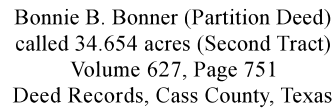


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Notes:


John W. Denney
Licensed Professional Land Surveyor No. 6516
Licensed State Land Surveyor
Denney Land Surveying, LLC
Firm Registration No. 10194010
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Job No. 2025-D084
Date of plat: April 15, 2025



Cynthia Diana Taff to Dans Park, LLC
remainder of called 132.388 acres
Instrument No. 2020005346
Official Public Records, Cass County, Texas

Cynthia D. Taff and husband, Farris G. Byrd
to Gordon D. Stout and wife, Luanne R. Stout
called 27.0000 acres
Instrument No. 2015007102
Official Public Records, Cass County, Texas

Cynthia Diana Taft to Dans Park, LLC
remainder of called 132.388 acres
Instrument No. 2020005346
Official Public Records, Cass County, Texas

Henry Killingsworth Survey
Abstract No. 621
Cass County, Texas

Ailsey M. Phillips Survey
Abstract No. 852
Cass County, Texas

STATE OF TEXAS
COUNTY OF CASS

Denney Land Surveying, LLC does hereby certify that the following plat and descriptions were prepared from an actual survey made on the ground during the month of April, A.D. 2025.

DESCRIPTION OF PROPERTY

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 said 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 Cutbush Survey, Abstract No. 205, Cass County, Texas, the same lying in the west line of a called 27,000 acre tract conveyed to Gordon D. Stout and wife, Luanne K. Stout, in a Deed recorded in the Public Official Records of said Cass County, Texas, as Abstract No. 202005346, and at or near the southwest corner of said Wheat Survey, Abstract No. 244, Cass County, Texas, and at 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 27,000 acre tract, an ell corner of said one hundred and twenty acre tract, and at or near the south corner of said Cutbush Survey (A-244) and an ell corner of said Cutbush 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. 202005346 of the Public Official Records of said Cass County, Texas, and at or near the easternmost northeast corner of said Cutbush Survey (A-202005346) of the Public Official Records of said Cass County, Texas, Abstract No. 202005346, and at or near the northeast corner of said Wheat Survey (Abstract No. 205), North 89°48'18" East, 148 feet, and a 5/8" iron rod with a cap marked "RPLS 48734" found at the southeast corner of said 27,000 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 78°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 Cuthbert 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 Wilford 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 was found; thence North 88°11'31" West along the west line of said fifty acre tract and the east line of said one hundred and twenty 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+10 acre tract conveyed to Felschia 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 Cuthbert Survey (A-205), the northeast corner of the Milton Barlett Survey, Abstract No. 90, Cass County, Texas and in the pavement of County Road No. 2743 bears South 88°11'31" West 11.60 feet and South 88°11'31" West 4.72 feet, a 4" concrete monument found at the northeast corner of said fifty acre tract, said 41.45 acres, the north line of said fifty acre tract and the pavement of said County Road No. 2743 bears North 88°11'31" West 1.60 feet and South 88°11'31" West 1.60 feet; thence North 88°11'31" West 1.60 feet to a 1" iron pipe found in the west line of said 41.45 acre tract and the east line of a called 60.00 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, and South 87°59'43" West 647.19 feet and North 01°12'44" East 7.88 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. Bommer 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 Cuthbert 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 Cuthbert Survey (A-210), and at a distance of 9.57 feet passing a 1/2" iron rod and with a cap marked "Knox" found at the southwest corner of said 34.654 acre Bonner tract and the 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 the State of North Dakota, and then continuing on the west line of said 34.654 acre Bonner tract, and then continuing on or 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 acres 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 continuing on or generally along the west line of said Cuthbert 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'x8" iron rod found at the northwest corner said one hundred and twenty acre tract, and the northeast corner of a called 9-4/10 acre tract conveyed to Felsidia Tarver and Ira Cameron in a Partition Deed found in Volume "A-8", Page 3897 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. 1674, recorded in the Public Official Records of Cass County, Texas, and near the southwest corner of the north half of Section 35, the northeast corner of the Milford Barker Survey, Abstract No. 145, Cass County, Texas, 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 acres tract, the north line of said 9-4/10 acre tract and the pavement of CR 2743 bears S75°59'43"N West 185.32 feet and a 1" steel 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 J. H. B. Smith by deed recorded in the Public Official Records of Cass County, Texas, bears S87°59'43"W West 239.12 feet and N 01°12'44"W West 8.78 feet.

87° 59' 43" West 259' 12" 162 feet and North 01° 12' 44" West 87.8 feet, north.

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 Cuthbert 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 "Dennery" 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 Cuthbert 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 181.46 feet passing a 60/64 nail found, then continuing on for a distance of 127.00 feet to a 1/2" iron rod set at the southeast corner of said 171 acre tract, then along the north line of said 171 acre tract to 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, Luane R. Stout in a Deed known as Instrument No. 2015001702 of the Official Public Records of Cass County, Texas, and at or near the northernmost northeast corner of said Cuthbert Survey (A-205) and the southeast corner of said Wheat Survey, or in near the west line of the Sampson Cuthbert 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 the southwest corner of the remainder of a called 132.388 acre tract conveyed to Duns Park, L.P. in a Deed known as Instrument No. 2015001703 of the Official Public Records of Cass County, Texas, then along the north line of said 132.388 acre tract to a 1/2" iron rod with a cap marked "Knob" 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 146.21 feet.

Thence South 014°73'11" 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 Cuthbert Survey (A-205), the west line of said Cuthbert 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 Cuthbert Survey (A-244) and an ell corner of said Cuthbert Survey (A-205);

Thence North 72°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 27,000 acre tract, and along or nearly along the easternmost north line of said Cuthbert Survey (A-205) and the south line of said Cuthbert Survey (A-204) for a distance of 1455.48 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 Cuthbert 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 27,000 acre tract and an ell corner of the remainder of said 132,388 acre tract bears North 72°29'48" East 526.54 feet;

Thence South 104°47'22" East along the southeastern 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 Cuthbert Survey (A-205) and the west line of said Killingsworth Survey for a distance of 1455.48 feet to a 5/8" iron rod with a cap marked "Dennis" 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 104°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 Qutman Buford in a Deed found in Volume "W-S", 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 which were 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 (2nd Addition) and the north line of said 50-acre tract, remaining a called 50-acre tract conveyed to Bessie C. Hester by deed dated August 11th, 1904, recorded in the Deed Records of Cass County, Texas, and at a distance of approximately 150 feet crossing 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 set at point calling "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 Camerer and Susan Jackie 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 passed at the northwest corner of said 15.40 acre tract conveyed to Gay Westbrook in a Deed found in Volume 1003, Page 583 of the Real Property Records of Cass County, Texas bears south course 00°53'31"E 1709.19 feet and a 6" bois d'arc fence corner bears approximately North 81°18'E 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.