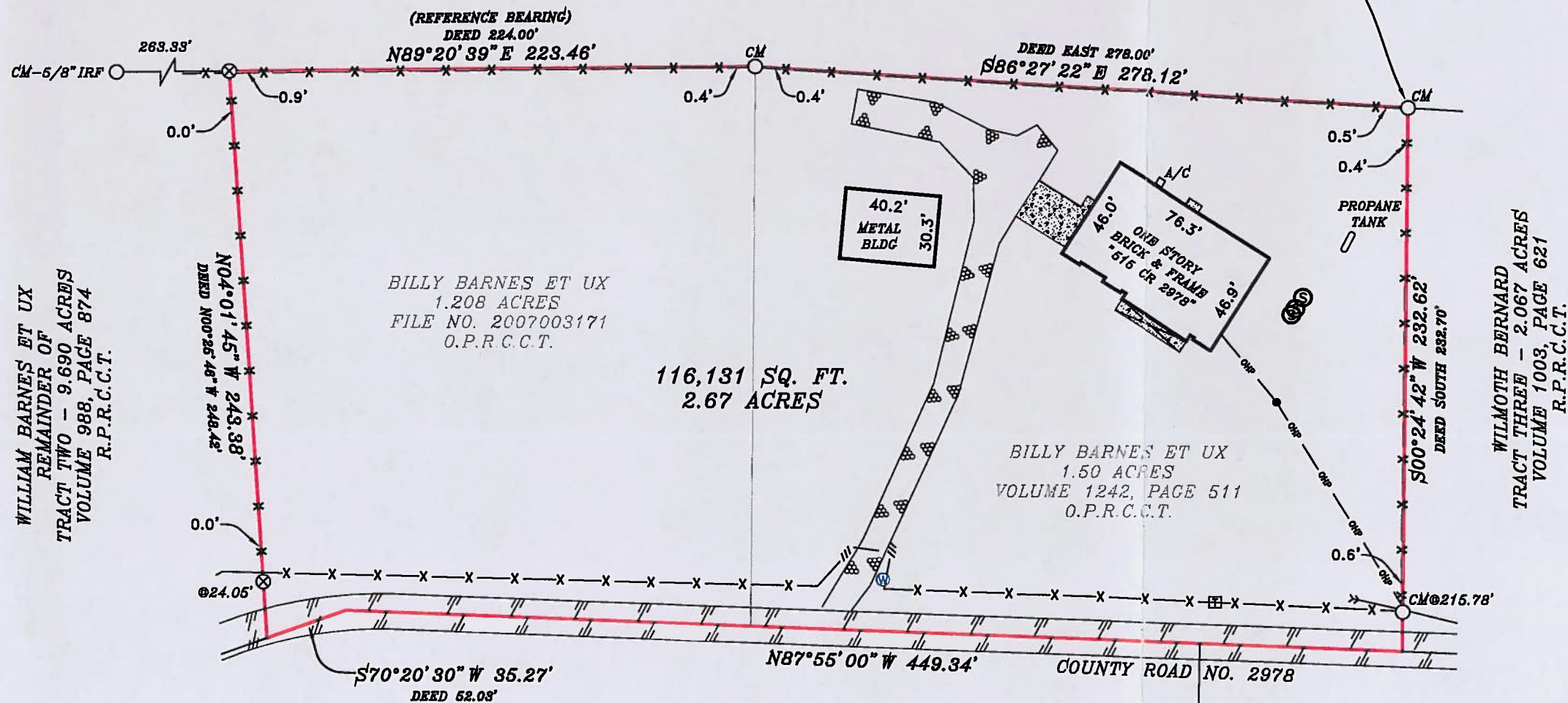


IP SOUTHERN TIMBERLANDS INC
F-7 - 32.63 ACRES
VOLUME 1003, PAGE 351
R.P.R.C.C.T.

POINT OF
BEGINNING



LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the H.L. Ward Survey, Abstract No. 1132, Cass County, Texas, and being all of that certain called 1.50 acre tract of land conveyed to Billy Barnes et ux, by Warranty Deed, as recorded in Volume 1242, Page 511, Official Public Records, Cass County, Texas, and all of that certain called 1.208 acre tract conveyed to Billy Barnes et ux, by Warranty Deed, as recorded in File No. 2007003171, Official Public Records, Cass County Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of said 1.50 acre tract, and the Northwest corner of a called 2.067 acre tract, called Tract Three, conveyed to Wilmoth Bernard, by deed, as described in Volume 1003, Page 621, Real Property Records, Cass County, Texas, said point being in the South line of a called 32.63 acre tract, called Tract F-7, conveyed to IP Southern Timberlands Inc., by Warranty Deed, as recorded in Volume 1003, Page 351, Real Property Records, Cass County, Texas;

