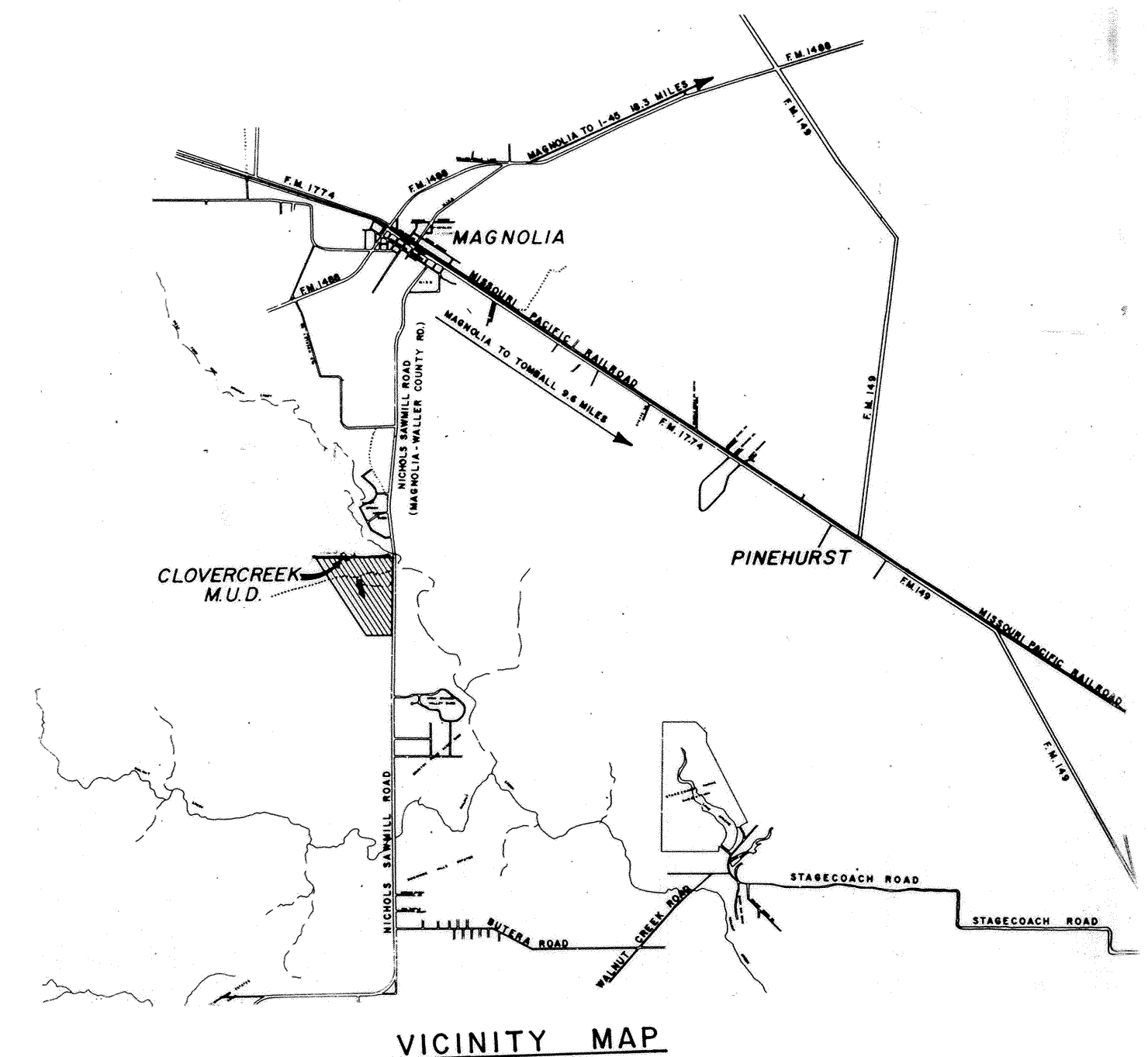
