PROPERTY DESCRIPTION – TRACT NO. 1

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE J.H. BENNETT HEADRIGHT SURVEY, A-17, BOWIE COUNTY, TEXAS AND BEING A PART OF A 50 ACRE TRACT (TRACT NO. 1) AS DESCRIBED IN WARRANTY DEED FROM D. MOUZAN MANN AND WIFE, MARGARET LINDSAY MANN TO NEKOOSA PAPERS INC. DATED JULY 6, 1981, RECORDED IN VOLUME 677, PAGE 703 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 50 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A 14.495 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO SHANA ISBELL RECORDED IN VOLUME 1716, PAGE 291 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF A 54.6 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ARCHIE BEWLEY RECORDED IN VOLUME 172, PAGE 418 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS;

THENCE: N 89°14'55" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 14.495 ACRE TRACT, 796.76 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER AT AN EXISTING FENCE CORNER ON THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 990;

THENCE: S 16°39'13" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 990, 987.32 FEET TO A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 89°35'18" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF A 117 ACRE TRACT (SECOND TRACT) AND A 85.06 ACRE TRACT (FIRST TRACT) AS DESCRIBED IN WARRANTY DEED TO KOY KARRH RECORDED IN VOLUME 499, PAGE 629 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, 1067.39 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 00°45'29" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 54.6 ACRE TRACT, 927.87 FEET TO THE POINT OF BEGINNING, CONTAINING 20.0499 ACRES OF LAND, MORE OR LESS.

BASS OF BEARINGS: BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY GPS (GLOBAL POSITIONING SYSTEM) ON MARCH 3, 2010.
THENCE: N 09°14'35" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 14.495 ACRE TRACT, 796.76 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER AT AN EXISTING FENCE CORNER ON THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 990;

THENCE: S 16°39'13" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST RIGHT-OF-WAY LINE OF FARM ROAD NO. 990, 987.32 FEET TO A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 89°35'18" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE OF A 117 ACRE TRACT (SECOND TRACT) AND A 85.06 ACRE TRACT (FIRST TRACT) AS DESCRIBED IN WARRANTY DEED TO COY KARRH RECORDED IN VOLUME 499, PAGE 629 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS, 1067.39 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 00°45'29" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 54.6 ACRE TRACT, 927.87 FEET TO THE POINT OF BEGINNING, CONTAINING 20.0499 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY GPS (GLOBAL POSITIONING SYSTEM) ON MARCH 3, 2010.

THIS TRACT IS WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, COMMUNITY PANEL NO. 481194 0200 B, EFFECTIVE DATE SEPTEMBER 27, 1991.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN, AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE, CONFLICTS, ENCROACHMENTS IN IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IN TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREBY, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.
PROPERTY DESCRIPTION — TRACT NO. 1

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE J.H.
BENNETT HEADRIGHT SURVEY, A—17, BOWIE COUNTY, TEXAS AND BEING A PART
OF A 50 ACRE TRACT (TRACT NO. 1) AS DESCRIBED IN WARRANTY DEED FROM
D.MOUZAN MANN AND WIFE, MARGARET LINDSAY MANN TO NEKOOSA PAPERS INC.
DATED JULY 8, 1981, RECORDED IN VOLUME 677, PAGE 703 OF THE DEED RECORDS
OF BOWIE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR FOR CORNER AT AN EXISTING FENCE CORNER
AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 50 ACRE TRACT OF LAND,
SAME BEING THE SOUTHWEST CORNER OF A 14.425 ACRE TRACT AS DESCRIBED IN
WARRANTY DEED TO SHANA ISBELL RECORDED IN VOLUME 1716, PAGE 201 OF THE
REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS, SAME BEING THE NORTHEAST
CORNER OF A 54.6 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO ARDIE
BEWLEY RECORDED IN VOLUME 172, PAGE 418 OF THE DEED RECORDS OF BOWIE
COUNTY, TEXAS;

THENCE: N 89°14'55" E ALONG AN EXISTING FENCE LINE, SAME BEING THE
NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE
SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 14.425 ACRE TRACT, 798.70
FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874
TYPICAL) FOR CORNER AT AN EXISTING FENCE CORNER ON THE WEST RIGHT—OF—WAY
LINE OF FARM ROAD NO. 990;

THENCE: S 15°39'13" E, ALONG AN EXISTING FENCE LINE, SAME BEING THE
WEST RIGHT—OF—WAY LINE OF FARM ROAD NO. 990, 987.32 FEET TO A FOUND 5/8"
REBAR FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 89°35'18" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE
SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE
NORTH BOUNDARY LINE OF A 117 ACRE TRACT (SECOND TRACT) AND A 85.06 ACRE
TRACT (FIRST TRACT) AS DESCRIBED IN WARRANTY DEED TO COY KARRH RECORDED
IN VOLUME 499, PAGE 629 OF THE DEED RECORDS OF BOWIE COUNTY, TEXAS,
1067.39 FEET TO A FOUND 1/2" REBAR FOR CORNER AT AN EXISTING FENCE
CORNER;

THENCE: N 00°45'29" W, ALONG AN EXISTING FENCE LINE, SAME BEING THE
EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 50 ACRE TRACT, SAME BEING THE
WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 54.6 ACRE TRACT, 927.67 FEET
TO THE POINT OF BEGINNING, CONTAINING 20.0499 ACRES OF LAND, MORE
OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY GPS
(COMMUNICATIONS POSITIONING SYSTEM) ON MARCH 5, 2010.