain called 300 acre tract, identified as Tract 17, as described in a "Warranty Deed" from Nona Mills Company to Southern Paper Mills, Inc. as recorded in Volume 535, Page 80, Deed Records, Hardin County, Texas and being out of and part of that certain called 286.216 acre tract, identified as Tract HN-7 Parcel 1, as described in a "Special Warranty Deed" from International Paper Company to Former Champions LLC as recorded in Volume 1273, Page 14, Official Public Records, Hardin County, Texas and being out of and part of that certain called 280.81 acre tract of land as described in a "Special Warranty Deed with Vendor's Lien" from International Paper Company to Copper Station Holdings, LLC as recorded in Book 1609, Page 338, Official Public Records, Hardin County, Texas and being all of that certain called 140.86 acre tract of land as described in a "Special Warranty Deed" from Copper Station Holdings, LLC to Tommy Sumlin and Becky Sumlin as recorded in Book 1609, Page 338, Official Public Records, Hardin County, Texas, save and except, that certain called 1.59 acre tract of land as described in a "General Warranty Deed" from Thomas Sumlin and Becky Sumlin to Allen H. Elmer and Sylvanell Elmer as recorded in Book 1656, Page 812, Official Public Records, Hardin County, Texas, said 140.15 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to Texas State Plane Coordinate System Central Zone NAD83. All distances and acreages are surface.

BEGINNING at a 3" concrete monument found for the Southeast corner of the tract herein described, said corner also being the Northeast corner of that certain called 19.815 acre tract of land as described in a "General Warranty Deed" from Hugh R. Clubb to Thomas E. Sumlin and Becky L. Sumlin as recorded in Volume 1782, Page 496, Official Public Records, Hardin County, Texas and being in the West right-of-way line of State Highway 326 and being in the South line of the said Eliza Emanuel Survey and the North line of the Smith Crawford and Sonfield Survey, Abstract No. 864, Hardin County, Texas and from said corner a found 1/2" iron rod bears SOUTH 19°25'50" WEST a distance of 2.54 feet;

THENCE SOUTH 86°33'54" WEST, along and with the boundary between the tract herein described and the said Smith Crawford & Sonfield Survey, for a distance of 2231.64 feet to a 1/2" iron rod with a cap stamped "MEANS" found for corner, said corner being the Northwest corner of the said 19.815 acre Sumlin tract and the most Northerly Northeast corner of that certain called 80.993 acre tract of land as described in a "General Warranty Deed with Vendor's Lien" from Hugh R. Clubb to Scott G. Paulino and Deborah A. Paulino as recorded in Volume 1769, Page 827, Official Public Records, Hardin County, Texas;

THENCE SOUTH 86°29'48" WEST, along and with the boundary between the tract herein described and the said 80.993 acre Paulino tract, the same being the common line between the said Eliza Emanuel Survey and the said Smith Crawford and Sonfield Survey, for a distance of 1089.27 feet to a 4" concrete monument found for corner, said corner being the Southwest corner of the said Eliza Emanuel Survey and the most Easterly Southeast corner of the G.W. Eaton Survey, Abstract No. 721, Hardin County, Texas and furthermore said corner being the most Easterly Southeast corner of that certain called 355.19 acre tract, identified as Big Thicket National Preserve Tract 141-01, as described in a "General Warranty Deed" from Sun Oil Company to the United States of America as recorded in Volume 682, Page 559, Deed Records, Hardin County, Texas and from said corner a 2" iron pipe bears NORTH 05°02'18" EAST a distance of 0.53 feet and a found National Park Service concrete reference monument stamped "2" O/S" bears NORTH 01°39'57" EAST a distance of 1.94 feet and a found 3" concrete monument bears NORTH 14°30'02" EAST a distance of 29.41 feet;

THENCE NORTH 02°02'09" WEST, along and with the boundary between the tract herein described and the said Big Thicket National Preserve Tract 141-01, the same being the common line between the Eliza Emanuel Survey and the said G. W. Eaton Survey, for a distance of 693.05 feet to a 5/8" iron rod with a cap stamped "M.W. Whiteley & Associates" set for corner, said corner being an angle point in the East line of the said Big Thicket National Preserve Tract 141-01 and from said corner a 6" cressote fence post bears NORTH 60°50'04" WEST a distance of 0.68 feet;