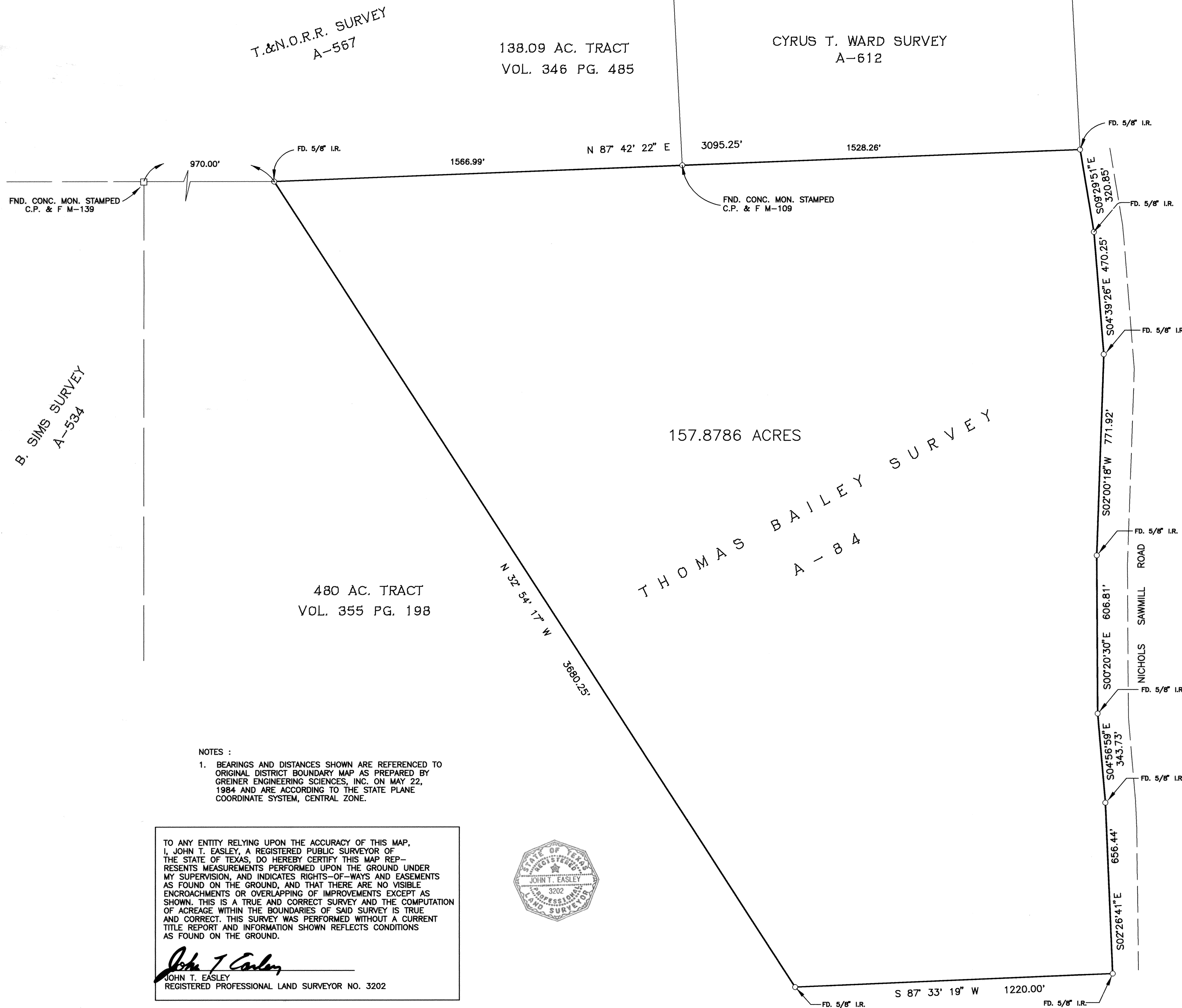




