

**INTERNATIONAL PAPER COMPANY
HBU TRACT NO. 717
108.46 ACRES
JANE TAYLOR SURVEY, ABSTRACT NO. 33
TYLER COUNTY, TEXAS**

All that certain tract or parcel of land lying and situated in Tyler County, Texas, within the JANE TAYLOR SURVEY, ABSTRACT NO. 33, being that same 108.65 acre tract which was conveyed, as Tract No. TY-7, from International Paper Company to Former Champlands L.L.C., by deed dated June 25, 2001 and recorded in Volume 697, on Page 507 of the Deed Records of Tyler County, Texas, to which reference is hereby made for any and all purposes, being described by metes and bounds as follows, to wit:

BEGINNING at the Northwest corner of the Jane Taylor Survey, Abstract No. 33, same being the Northwest corner of the above referred to 108.65 acre tract, being also the Northeast corner of the Henry Schroeder Survey, Abstract No. 586, located in the South boundary line of the Burrell Blackman Survey, Abstract No. 5, being the Northeast corner of that certain 10.069 acre tract which was conveyed from Robert James McDonald to James R. Broom, et ux, by deed dated February 8, 1999 and recorded in Volume 653, on Page 945 of the Deed Records of Tyler County, Texas, and an angle corner in the South boundary line of that certain 1397.242 acre tract which was conveyed from Louisiana-Pacific Corporation to ETT Acquisition Company, LLC, by deed dated October 17, 2003 and recorded in Volume 756, on Page 285 of the Deed Records of Tyler County, Texas, found a 3" iron pipe for corner from which a 14" Sweetgum bears S12° 49' E 9.66 feet, a 21" Blackgum bears N 72° 23' W 7.34 feet, a 9" Blackgum bears N 85° 07' W 17.97 feet, and a fence corner bears S 89° 12' E 49.53 feet;

THENCE S 89° 40' 44" E with the boundary common between the said Blackman and Taylor Surveys, same being the South boundary line of the above mentioned 1397.242 acre tract, and the North boundary line of the above referred to 108.65 acre tract, 507.09 feet to a Southeast corner of said 1397.242 acre tract, being also the Southwest corner of that certain 20.053 acre tract which was conveyed, as Tract No. Two, from Donald L. Smith, et ux, to Preston D. Broom, et ux, by deed dated August 1, 1997 and recorded in Volume 620, on Page 247 of the Deed Records of Tyler County, Texas, a concrete monument found (broken) from which a 28" Pine bears N 84° 52' W 55.33 feet, a 23" Pine bears N 72° 11' W 45.76 feet, a 14" Beech bears S 49° 37' W 40.44 feet, a fence corner bears S 79° 56' W 50.33 feet, and a fence corner bears S 62° 46' W 24.69 feet

THENCE S 89° 39' 00" E with South boundary line of said 20.053 acre tract, 1361.53 feet to a 3" iron pipe found for corner from which a Stumphole bears N 73° 17' W 16.81 feet, an 11" Sweetgum bears S 69° 46' E 13.81 feet, a 22" Red Oak bears S12° 56' W 26.43 feet, and a fence corner bears S 11° 54' E 0.88 feet, this being the Northwest corner of that certain 14.15 acre tract (North half of 28.3 acres) which was conveyed from E. O. Fortenberry to Carl Richard Gober, et ux, by deed dated September 18, 1979 and recorded in Volume 382, on Page 762 of the Deed Records of Tyler County, Texas;

THENCE S 00° 35' 17" W with West boundary line of said 14.15 acre tract, 703.11 feet to a 3" iron pipe found for Southwest corner thereof, from which a 24" Pine bears N 50° 40' W 11.55 feet, a 12" Pine bears N 25° 49' W 9.14 feet, a 26" Pine bears N 06° 23' W 12.19 feet, and a fence corner bears N 14° 24' W 2.83 feet;

THENCE S 89° 36' 35" E with South boundary line of said 14.15 acre tract, 664.60 feet to a point for corner in the center of Big Cypress Creek from which a 3" iron pipe found bears N 86° 48' 09" W 3.54 feet, a ½" iron pipe found bears N 89° 36' 35" W 3.95 feet, a 20" Cypress bears S 38° 20' W 6.98 feet, and a 24" Blackgum bears N 36° 15' W 34.17 feet;