THENCE NORTH 03°58'30" WEST, continuing along and with the boundary between the tract herein described and the said Big Thicket National Preserve Tract 141-01, the same being the common line between the Eliza Emanuel Survey and the said G. W. Eaton Survey, for a distance of 1163.93 feet to a 5/8" iron rod with a cap stamped "M.W. Whiteley & Associates" set for corner, said corner being in the South line of that certain called 140.0 acre tract of land as described in a "Special Warranty Deed from Copper Station Holdings, LLC to Anthony Stelly as recorded in Book 1606, Page 642, Official Public Records, Hardin County, Texas and from said corner a found 1/2" iron rod with a cap stamped "Adams" bears SOUTH 86°39'24" WEST a distance of 3.89 feet and from said corner a 3" concrete monument found for the Northwest corner of the said Eliza Emanuel Survey and the Northeast corner of the said G.W. Eaton Survey, the same being the Northwest corner of the said 140.0 acre Stelly tract bears NORTH 03°58'30" WEST a distance of 1689.38 feet;

THENCE NORTH 86°39'24" EAST, along and with the boundary between the tract herein described and the said 140.0 acre Stelly tract, for a distance of 2783.12 feet to a 1/2" iron with a cap stamped "Adams" found for corner, said corner being the Southeast corner of the said 140.0 acre Stelly tract and being in the West line of that certain tract of land being called the South one-half of a 3 acre tract as described in a "Warranty Deed" from Raymond T. Elmer and wife, Ruby L. Elmer to Allen H. Elmer as recorded in Volume 988, Page 199, Official Public Records, Hardin County, Texas;

THENCE SOUTH 03°18'21" EAST, along and with the boundary between the tract herein described and the said Elmer tract as recorded in Volume 988, Page 199, that certain called 3 acre tract of land as described in a "Warranty Deed" from Raymond T. Elmer and wife, Ruby L. Elmer to Allen H. Elmer as recorded in Volume 988, Page 199, Official Public Records, Hardin County, Texas and the above referenced 1.59 acre Allen H. Elmer tract, for a distance of 354.69 feet to a 1/2" iron rod with a cap stamped "SLINE" found for corner, said corner being the Southwest corner of the said 1.59 acre Allen H. Elmer tract;

THENCE NORTH 82°38'13" EAST, along and with the boundary between the tract herein described and the said 1.59 acre Allen H. Elmer tract, for a distance of 735.16 feet to a 3" concrete monument found for corner, said corner being the Southeast corner of the said 1.59 acre Allen H. Elmer tract and being in the West right-of-way line of State Highway 326 and said corner being the beginning of a curve turning to the right with a radius of 4495.31 feet and having a chord bearing SOUTH 05°02'26" WEST with a chord length of 20.20 feet;

THENCE SOUTHERLY, along and with the West right-of-way line of State Highway 326 and the said curve, for an arc length of 20.20 feet to a 1/2" iron rod with a cap stamped "BLINE" found for corner;

THENCE SOUTH 05°03'10" WEST, continuing along and with the West right-of-way line of State Highway 326, for a distance of 1543.56 feet to the POINT OF BEGINNING and containing 140.1481 Acres, more or less.

TRACT I

140.15 Acre Tract or Parcel of Land
Eliza Emanuel Survey, Abstract No. 201
Hardin County, Texas

TRACT II

19.817 Acre Tract or Parcel of Land
Smith Crawford and Sonfield Survey, Abstract No. 864
Hardin County, Texas

Owner: Bryan Case

In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.

Community No.: 480284
Panel No.: 0375 F
Date of FIRM: 10-6-10

This property lies in Zone "X" (white). Location on map determined by scale on map. Actual field elevation not determined. Mark W. Whiteley and Associates does not warrant nor subscribe to the accuracy or scale of said maps.

Zone "X" (white) are areas determined to be outside the 0.2% annual chance flood plain.