METES AND BOUNDS DESCRIPTION

157.8786 ACRE TRACT  
THOMAS BAILEY SURVEY, A-84,  
MONTGOMERY COUNTY, TEXAS

Being a tract or parcel of land containing 157.8786 acres of land, located in the Thomas Bailey Survey A-84, Montgomery County, Texas being part of that certain 480 acre tract described as Tract No. 10, in that certain tract conveyed to Champion Paper & Fiber Company dated April 30, 1952, by instrument of record in Volume 355, Page 198, Deed Records of Montgomery County, Texas; said 157.8786 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, Central Zone):

BEGINNING at a 5/8-inch iron rod set at the accepted northeast corner of the above mentioned 480 acre tract and in the existing westerly right-of-way fence of the Nichols Sawmill Road;

THENCE in a southerly direction with the existing westerly right-of-way fence of Nichols Sawmill Road, the following six (6) courses:

1. South 09° 29' 51" East, 320.85 feet to a 5/8-inch iron rod set for angle point;
2. South 04° 39' 26" East, 470.25 feet to a 5/8-inch iron rod set for angle point;
3. South 02° 00' 18" West, 771.92 feet to a 5/8-inch iron rod set for angle point;
4. South 00° 20' 30" East, 606.81 feet to a 5/8-inch iron rod set for angle point;
5. South 04° 56' 59" East, 343.73 feet to a 5/8-inch iron rod set for angle point;
6. South 02° 26' 41" East, 656.44 feet to a 5/8-inch iron rod set in the westerly right-of-way fence for the south-east corner of the herein described 157.8786 acre tract;

THENCE South 87° 33' 19" West, 1220.00 feet to a 5/8-inch iron rod set for the southwest corner of said tract;

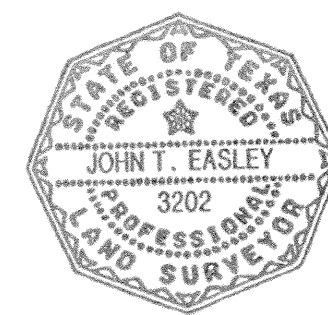
THENCE North 32° 54' 17" West, 3680.25 feet to a set 5/8-inch iron rod set on the north line of the aforementioned 480-acre tract for the northwest corner of this described tract; from which a found 4"x4" concrete monument marked C.P.&F. M-139 bears South 87° 42' 22" West, 970.00 feet;

THENCE North 87° 42' 22" East with the north line of said 480-acre, at 1566.99 feet pass a found concrete monument marked C.P.&F. M-109 and continuing for a total distance of 3095.25 feet to the POINT OF BEGINNING and containing 157.8786 acres of land, more or less.

- NOTES :
1. BEARINGS AND DISTANCES SHOWN ARE REFERENCED TO ORIGINAL DISTRICT BOUNDARY MAP AS PREPARED BY GREINER ENGINEERING SCIENCES, INC. ON MAY 22, 1984 AND ARE ACCORDING TO THE STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

TO ANY ENTITY RELYING UPON THE ACCURACY OF THIS MAP, I, JOHN T. EASLEY, A REGISTERED PUBLIC SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THIS MAP REPRESENTS MEASUREMENTS PERFORMED UPON THE GROUND UNDER MY SUPERVISION, AND INDICATES RIGHTS-OF-WAYS AND EASEMENTS AS FOUND ON THE GROUND, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN. THIS IS A TRUE AND CORRECT SURVEY AND THE COMPUTATION OF ACREAGE WITHIN THE BOUNDARIES OF SAID SURVEY IS TRUE AND CORRECT. THIS SURVEY WAS PERFORMED WITHOUT A CURRENT TITLE REPORT AND INFORMATION SHOWN REFLECTS CONDITIONS AS FOUND ON THE GROUND.

*John T. Easley*  
JOHN T. EASLEY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3202



CLOVERCREEK MUD  
157.8786 AC.

BEING 157.8786 ACRES OF LAND  
LOCATED IN THE THOMAS BAILEY  
SURVEY, ABSTRACT NO. A-84,  
MONTGOMERY COUNTY, TEXAS.

NOVEMBER, 1995 SCALE 1"=200'  
**PM** Putney, Moffatt & Easley  
CONSULTING ENGINEERS  
HOUSTON, TEXAS