

50.133 acres

Being a tract of land located in the Josiah F. Wheat Survey, Abstract No. 1076, Cass County, Texas, and being all of a called fifty acre tract conveyed to I.B. Buford in a Deed found in Volume "L-7", Page 135 of the Deed Records of Cass County, Texas, and better described in a Royalty Deed to C.C. Davis found in Volume "D-9", Page 206 of the Deed Records of Cass County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a cap marked "Denney" set at the southeast corner of said fifty acre tract and the northernmost northeast corner of a called one hundred and twenty acre tract described in first said Deed (and better described in second said Deed), and at or near the southeast corner of said Wheat Survey and the northernmost northeast corner of the William Cutberth Survey, Abstract No. 205, Cass County, Texas, the same lying in the west line of a called 27.0000 acre tract conveyed to Gordon D. Stout and wife, Luanne R. Stout in a Deed known as Instrument No. 2015007102 of the Official Public Records of Cass County, Texas, in or near the west line of the Sampson Cutberth Survey, Abstract No. 244, Cass County, Texas, and in or near the western right-of-way line of County Road No. 2742, from which a 1" iron pipe found at the southwest corner of said 27.0000 acre tract, an ell corner of said one hundred and twenty acre tract, and at or near the southwest corner of said Cutberth Survey (A-244) and an ell corner of said Cutberth Survey (A-205) bears South 01°47'31" East 197.36 feet, a 1" angle iron found at the easternmost northeast corner of said one hundred and twenty acre tract, a northwest corner of the remainder of a called 132.388 acre tract conveyed to Dans Park, LLC in a Deed known as Instrument No. 2020005346 of the Official Public Records of Cass County, Texas, and at or near the easternmost northeast corner of said Cutberth Survey (A-205), and the northwest corner of the Henry Killingsworth Survey, Abstract No. 621, Cass County, Texas, bears South 01°47'31" East 197.36 feet and North 87°28'55" East 1453.48 feet, and a 5/8" iron rod with a cap marked "RPLS 4874" found at the southeast corner of said 27.0000 acre tract and an ell corner of the remainder of said 132.388 acre tract bears South 01°47'31" East 197.36 feet, North 87°28'55" East 1453.48 feet and North 87°29'48" East 526.54 feet;

Thence South 88°11'31" West along the south line of said fifty acre tract, the westernmost north line of said one hundred and twenty acre tract, and along or nearly along the south line of said Wheat Survey and the westernmost north line of said Cutberth Survey (A-205), and at a distance of 4.72 feet passing a 60d nail found, then continuing on for a total distance of 1477.78 feet to a 1/2" iron rod with a cap marked "Denney" set at the southwest corner of said fifty acre tract and the southernmost southeast corner of the remainder of a called 171 acre tract conveyed to Riley Willard in a Deed found in Volume "Z-4", Page 498 of the Deed Records of Cass County, Texas, from which a 1/2" iron rod with a cap marked "Denney" set at the southernmost southwest corner of said 171 acre tract and the southeast corner of a called 41.45 acre tract conveyed to Mary D. Richardson in a Deed known as Instrument No. 2024003747 of the Official Public Records of Cass County, Texas bears South 88°11'31" West 341.60 feet, a 3/8" iron rod found at the northwest corner of said one hundred and twenty acre tract and the northeast corner of a called 9-4/10 acre tract conveyed to Felishia Tarver and Ira Cameron in a Partition Deed found in Volume "A-8", Page 389 of the Deed Records of Cass County, Texas, and at or near the northwest corner of said Cutberth Survey (A-205), the northeast corner of the Milton Barker Survey, Abstract No. 90, Cass County, Texas and in the pavement of County Road No. 2743 bears South 88°11'31" West 341.60 feet and South 87°59'43" West 388.07 feet, a 4"x4" concrete monument found in the south line of said 41.45 acre tract, the north line of said 9-4/10 acre tract and the pavement of CR 2743 bears South 88°11'31" West 341.60 feet and South 87°59'43" West 573.39 feet, and a 1" iron pipe found in the west line of said 41.45 acre tract and the east line of a called 60.000 acre tract conveyed to Brian Harold Barton in a Deed known as Instrument No. 2024005187 of the Official Public Records of

