

Property Description

All that certain tract or parcel of land being a part of the A.J. Price Headright Survey, A-844, I.D. Steel Headright Survey, A-957, H.Millsaps Headright Survey, A-757, W.R. Starkey Headright Survey, A-1249 and the William Young Headright Survey, A-1168, all in Cass County, Texas and being a part of a 1906.32 Acre tract as described in Warranty Deed from LaVerge Lee Harkey Hardaway and husband, Robert M. Hardaway, III and Vivian Lasater, Independent Executrix of the Estate of Jesse M. Lasater to Nekoosa Papers Inc. dated September 12, 1980, recorded in Volume 646, Page 12 of the Deed Records of Cass County, Texas and being more particularly described as follows:

BEGINNING: At a set 5/8" rebar for corner at an existing fence corner at the Southwest corner of a 22.18 Acre tract as described in Warranty Deed to Leon G. Sankel recorded in Volume 677, Page 484 of the Deed Records of Cass County, Texas, same being on the North boundary line and S 89°51'52" W, 1516.85 feet from a found 1/4" rebar at an existing fence corner at the Northeast corner of the J. Ware Headright Survey, A-1093, Cass County, Texas, same being the Southeast corner of said William Young Headright Survey, Cass County, Texas;

THENCE: S 89°51'52" W, with the South boundary line of said William Young Headright Survey, same being the North boundary line of said J. Ware Headright Survey and its projection, 5805.41 feet to a set 5/8" rebar for corner in an existing fence line on the West boundary line of said I.D. Steel Headright Survey, same being in the East boundary of the E. Nesbitt Headright Survey, A-803, Cass County, Texas;

THENCE: N 00°06'28" W, along an existing fence line, same being the West boundary line of said I.D. Steel Headright Survey, 655.75 feet to a set 5/8" rebar for corner at an existing fence corner;

THENCE: N 00°40'55" W, along an existing fence line, same being the West boundary line of said H.Millsaps Headright Survey, same being the East boundary line of the W.R. Starkey Headright Survey, A-1250, Cass County, Texas, 1940.09 feet to a set 5/8" rebar for corner on the South Top-of-Bank of Sulphur River;

THENCE: S 47°46'23" E, along the South Top-of-Bank of Sulphur River, 160.93 feet to a point for corner;

THENCE: S 56°19'59" E, along the South Top-of-Bank of Sulphur River, 160.90 feet to a point for corner;

THENCE: S 74°17'15" E, along the South Top-of-Bank of Sulphur River, 732.47 feet to a point for corner;

THENCE: S 74°58'27" E, along the South Top-of-Bank of Sulphur River, 343.59 feet to a point for corner;

THENCE: N 64°55'38" E, along the South Top-of-Bank of Sulphur River, 164.98 feet to a point for corner;

THENCE: N 37°07'49" E, along the South Top-of-Bank of Sulphur River,
174.66 feet to a point for corner;

THENCE: N 17°34'39" E, along the South Top-of-Bank of Sulphur River,
139.94 feet to a point for corner;

THENCE: N 02°38'19" W, along the South Top-of-Bank of Sulphur River,
341.92 feet to a point for corner;

THENCE: N 14°23'53" E, along the South Top-of-Bank of Sulphur River,
219.77 feet to a point for corner;

THENCE: N 26°25'27" E, along the South Top-of-Bank of Sulphur River,
187.16 feet to a point for corner;

THENCE: N 42°26'59" E, along the South Top-of-Bank of Sulphur River,
594.32 feet to a point for corner;

THENCE: N 28°58'09" E, along the South Top-of-Bank of Sulphur River,
506.53 feet to a point for corner;

THENCE: N 12°30'17" W, along the South Top-of-Bank of Sulphur River,
261.13 feet to a point for corner;

THENCE: N 51°48'19" W, along the South Top-of-Bank of Sulphur River,
173.07 feet to a point for corner;

THENCE: N 55°24'06" W, along the South Top-of-Bank of Sulphur River,
97.07 feet to a point for corner;

THENCE: N 28°26'29" W, along the South Top-of-Bank of Sulphur River,
76.90 feet to a point for corner;

THENCE: N 31°40'06" E, along the South Top-of-Bank of Sulphur River,
59.06 feet to a point for corner;

THENCE: N 63°22'12" E, along the South Top-of-Bank of Sulphur River,
282.74 feet to a point for corner;

THENCE: N 45°48'33" E, along the South Top-of-Bank of Sulphur River,
182.16 feet to a point for corner;