THENCE seventy-one lines, following the downstream meanders of Big Cypress Creek, which is also the common boundary line with first, that certain 132.89 acre tract (being the aggregate conveyed in two tracts, less exceptions) which was conveyed from O. B. Fortenberry, et ux, to J. C. Rabuck, et ux, by deed dated April 20, 1962 and recorded in Volume 195, on Page 277 of the Deed Records of Tyler County, Texas, and further being the same as 137.3 acres described in "Certified Re-Survey Field Notes" by N. A. Coats, RPS #242, dated June 28, 1976 and recorded in Volume 559, on Page 526 of the Deed Records of Tyler County, Texas, then with that certain 27.00 acre tract which was conveyed from Betty Nance to Jerry Fortenberry by deed dated October 17, 2000 and recorded in Volume 684, on Page 464 of the Deed Records of Tyler County, Texas, and with Frenchman's Creek Subdivision, the official plat of which was

found of record in Slide 42 of the Map and Plat Records of Tyler County, Texas, as follows:

- 1) S 17° 05' 22" E 84.20 feet,
- 2) S 31° 59' 39" W 55.01 feet,
- 3) S 28° 32' 49" E 75.10 feet,
- 4) S 01° 51' 35" E 43.14 feet,
- 5) S 31° 15' 04" W 53.95 feet,
- 6) N 83° 22' 57" W 69.76 feet,
- 7) S 64° 10' 31" W 29.59 feet,
- 8) S 11° 25' 33" E 60.87 feet,
- 9) S 31° 41' 01" E 88.92 feet,
- 10) S 20° 15' 28" E 121.74 feet,
- 11) S 71° 12' 14" E 16.24 feet,
- 12) N 62° 52' 20" E 73.62 feet,
- 13) N 86° 09' 41" E 27.97 feet,
- 14) S 34° 02' 25" E 26.83 feet,
- 15) S 23° 31' 51" W 35.44 feet,
- 16) S 41° 08' 43" E 33.86 feet,
- 17) S 79° 28' 55" E 70.27 feet,
- 18) S 49° 24' 12" E 28.19 feet,
- 19) S 15° 50' 47" E 56.58 feet to a point from which a 1.25" iron pipe found bears
S 47° 50' 22" E 17.61 feet,
- 20) S 07° 02' 54" W 53.32 feet,
- 21) S 26° 20' 18" E 73.56 feet,
- 22) S 70° 05' 30" W 97.43 feet,
- 23) S 05° 35' 47" E 46.29 feet,
- 24) N 88° 03' 14" E 85.13 feet,
- 25) N 81° 52' 38" E 37.22 feet,
- 26) S 65° 34' 52" E 27.97 feet,
- 27) S 10° 54' 37" E 21.99 feet,
- 28) S 32° 22' 03" E 174.10 feet,
- 29) S 83° 04' 33" E 72.30 feet,
- 30) S 27° 12' 09" E 40.20 feet,
- 31) S 12° 26' 23" W 29.96 feet,