Cass County, Texas bears South 88°11'31" West 341.60 feet, South 87°59'43" West 647.19 feet and North 01°12'44" West 8.78 feet;

Thence North 01°47'31" West along the west line of said fifty acre tract and the southernmost east line of said 171 acre tract, and at a distance of 1441.30 feet passing a 1/2" iron rod with a cap marked "Denney" set near the southern right-of-way line of CR 2742, then continuing on across CR 2742 for a total distance of 1477.78 feet to a 1/2" iron rod with a cap marked "Denney" set at the northwest corner of said fifty acre tract and an ell corner of said 171 acre tract, the same lying near the northern right-of-way line of CR 2742, from which the approximate centerline intersection of CR 2742 and CR 2743 bears approximately North 43°16' West 353 feet;

Thence North 88°11'31" East along the north line of said fifty acre tract, a south line of said 171 acre tract, and generally along the northern right-of-way line of CR 2742 for a distance of 1477.78 feet to a 1/2" iron rod with a cap marked "Denney" set at the northeast corner of fifty acre tract and a southeast corner of said 171 acre tract, the same lying in the west line of a called 34.654 acre tract (Second Tract) conveyed to Bonnie B. Bonner in a Partition Deed found in Volume 627, Page 751 of the Deed Records of Cass County, Texas and in or near the east line of said Wheat Survey and the west line of the Sampson Cutberth Survey, Abstract No. 210, Cass County, Texas;

Thence South 01°47'31" East along east line of said fifty acre tract, the west line of said 34.654 acre Bonner tract, and along or nearly along the east line of said Wheat Survey and the west line of said Cutberth Survey (A-210), and at a distance of 9.57 feet passing a 1/2" iron rod with a cap marked "Knox" found at the southwest corner of said 34.654 acre Bonner tract and a northwest corner of a called 34.654 acre tract conveyed to Justin Blackwell and wife, Amy Blackwell in a Deed known as Instrument No. 2011002391 of the Official Public Records of Cass County, Texas, then continuing on along a west line of said 34.654 acre Blackwell tract, then crossing CR 2742, then continuing on, generally along the western right-of-way line of CR 2742, then passing the southwest corner of said 34.654 acre Blackwell tract and a northwest corner of the remainder of said 132.388 acre tract, then continuing on along a west line of the remainder of said 132.388 acre tract and at a distance of 1006.93 feet passing a 5/8" iron rod with a cap marked "RPLS 4874" found at a southwest corner of the remainder of said 132.388 acre tract and the northwest corner of said 27.0000 acre tract, then continuing on along the west line of said 27.0000 acre tract, then passing a point at or near the southwest corner of said Cutberth Survey (A-210) and the northwest corner of Cutberth Survey (A-244), then continuing on along or nearly along the west line of said Cutberth Survey (A-244) for a total distance of 1477.78 feet to the place of beginning, and containing a total of 50.133 acres of land, with approximately 1.507 acres lying in CR 2742, leaving a net acreage of 48.626 acres.

114.194 acres

Being a tract of land located in the William Cutberth Survey, Abstract No. 205, Cass County, Texas, and being all of a called one hundred and twenty acre tract conveyed to I.B. Buford in a Deed found in Volume "L-7", Page 135 of the Deed Records of Cass County, Texas, and better described in a Royalty Deed to C.C. Davis found in Volume "D-9", Page 206 of the Deed Records of Cass County, Texas, and being more particularly described as follows:

Beginning at a 3/8" iron rod found at the northwest corner of said one hundred and twenty acre tract, and the northeast corner of a called 9-4/10 acre tract conveyed to Felishia Tarver and Ira Cameron in a Partition Deed found in Volume "A-8", Page 389 of the Deed Records of Cass County, Texas, the same lying in the south line of a called 41.45 acre tract conveyed to Mary D. Richardson in a Deed known as Instrument No. 2024003747 of the Official Public Records of Cass County, Texas, and at or near the

northwest corner of said Cutberth Survey (A-205), the northeast corner of the Milton Barker Survey, Abstract No. 90, Cass County, Texas, in the pavement of County Road No. 2743, and in or near the south line of the Josiah F. Wheat Survey, Abstract No. 1076, Cass County, Texas, from which a 4"x4" concrete monument found in the south line of said 41.45 acre tract, the north line of said 9-4/10 acre tract and the pavement of CR 2743 bears South 87°59'43" West 185.32 feet, and a 1" iron pipe found in the west line of said 41.45 acre tract and the east line of a called 60.000 acre tract conveyed to Brian Harold Barton in a Deed known as Instrument No. 2024005187 of the Official Public Records of Cass County, Texas bears South 87°59'43" West 259.12 feet and North 01°12'44" West 8.78 feet;

Thence North 87°59'43" East along the westernmost north line of said one hundred and twenty acre tract, the south line of said 41.45 acre tract, along or nearly along the westernmost north line of said Cutberth Survey (A-205) and the south line of said Wheat Survey, gradually departing CR 2743, for a total distance of 388.07 feet to a 1/2" iron rod with a cap marked "Denney" set at the southeast corner of said 41.45 acre tract and the southernmost southwest corner of a called 171 acre tract conveyed to Riley Willard in a Deed found in Volume "Z-4", Page 498 of the Deed Records of Cass County, Texas;

Thence North 88°11'31" East along the westernmost north line of said one hundred and twenty acre tract, the southernmost south line of said 171 acre tract, and along or nearly along the westernmost north line of said Cutberth Survey (A-205) and the south line of said Wheat Survey, and at a distance of 341.60 feet passing a 1/2" iron rod with a cap marked "Denney" set at the southernmost southeast corner of said 171 acre tract and the southwest corner of a called fifty acre tract described in first said Deed (and better described in second said Deed), then continuing on along the south line of said fifty acre tract and at a distance of 1814.66 feet passing a 60d nail found, then continuing on for a total distance of 1819.38 feet to a 1/2" iron rod with a cap marked "Denney" set at the southeast corner of said fifty acre tract and the northernmost northeast corner of said one hundred and twenty acre tract, the same lying in the west line of a called 27.0000 acre tract conveyed to Gordon D. Stout and wife, Luanne R. Stout in a Deed known as Instrument No. 2015007102 of the Official Public Records of Cass County, Texas, and at or near the northernmost northeast corner of said Cutberth Survey (A-205) and the southeast corner of said Wheat Survey, in or near the west line of the Sampson Cutberth Survey, Abstract No. 244, Cass County, Texas, and in or near the western right-of-way line of County Road No. 2742, from which a 5/8" iron rod with a cap marked "RPLS 4874" found at the northwest corner of said 27.0000 acre tract and a southwest corner of the remainder of a called 132.388 acre tract conveyed to Dans Park, LLC in a Deed known as Instrument No. 2020005346 of the Official Public Records of Cass County, Texas bears North 01°47'31" West 470.85 feet, and a 1/2" iron rod with a cap marked "Knox" found at the westernmost northwest corner of a called 34.654 acre tract conveyed to Justin Blackwell and wife, Amy Blackwell in a Deed known as Instrument No. 2011002391 of the Official Public Records of Cass County, Texas bears North 01°47'31" West 1468.21 feet;

Thence South 01°47'31" East along the northernmost east line of said one hundred and twenty acre tract, the west line of said 27.0000 acre tract, along or nearly along the northernmost east line of said Cutberth Survey (A-205), the west line of said Cutberth Survey (A-244) and the western right-of-way line of CR 2742, and at a distance of approximately 149 feet passing near the end of CR 2742, then continuing on for a total distance of 197.36 feet to a 1" iron pipe found at the southwest corner of said 27.0000 acre tract, an ell corner of said one hundred and twenty acre tract, and at or near the southwest corner of said Cutberth Survey (A-244) and an ell corner of said Cutberth Survey (A-205);