MARK W. WHITELEY AND ASSOCIATES INCORPORATED

CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS®
T.B.P.L.S. FIRM NO. 10106700
TEXAS REG. ENG. FIRM NO. F-2633

P. O. BOX 5492 3250 EASTEX FRWY.
BEAUMONT, TEXAS 77726-5492 BEAUMONT, TEXAS 77703
409-892-0421 (FAX) 409-892-1346

BRYAN CASE

BOUNDARY SURVEY OF TRACT I

140.15 ACRE TRACT OR PARCEL OF LAND ELIZA EMANUEL SURVEY ABSTRACT NO. 201

TRACT II

19.817 ACRE TRACT OR PARCEL OF LAND SMITH CRAWFORD AND SONFIELD SURVEY ABSTRACT NO. 864 HARDIN COUNTY, TEXAS

DR BY: CDD CK BY: TSR APP BY: TSR
VER: ACAD 2014 SCALE: 1"=150' SHEET NO: 1 OF 1
DATE: FEB. 2014
JOB NO: 14-113 W:\2014\14-113\ 14-113 SURFACE.dwg REV: 0

NOTES ACCORDING TO SCHEDULE B:

100. EASEMENT DATED DECEMBER 26, 1940, EXECUTED BY NONA MILLS CO. TO STATE OF TEXAS, RECORDED IN VOLUME 152, PAGE 544, DEED RECORDS OF HARDIN COUNTY, TEXAS.(PLOTTED HEREON)

100. RIGHT OF WAY DEED DATED DECEMBER 9, 1966, EXECUTED BY NONA MILLS COMPANY TO BLACK LAKE PIPE LINE CO., RECORDED IN VOLUME 508, PAGE 415, DEED RECORDS OF HARDIN COUNTY, TEXAS.(PLOTTED HEREON)

100. ASSIGNMENT DATED AUGUST 1, 1995, EXECUTED BY CITGO PIPELINE CO. TO CITGO PRODUCTS PIPELINE CO., RECORDED IN VOLUME 1054, PAGE 638, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS.(DOES NOT AFFECT)

100. CONVEYANCE OF EASEMENTS, ETC., DATED MAY 30, 1997, EXECUTED BY BLACK LAKE PIPE LINE COMPANY, RECORDED IN VOLUME 1160, PAGE 182, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS.(PLOTTED HEREON)

100. RIGHT OF WAY DATED SEPTEMBER 26, 1939, EXECUTED BY NONA MILLS COMPANY TO HARDIN COUNTY, TEXAS, RECORDED IN VOLUME 150, PAGE 1, DEED RECORDS OF HARDIN COUNTY, TEXAS.(R.O.W. FOR STATE HIGHWAY 326)

100. GRAZING LEASE AND TENANCY AGREEMENT DATED FEBRUARY, 1990, EXECUTED BY CHAMPION INTERNATIONAL CORP. TO A. H. ELMER, RECORDED IN VOLUME: 891, PAGE 281, DEED RECORDS OF HARDIN COUNTY, TEXAS.(LEASE AFFECTED TRACT, EXPIRED)

100. EASEMENT DATED MARCH 27, 2007, EXECUTED BY THOMAS SUMLIN AND BECKY SUMLIN TO SAM HOUSTON ELECTRIC COOPERATIVE INC., RECORDED IN VOLUME 1664, PAGE 324, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS.(PLOTTED HEREON)

100. RIGHT OF WAY DATED MAY 14, 1940, EXECUTED BY SUN OIL CO. TO HARDIN COUNTY, RECORDED IN VOLUME 149, PAGE 576, DEED RECORDS OF HARDIN COUNTY, TEXAS.(R.O.W. FOR STATE HIGHWAY 326)

NOTE:

1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

3. ALL SET 5/8" IRON RODS SET WITH A CAP STAMPED "M.W. WHITELEY & ASSOCIATES".

4. ALL BEARINGS ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83. ALL DISTANCES AND ACREAGES ARE SURFACE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4495.31'	20.20'	20.20'	S 05°02'26" W	0°15'27"
C2	4495.31'	62.83'	62.83'	S 04°30'41" W	0°48'03"
CALL C2	5679.58'	62.81'			