- 32) S 46° 56' 00" W 49.05 feet,
- 33) N 89° 04' 22" W 48.15 feet,
- 34) S 59° 07' 44" W 97.06 feet,
- 35) S 04° 30' 36" E 58.74 feet,
- 36) S 47° 06' 14" W 60.72 feet,
- 37) N 57° 26' 11" W 43.52 feet,
- 38) S 45° 31' 15" W 46.93 feet,
- 39) S 16° 05' 10" W 47.91 feet,
- 40) S 25° 06' 09" W 50.64 feet,
- 41) S 17° 50' 34" E 185.93 feet,
- 42) S 22° 29' 48" W 34.69 feet,
- 43) S 77° 08' 16" W 74.95 feet,
- 44) S 12° 24' 01" W 39.80 feet,
- 45) S 27° 50' 53" E 38.52 feet,
- 46) S 84° 34' 03" E 35.33 feet,
- 47) N 57° 13' 48" E 57.25 feet,
- 48) S 32° 16' 11" E 31.76 feet,
- 49) S 07° 40' 16" W 89.74 feet,
- 50) S 13° 39' 30" E 63.78 feet,
- 51) S 60° 22' 31" E 50.71 feet,
- 52) S 34° 15' 55" E 60.25 feet,
- 53) S 00° 39' 33" W 32.25 feet,
- 54) S 35° 12' 44" W 116.76 feet,
- 55) S 14° 38' 42" W 69.62 feet to a point from which a concrete monument found bears S 46° 25' 02" W 95.64 feet,
- 56) S 59° 27' 51" W 211.50 feet,
- 57) N 00° 39' 25" E 145.34 feet,
- 58) N 89° 24' 42" W 72.94 feet,
- 59) S 02° 05' 05" W 102.92 feet,
- 60) N 86° 30' 54" W 22.36 feet,
- 61) N 34° 08' 17" W 93.40 feet,
- 62) S 77° 56' 32" W 31.12 feet,
- 63) S 38° 57' 18" W 31.52 feet,

- 64) S 05° 56' 06" E 43.72 feet,
- 65) S 73° 13' 38" E 76.07 feet,
- 66) S 11° 12' 17" E 110.16 feet,
- 67) S 52° 35' 23" W 55.95 feet,
- 68) S 25° 19' 37" W 41.60 feet,
- 69) S 09° 26' 17" E 125.74 feet,
- 70) S 13° 48' 20" E 41.54 feet,
- 71) S 53° 18' 22" E 21.73 feet to a point for corner from which a 3" iron pipe found bears N 89° 36' 34" W 29.09 feet, a 15" Water Oak bears S 76° 40' W 34.39 feet, a 6" Water Oak bears N 86° 23' W 33.77 feet, a 4" Water Oak bears N 68° 15' W 37.46 feet, this being the Southeast corner of the above referred to 108.65 acre tract and the Northeast corner of that certain 21.566 acre tract which was conveyed from Billie Jean Broom to William Terry Mitcham, et al, by deed dated June 2, 2004 and recorded in Volume 776, on Page 390 of the Deed Records of Tyler County, Texas;

THENCE N 89° 36' 34"W with North boundary line of said 21.566 acre tract, 668.00 feet to a concrete monument found for corner from which a 3" iron pipe found bears N 35° 42' 03" W 0.43 feet, a 10" Sweetgum bears S 03° 17' W 9.53 feet, a 23" Pine bears N 38° 47' E 4.95 feet, a 24" Water Oak bears N 16° 15' E 21.76 feet, a fence corner bears N 24° 54' W 1.11 feet, this being an ell, or re-entrant corner of said 21.566 acre tract;

THENCE N 00° 30' 00" E in part with the East boundary line of said 21.566 acre tract, and in part with the East boundary line of that certain 22.578 acre tract which was conveyed from Billie Jean Broom to Mickie Dale Lilly, et ux, by deed dated August 9, 2001 and recorded in Volume 699, on Page 780 of the Deed Records of Tyler County, Texas, at 251.49 feet pass on line a ½" iron rod found for the common corner between the said 22.578 acre tract and the said 21.566 acre tract, and at 1888.12 feet to a concrete monument found for the Northeast corner of said 22.578 acre tract, from which an 18" Pine bears N 62° 50' E 14.16 feet, an 11" Pine bears N 21° 48' W 18.64 feet, a 7" Sweetgum bears N 74° 49' W 17.24 feet, and a fence corner bears N 53° 07' W 1.28 feet;