THENCE: N 51°30'06" E, along the South Top-of-Bank of Sulphur River,
145.45 feet to a point for corner;

THENCE: N 83°35'17" E, along the South Top-of-Bank of Sulphur River,
212.03 feet to a point for corner;

THENCE: S 55°46'12" E, along the South Top-of-Bank of Sulphur River,
40.62 feet to a point for corner;

THENCE: S 30°33'10" E, along the South Top-of-Bank of Sulphur River,
74.25 feet to a point for corner;

THENCE: S 16°22'16" E, along the South Top-of-Bank of Sulphur River, 108.92 feet to a point for corner;

THENCE: S 23°58'00" E, along the South Top-of-Bank of Sulphur River, 186.29 feet to a point for corner;

THENCE: S 05°01'51" E, along the South Top-of-Bank of Sulphur River, 178.68 feet to a point for corner;

THENCE: S 17°57'43" E, along the South Top-of-Bank of Sulphur River, 148.59 feet to a point for corner;

THENCE: S 24°55'20" E, along the South Top-of-Bank of Sulphur River, 189.04 feet to a point for corner;

THENCE: S 49°39'21" E, along the South Top-of-Bank of Sulphur River, 218.43 feet to a point for corner;

THENCE: S 56°39'55" E, along the South Top-of-Bank of Sulphur River, 259.91 feet to a point for corner;

THENCE: S 62°20'36" E, along the South Top-of-Bank of Sulphur River, 374.82 feet to a point for corner;

THENCE: S 77°35'22" E, along the South Top-of-Bank of Sulphur River, 261.71 feet to a point for corner;

THENCE: N 78°03'37" E, along the South Top-of-Bank of Sulphur River, 162.12 feet to a point for corner;

THENCE: N 41°53'24" E, along the South Top-of-Bank of Sulphur River, 77.90 feet to a point for corner;

THENCE: N 14°08'38" E, along the South Top-of-Bank of Sulphur River, 169.25 feet to a point for corner;

THENCE: N 05°53'43" W, along the South Top-of-Bank of Sulphur River, 370.80 feet to a point for corner;

THENCE: N 27°43'29" E, along the South Top-of-Bank of Sulphur River, 122.86 feet to a point for corner;

THENCE: N 55°01'34" E, along the South Top-of-Bank of Sulphur River, 147.22 feet to a point for corner;

THENCE: N 80°11'41" E, along the South Top-of-Bank of Sulphur River, 275.00 feet to a point for corner;

THENCE: N 70°45'55" E, along the South Top-of-Bank of Sulphur River, 209.89 feet to a point for corner;

THENCE: N 53°06'53" E, along the South Top-of-Bank of Sulphur River, 175.59 feet to a point for corner;

THENCE: N 76°43'55" E, along the South Top-of-Bank of Sulphur River, 131.76 feet to a point for corner;

THENCE: N 86°52'56" E, along the South Top-of-Bank of Sulphur River, 74.73 feet to a point for corner;

THENCE: S 47°56'16" E, along the South Top-of-Bank of Sulphur River, 69.27 feet to a point for corner;

THENCE: S 02°43'33" E, along the South Top-of-Bank of Sulphur River, 158.96 feet to a point for corner;

THENCE: S 04°37'01" W, along the South Top-of-Bank of Sulphur River, 381.07 feet to a point for corner;

THENCE: S 21°59'58" E, along the South Top-of-Bank of Sulphur River, 259.16 feet to a point for corner;

THENCE: S 46°47'59" E, along the South Top-of-Bank of Sulphur River, 173.02 feet to a point for corner;

THENCE: S 57°06'08" E, along the South Top-of-Bank of Sulphur River, 235.45 feet to a point for corner;

THENCE: S 65°25'34" E, along the South Top-of-Bank of Sulphur River, 170.16 feet to a found 5/8" rebar for corner;

THENCE: S 03°11'09" E, 430.30 feet to a found 3/8" rebar for corner at an existing fence corner;

THENCE: S 00°11'52" W, along an existing fence line, 1434.50 feet to a found 3/8" rebar for corner at an existing fence corner;

THENCE: S 01°03'57" W, along an existing fence line, 623.87 feet to a found 1/4" rebar for corner at an existing fence corner;

THENCE: S 00°29'04" W, along an existing fence line, 1121.88 feet to the POINT OF BEGINNING, containing 487.7069 Acres of land, more or less, with 204.4064 Acres being in the A.J. Price Headright Survey and 31.2655 Acres being in the William Young Headright Survey and 63.6834 Acres being in the I.D. Steel Headright Survey and 126.2423 Acres being in the H. Millsaps Headright Survey and 62.1118 Acres being in the W.R. Harkey Headright Survey, all in Cass County, Texas.