THENCE, South 00 Degrees 24 Minutes 42 Seconds West, with the West line of said 2.067 acre tract, and the East line of said 1.50 acre tract, and passing at a distance of 215.78 feet, a 1/2 inch iron rod found for witness, and continuing on for a total distance of 232.62 feet to a point for corner in County Road No. 2978 at the Southeast corner of said 1.50 acre tract, and the Southwest corner of said 2.067 acre tract, said point being in the North line of a called 1.50 acre tract conveyed to James Smith et ux, by Warranty Deed, as recorded in Volume 1133, Page 417, Real Property Records, Cass County, Texas;

THENCE, North 87 Degrees 55 Minutes 00 Seconds West, with the South line of said 1.50 acre tract, the North line of said 1.50 acre Smith tract, and said County Road No. 2978, and passing the Northwest corner of said 1.50 acre Smith tract, and the Northeast corner of a called 4.599 acre tract, called Tract Two, conveyed to Wilmoth Bernard, by deed, as described in Volume 1003, Page 621, Real Property Records, Cass County, Texas, and continuing on and passing the Southwest corner of said 1.50 acre tract, and the Southeast corner of said 1.208 acre tract, and continuing on for a total distance of 449.34 feet to a point for corner;

THENCE, South 70 Degrees 20 Minutes 30 Seconds West, with the South line of said 1.208 acre tract, the North line of said 4.599 acre tract, and said County Road No. 2978, a distance of 35.27 feet to a point for corner at the Southwest corner of said 1.208 acre tract, and the Northern most Southeast corner of the remainder of a called 9.690 acre tract, called Tract Two, conveyed to William Barnes et ux, by Warranty Deed, as recorded in Volume 988, Page 874, Real Property Records, Cass County, Texas;

THENCE, North 04 Degrees 01 Minutes 45 Seconds West, with the West line of said 1.208 acre tract, the Northern most East line of the remainder of said 9.690 acre tract, and an existing fence, a distance of 243.38 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC) at the Northwest corner of said 1.208 acre tract, and the Northeast corner of the remainder of said 9.690 acre tract, said point being in the South line of said 32.63 acre tract, from said point, a 5/8 inch iron rod found, bears South 89 Degrees 20 Minutes 39 Seconds West, a distance of 263.33 feet;

THENCE, North 89 Degrees 20 Minutes 39 Seconds East, with the North line of said 1.208 acre tract, and the South line of said 32.63 acre tract, a distance of 223.46 feet to a 1/2 inch iron rod found at the Northeast corner of said 1.208 acre tract, and the Northwest corner of said 1.50 acre tract;

THENCE, South 86 Degrees 27 Minutes 22 Seconds East, with the North line of said 1.50 acre tract, and the South line of said 32.63 acre tract, a distance of 278.12 feet to the POINT OF BEGINNING and CONTAINING 116,131 square feet or 2.67 acres of land.

I, Justin Kleam RPLS No. 5871, do hereby certify to: Reunion Title, in regards to G.F. No. 09-0117E: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions are as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND, AS DESCRIBED IN VOLUME 988, PAGE 874, R.P.R.C.C.T., THENCE N89°20'39\"/>

CM CONTROLLING MONUMENT		LEGEND	
○ 1/2" IRON ROD FOUND	● POWER POLE	⊕ SEPTIC TANK	—○— CHAIN LINK FENCE
⊗ 1/2" IRON ROD SET	A/C AIR CONDITIONING	Ⓢ SANITARY SEWER CLEANSOUT	—□— WOOD FENCE
○ 1" IRON PIPE FOUND	Ⓜ WATER METER	← GUY WIRE	—x— BARBED WIRE
□ FENCE POST CORNER	Ⓢ GAS METER	Ⓢ TELEPHONE PEDESTAL	—┐— IRON FENCE
⊠ "x" FOUND IN CONCRETE	Ⓢ WATER VALVE	Ⓢ ELECTRIC PEDESTAL	— — PIPE FENCE
▲ UNDERGROUND ELECTRIC	⊕ CONCRETE MONUMENT FOUND	— OES — OVERHEAD ELECTRIC SERVICE	
△ OVERHEAD ELECTRIC	⊗ 60D NAIL FOUND	— DHP — OVERHEAD POWER LINE	
▲ ASPHALT PAVING		▬ COVERED PORCH, DECK OR CARPORT	
▲ GRAVEL/ROCK		▬ CONCRETE PAVING	
▲		▬ WOOD DECK OR PORCH	

2.67 ACRES	
H.L. WARD SURVEY, ABSTRACT NO. 1132	
CASS COUNTY, TEXAS	
515 COUNTY ROAD 2978	
SCALE	DATE
1:80	05/20/09
JOB NO.	G.F. NO.
09175-1	09-0117E
DRAWN	REV
J.B.K.	
BY	REV

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REGISTERED
JUSTIN KLEAM
5871
PROFESSIONAL
LAND SURVEYOR