THENCE N 89° 21' 33" W in part with the North boundary line of said 22.578 acre tract, in part with the North boundary line of that certain 11.965 acre tract which was conveyed from Billy D. Jenkins, et ux, to Travis A. Broom, et ux, by deed dated October 22, 1999 and recorded in Volume 666, on Page 518 of the Deed Records of Tyler County, Texas, and in part with the North boundary line of that certain 13.035 acre tract which was conveyed from Jerry H. Grimes, et al, to The Veterans Land Board of the State of Texas by deed dated May 25, 1982 and recorded in Volume 414, on Page 7 of the Deed Records of Tyler County, Texas, and subsequently conveyed from Veterans Land Board of the State of Texas to Travis A. Broom, et al, by deed dated May 15, 1997 and recorded in Volume 617, on Page 81 of the Deed Records of Tyler County, Texas, at 696.09 feet a concrete monument was found 0.38 feet (perpendicular) to the right (North), and in all 1866.67 feet to a 3" iron pipe found for an angle corner in the East boundary line of that certain 9.192 acre tract which was conveyed from James Mitcham to George Walter Mitcham by deed dated September 3, 1995 and recorded in Volume 589, on Page 382 of the Deed Records of Tyler County, Texas, from which a 26" Pine bears N 28° 58' E 25.69 feet, a 6" White Oak bears N 37° 50' E 17.20 feet, a ½" iron rod found bears N 01° 00' 03" E 543.26 feet, a ½" iron rod found bears S 89° 24' 17" E 244.91 feet, a ½" iron rod found bears S 89° 24' 01" E 284.93 feet;

THENCE N 00° 43' 22" E with the boundary common to the Schroeder and Taylor Surveys, common with the East boundary line of the said 9.192 acre tract, with that certain 3 acre tract which was conveyed from Debbie Mitcham to John George Mitcham by deed dated July 13, 1988 and recorded in Volume 474, on Page 257 of the Deed Records of Tyler County, Texas, with that certain 7.361 acre tract which was conveyed from Johnny Mitcham, et ux, to William Terry Mitcham by deed dated August 26, 1994 and recorded in Volume 571, on Page 900 of the Deed Records of Tyler County, Texas, at 543.26 feet a ½" iron rod was found 2.63 feet

(perpendicular) to the right (East), and in all 796.23 feet to a 2" iron pipe found for Northeast corner of said 7.361 acre tract and the Southeast corner of the above mentioned Broom 10.069 acre tract (653/945) from which a fence corner bears N 30° 21' W 0.39 feet,

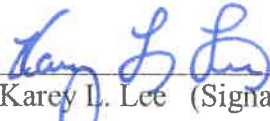
THENCE N 00° 02' 47" E with East boundary line of said 10.069 acre tract, 566.74 feet to the place of beginning containing 108.46 acres of land, more or less, of which total approximately 1.18 acres lie within the rights of way of two county roads.

Basis of Bearings: From the South-Southwest corner of the above referred to 108.65 acre tract to the Northeast corner of that certain 22.578 acre tract which was conveyed from Billie Jean Broom to Mickie Dale Lilly, et ux, by deed dated August 9, 2001 and recorded in Volume 699, on Page 780 of the Deed Records of Tyler County, Texas (found concrete monuments at both corners), defining a line which was called N 00° 30' E by Pete Collins' resurvey work for W. T. Carter & Bro. Lumber Company. This survey is oriented with Collins. See International Paper Company Field Book No. T-21.

This survey was made on the ground of the property described herein, during April, 2005, and conforms to the Texas Professional Land Surveying Practices Act and the current Rules of Practices and Procedures of the Texas Board of Professional Land Surveying.

Basis of Bearings:

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying


Karey L. Lee (Signature in blue ink)
Registered Professional Land Surveyor No. 1733
408 North Third
Lufkin, Texas 75901
(936) 634-5528
April 13, 2005



Save and Except

Exhibit "A"

BEING a 0.3004 of an acre tract of land located in the Henry Schroeder Survey, Abstract 586, Tyler County, Texas, being out of a called 107.346 acre tract of land conveyed to Drew Slack Management Corp by a deed recorded in Volume 811 Page 721 of the Official Public Records of Tyler County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a concrete monument found for the northwest corner of this tract, same being the northwest corner of said Drew Slack Management Corp, and being in the south line of a called 1397.242 acre tract of land conveyed to LTP Timberquest Fund, LTD by a deed recorded in Volume 1006 Page 801 of the Official Public Records of Tyler County, Texas, and being the northeast corner of a called 10.069 of an acre tract of land conveyed to Jarod Q. Hensarling by a deed recorded in Volume 1095 Page 845 of the Official Public Records of Tyler County, Texas;