Thence North 87°28'55" East, generally along a fence, along the easternmost north line of said one hundred and twenty acre tract, the south line of said 27.0000 acre tract, and along or nearly along the easternmost north line of said Cutberth Survey (A-205) and the south line of said Cutberth Survey (A-244) for a distance of 1453.48 feet to a 1" angle iron found at the easternmost northeast corner of said one hundred and twenty acre tract, a northwest corner of the remainder of said 132.388 acre tract, and at

or near the easternmost northeast corner of said Cutberth Survey (A-205) and the northwest corner of the Henry Killingsworth Survey, Abstract No. 621, Cass County, Texas, from which a 5/8" iron rod with a cap marked "RPLS 4874" found at the southeast corner of said 27.0000 acre tract and an ell corner of the remainder of said 132.388 acre tract bears North 87°29'48" East 526.54 feet;

Thence South 01°47'22" East along the southernmost east line of said one hundred and twenty acre tract, a west line of said 132.388 acre tract, and along or nearly along the southernmost east line of said Cutberth Survey (A-205) and the west line of said Killingsworth Survey for a distance of 1227.11 feet to a 1/2" iron rod with a cap marked "Denney" set at the southeast corner of said one hundred and twenty acre tract and the northeast corner of a called 50 acre tract conveyed to I.B. Buford in a Deed found in Volume "U-8", Page 23 of the Deed Records of Cass County, Texas, from which a 1" angle iron found at a southwest corner of said 132.388 acre tract, and at or near the southwest corner of said Killingsworth Survey bears South 01°47'22" East 275.17 feet;

Thence South 87°28'55" West along the south line of said one hundred and twenty acre tract, the north line of said 50 acre tract (U-8/23), then the north line of a called 50 acre tract conveyed to Quitman Buford in a Deed found in Volume "W-8", Page 230 of the Deed Records of Cass County, Texas, and at a distance of approximately 1836 feet (at approximately 9 feet to the left) passing an old stump with wire near the northwest corner of said 50 acre tract (W-8/230) and the northeast corner of a called 50 acre tract conveyed to Harriet Debra Hindman Gay, Trustee in a Deed known as Instrument No. 2023005897 of the Official Public Records of Cass County, Texas, then continuing on along the north line of said 50 acre tract (2023005897) and then the north line of the remainder of a called 50 acre tract conveyed to Bessie Boyd in a Deed found in Volume "Z-7", Page 461 of the Deed Records of Cass County, Texas, and at a distance of approximately 3653 feet passing the centerline of a northerly/southerly dirt road, then continuing on for a total distance of 3683.84 feet to a 1/2" iron rod with a cap marked "Denney" set at the southwest corner of said one hundred and twenty acre tract and the northwest corner of said 50 acre tract (Z-7/461) the same lying in the east line of a called 18-8/10 acre tract conveyed to Noah Cameron and Susie Jackson in said Partition Deed, and in or near the west line of said Cutberth Survey (A-205) and the east line of said Barker Survey, from which a bridge nail found at the northwest corner of a called 15.40 acre tract conveyed to Gary Westbrook in a Deed found in Volume 1003, Page 583 of the Real Property Records of Cass County, Texas bears South 00°53'31" East 1709.19 feet and a 6" bois d'arc fence corner bears approximately North 81°18' East 97.3 feet;

Thence North 00°53'31" West along the west line of said one hundred and twenty acre tract, the east line of said 18-8/10 acre tract and then the east line of said 9-4/10 acre tract, and along or nearly along the west line of said Cutberth Survey (A-205) and the east line of said Barker Survey, and crossing said dirt road multiple times for a total distance of 1450.96 feet to the place of beginning, and containing a total of 114.194 acres of land, with approximately 0.057 acres lying in said county roads, leaving net acreage of 114.137 acres.