BASIS OF BEARINGS: Bearings are True North based on GPS (Global Positioning System) observations on July 28, 2005.

Property Description - Access Easement

All that certain tract or parcel of land being a part of the A.J. Price Headright Survey, A-844 and the J. Ware, both in Cass County, Texas and being a part of a 1906.32 Acre tract as described in Warranty Deed from LaVerge Lee Harkey Hardaway and husband, Robert M. Hardaway, III and Vivian Lasater, Independent Executrix of the Estate of Jesse M. Lasater to Nekoosa Papers Inc. dated September 12, 1980, recorded in Volume 646, Page 12 of the Deed Records of Cass County, Texas and being more particularly described as follows:

COMMENCING: At a set 5/8" rebar for corner at an existing fence corner at the Southwest corner of a 22.18 Acre tract as described in Warranty Deed to Leon G. Sankel recorded in Volume 677, Page 484 of the Deed Records of Cass County, Texas, same being on the North boundary line and S 89°51'52" W, 1516.85 feet from a found 1/4" rebar at an existing fence corner at the Northeast corner of the J. Ware Headright Survey, A-1093, Cass County, Texas, same being the Southeast corner of said William Young Headright Survey, Cass County, Texas;

THENCE: S 89°51'52" W, with the South boundary line of said William Young Headright Survey, same being the North boundary line of said J. Ware Headright Survey and its projection, 1311.82 feet to a point for corner and being the POINT OF BEGINNING for the herein described Access Easement;

THENCE: S 89°51'52" W, 31.11 feet to a point for corner;

THENCE: S 15°13'06" W, 194.64 feet to a point for corner;

THENCE: S 02°05'03" W, 64.00 feet to a point for corner;

THENCE: S 12°01'54" E, 337.66 feet to a point for corner;

THENCE: N 88°23'19" E, 577.90 feet to a point for corner;

THENCE: S 85°36'18" E, 863.45 feet to a point for corner;

THENCE: S 70°45'23" E, 113.94 feet to a point for corner;

THENCE: S 63°21'08" E, 115.47 feet to a point for corner;

THENCE: S 53°49'41" E, 299.25 feet to a point for corner;

THENCE: S 59°13'21" E, 387.01 feet to a point for corner;

THENCE: S 51°18'18" E, 356.98 feet to a point for corner;

THENCE: S 45°38'24" E, 98.18 feet to a point for corner;

THENCE: S 34°18'01" E, 121.71 feet to a point for corner;

THENCE: S 29°10'46" E, 246.02 feet to a point for corner;

THENCE: S 57°47'25" E, 49.85 feet to a point for corner;

THENCE: S 83°00'06" E, 230.99 feet to a point for corner;

THENCE: S 75°45'49" E, 238.63 feet to a point for corner on the West Right-of-Way line of County Road No. 2585;

THENCE: N 11°02'09" E, with the West Right-of-Way line of County Road No. 2585, 30.05 feet to a point for corner;

THENCE: N 75°45'49" W, 238.85 feet to a point for corner;

THENCE: N 83°00'06" W, 226.18 feet to a point for corner;

THENCE: N 57°47'25" W, 35.49 feet to a point for corner;

THENCE: N 29°10'46" W, 239.71 feet to a point for corner;

THENCE: N 34°18'01" W, 126.03 feet to a point for corner;

THENCE: N 45°38'24" W, 102.64 feet to a point for corner;

THENCE: N 51°18'18" W, 360.54 feet to a point for corner;

THENCE: N 59°13'21" W, 387.67 feet to a point for corner;

THENCE: N 53°49'41" W, 300.34 feet to a point for corner;

THENCE: N 63°21'08" W, 119.91 feet to a point for corner;

THENCE: N 70°45'23" W, 119.79 feet to a point for corner;

THENCE: N 85°36'18" W, 868.94 feet to a point for corner;

THENCE: S 88°23'19" W, 554.48 feet to a point for corner;

THENCE: N 12°01'54" W, 308.96 feet to a point for corner;

THENCE: N 02°05'03" E, 56.84 feet to a point for corner;

THENCE: N 15°13'06" E, 199.43 feet to the POINT OF BEGINNING, containing 2.9413 Acres of land, more or less.