Thence N 87°18'24" E with the south line of said LTP Timberquest Fund, LTD tract, and the north line of said Drew Slack Management Corp tract a distance of 2.56' to a point in the west margin of County Road #2150;

Thence with the west margin of said county road, and bisecting said Drew Slack Management Corp tract the following course and distances:

S 30°03'21" E a distance of 19.10' to an angle point;
S 27°54'22" E a distance of 54.83' to an angle point;
S 25°47'46" E a distance of 80.30' to an angle point;
S 22°33'24" E a distance of 86.26' to an angle point;
S 15°23'27" E a distance of 20.03' to a 1/2" iron rod with MSS 6569 (set) for the southeast corner of this tract;

Thence S 86°26'31" W continuing to bisect said Drew Slack Management Corp tract a distance of 96.26' to a 1/4" iron rod with MSS 6569 (set) in the east line of said Hensarling's tract;

Thence N 03°33'29" W with the east line of said Hensarling's tract a distance of 242.58', to the point of beginning and containing 0.3004 of an acre.

Notes:

- (1) All Bearings recited herein are based on Texas State Plane Coordinate System NAD 83, Texas Central Zone (2277 EPSG) FIPS 4203, Derived from GPS Observations. US Survey Feet, all distances are grid.
- (2) See the above described description, as shown, on the attached plat prepared even date.
- (3) The subject property abuts and adjoins a public roadway.
- (4) This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for Category 1B, Condition 4-rural, TSPS Standard Land Survey.



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify this plat to reflect an actual survey made on the ground by me and/or under my supervision.

Given under by my hand this the 9th day of November 2020.


Kimble A. Morgan RPLS# 6569

Morgan Surveying Services, LLC
P.O. 392 Jasper, TX 75951
(409) 383-3572

Employee of Morgan Surveying Services, LLC

FIRM NO.10194159

DESCRIPTION

STATE OF TEXAS
COUNTY OF TYLER

BEING all of that tract of land in Tyler County, Texas, out of the Jane Taylor Survey, A-33 and being part of that called 108.48 acres described in a deed to Drew Slack Management Corp., Inc. as recorded in Volume 811; Page 721 of the Official Records of Tyler County, Texas;

BEGINNING at a 3 1/2 inch pipe found at a Southwest corner of said 108.48 acres, and at the Northwest corner of that called 13.035 acres described in a deed to Travis Broom as recorded in Volume 817, Page 81 of the Official Records of Tyler County, Texas, and in the East line of that called 9.182 acres described in a deed to George Mitcham as recorded in Volume 589, Page 382 of the Official Records of Tyler County, Texas;

THENCE North 00 degrees 43 minutes 22 seconds East (Bearing Basis), 181.54 feet to a point in the center of County Road No. 2153 at the Northeast corner of said 9.182 acres, a 2 inch pipe found bears North 00 degrees 43 minutes 22 seconds East, 604.54 feet for reference, and a 1/2 inch steel rod set bears South 00 degrees 43 minutes 22 seconds West, 20.95 feet for reference;

THENCE North 71 degrees 38 minutes 39 seconds East, 73.68 feet to a point in the center of County Road No. 2153;

THENCE North 82 degrees 48 minutes 51 seconds East, 114.54 feet to a point at the intersection of County Road No. 2153 with the center of County Road No. 2150;

THENCE South 14 degrees 46 minutes 32 seconds East, 55.96 feet to a point in the center of County Road No. 2150;

THENCE South 20 degrees 10 minutes 46 seconds East, 189.39 feet to a point at the intersection of the center of County Road No. 2150 with a South line of said 108.48 acres, a 1/2 inch steel rod found bears South 89 degrees 24 minutes 01 seconds East, 19.35 feet for reference, and a 1/2 inch steel rod set bears North 89 degrees 24 minutes 01 seconds West, 24.49 feet for reference;

THENCE North 89 degrees 24 minutes 01 seconds West, 285.59 feet to the Point of Beginning, containing 1.114 acres of land.

The description shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of June, 2012.

June 26, 2012


Landon Smith
R.P.L.S. No. 5969



Survey Attached Job No.: 1206-008

