

BEING a 38.918 acre tract of land as situated in the Willis Johnson Survey, Abstract No. 340, Hardin County, Texas and being out of and a part of a called 53-1/3 acre tract as conveyed to Gene A. Whisenant by a General Warranty Deed dated June 18, 1990 and filed for record under Volume 897, Page 705 of the Hardin County Official Public Records. Said 38.918 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron hex bolt found for the northeast corner of said Gene Whisenant called 55-1/3 acre tract, the northeast corner of the herein described tract, and the northwest corner of a called 200 acre tract as conveyed to Crown Pine Timber 1, LP by a General Warranty Deed dated November 29, 2010 and filed for record under Instrument No. 2010-16813 of said Hardin County Official Public Records, same being located in the north line of said Willis Johnson Survey, Abstract No. 340, the south line of the Willis Johnson Survey, Abstract No. 339, and the south line of a called 597.884 acre tract designated as "Ghost Road – Tract VII" as conveyed to LRT I, LLC by a Quitclaim Deed dated August 1, 2012 and filed for record under Instrument No. 2012-30460 of said Hardin County Official Public Records. Said place of beginning has a Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), South Central Zone (U.S. Survey Foot) value of North: 10,140,995.69 and East: 4,120,155.48;

THENCE, South 04°16'09" East, a distance of 5382.46 feet, along the east line of said Gene A. Whisenant called 55-1/3 acre tract and the west line of said Crown Pine Timber 1, LP called 200 acre tract, to an iron hex bolt found for the southwest corner of same, the southeast corner of said Gene A. Whisenant called 53-1/3 acre tract, and the southeast corner of the herein described tract, same being located in the south line of said Willis Johnson Survey, Abstract No. 340, the north line of the Hardin County School Land Survey, Abstract No. 253, and the north line of a called 2454.353 acre tract as conveyed to LRT I, LLC by a Quitclaim Deed dated August 1, 2012 and filed for record under Instrument No. 2012-30460 of said Hardin County Official Public Records, said iron hex bolt being also located in the east right-of-way of the now abandoned G.C. & S.F. Railroad, the east line of a called 5.81 acre tract designated as "Second" as conveyed to the County of Hardin by a Deed dated June 22, 1937 and filed for record under Volume 141, Page 481 of said Hardin County Official Public Records, and the current east right-of-way of a County Road known locally as "Ghost Road";

THENCE, North 13°03'18" West, a distance of 2640.73 feet, along the east right right-of-way of the now abandoned G.C. & S.F. Railroad, the east line of said County of Hardin called 5.81 acre tract, and the current east right-of-way of said "Ghost Road", to a 5/8-inch iron rod set for the southwest corner of the herein described tract and the south corner of a called 9.502 acre tract as conveyed to Richard W. Gamble by a Warranty Deed dated April 11, 1995 and filed for record under Volume 1044, Page 411 of said Hardin County Official Public Records, same being located in the west line of said Gene A. Whisenant called 55-1/3 acre tract, from which a 3/8-inch iron rod found at the intersection of the east right-of-way of said "Ghost Road" and the north line of the Willis Johnson Survey, Abstract No. 340 bears North 13°03'18" West a distance of 2813.59 feet;

THENCE, North 05°00'33" West, a distance of 2777.18 feet, along the east line of said Richard W. Gamble called 9.502 acre tract, the east line of a called 2.00 acre tract as conveyed to Bernice Williams by a Special Warranty Deed dated October 27, 1989 and filed for record under Volume 1058, Page 688 of said Hardin County Official Public Records, and the west line of said Gene A. Whisenant called 55-1/3 acre tract, to a 3/8-inch iron rod found for the northwest corner of same, the northwest corner of the herein described tract, and the northeast corner of said Bernice Williams called 2.00 acre tract, same being located in the south line of said LRT I LLC called 597.884 acre tract, the south line of said Willis Johnson Survey, Abstract No. 339, and the north line of said Willis Johnson Survey, Abstract No. 340, from which a 3/8-inch iron rod found in the east right-of-way of said "Ghost Road" for the northwest corner of said Bernice Williams called 2.00 acre tract bears South 86°15'33" West a distance of 393.90 feet, and a concrete monument found for the northwest

corner of said Willis Johnson Survey, Abstract No. 340 bears South 86°15'33" West a distance of 877.11 feet;

THENCE, North 86°16'59" East, a distance of 439.24 feet, along the north line of said Gene A. Whisenant called 55-1/3 acre tract, the north line of said Willis Johnson Survey, Abstract No. 340, the south line of said LRT I LLC called 597.884 acre tract, and the south line of said Willis Johnson Survey, Abstract No. 339, to the **PLACE OF BEGINNING, CONTAINING** 38.918 acres of land in Hardin County, Texas.

The bearings and distances recited herein are based on the Texas State Plane Coordinate System, Lambert Projection, North American datum of 1983 (NAD 83), Central Zone (U.S. Survey Foot).