



TRACT NO. 1-43.166 ACRES

THIS IS TO CERTIFY, that this plat correctly reflects the results of a survey made on the ground covering all that certain tract or parcel of land being 43.166 acres out of the SAMUEL BURMAN SURVEY, Abstract No. 67, Cass County, Texas, and being a part of Tract One and Tract Two as conveyed to Harvie Olyn McCoy by Special Warranty Deed recorded in Volume 1148, Page 659 of the Real Property Records of Cass County, Texas, and the subject tract of land being more particularly described by means and bounds as follows:

Commencing at a point located in County Road No. 4683, being the Southwest corner of said Tract One and the Southeast corner of that certain 76.223 acre tract of land as conveyed to Terry D. Boatman and spouse, Leila Boatman, by General Warranty Deed recorded in Volume 1178, Page 473 of the Official Public Records of Cass County, Texas; THENCE, N. 16°20'00" E. (Basis of Bearing), passing a 1" iron pin found on line at 29.97 feet for the Southwest corner of that certain 0.69 acre tract of land as conveyed to Gary R. Lankford by instrument recorded in Volume 893, Page 792 of the Real Property Records of Cass County, Texas, and continuing for a total distance of 229.97 feet with the West line of said Tract One, the West line of said Lankford tract, and the East line of said Boatman tract to a 1/2" iron pin set for corner at the Northwest corner of said Tract One, same being the East line of said Boatman tract to a certain tract of land as conveyed to Gary R. Lankford by instrument recorded in Volume 893, Page 792 of the Real Property Records of Cass County, Texas, and continuing for a total distance of 229.97 feet with the West line of said Tract One, the West line of said Lankford tract, and the East line of said Boatman tract to a 1/2" iron pin set for corner at the Northwest corner of said Tract One, same being the East line of said Boatman tract to a certain tract of land as conveyed to Gary R. Lankford by instrument recorded in Volume 893, Page 792 of the Real Property Records of Cass County, Texas; THENCE, S. 89°31'35" E. 1495.36 feet with the North line of said Tract One, same being the South line of said Boatman tract to a 1" iron pin found for the Southwest corner of said Boatman tract and on with the North line of a certain 0.69 acre tract of land as conveyed to Robert G. Smith and wife, Martha Lynn Smith, by Warranty Deed recorded in Volume 454, Page 387 of the Official Public Records of Cass County, Texas; THENCE, S. 89°31'35" E. 386.34 feet with the North line of said Tract One and a South line of said Smith tract to a 5/8" iron pin found for corner at the Northeast corner of said Tract One; THENCE, S. 89°31'35" E. 1031.00 feet with the East line of said Tract One, same being a West line of said Smith tract to a 5/8" iron pin found for corner at the Southwest corner of said Tract One, said corner being located on the North line of a certain called instrument No. 201400221 of the Official Public Records of Cass County, Texas; THENCE, N. 87°29'11" W. 1447.00 feet with the South line of said Tract One to a point for corner in County Road No. 4683; THENCE, N. 87°29'11" W. 34.77 feet with the South line of said Tract One and a West line of said Smith tract to a 5/8" iron pin set for corner at the Northeast corner of said Tract One; THENCE, N. 23°07'07" E. 405.09 feet across said Tract One and Tract Two to a 1/2" iron pin set for corner; THENCE, N. 64°42'32" W. 391.45 feet across said Tract One and Tract Two to a 1/2" iron pin set for corner; THENCE, S. 25°07'07" W. 405.09 feet to a 5/8" iron pin found for corner at the Northeast corner of a certain 0.69 acre tract of land as conveyed to Harvie Olyn McCoy by General Warranty Deed recorded in Volume 1148, Page 659 of the Real Property Records of Cass County, Texas; THENCE, S. 89°31'35" E. 220.04 feet with the extension of said Smith tract to the Point of Beginning and containing 43.166 acres of land, more or less.

TRACT NO. 2-5.000 ACRES

THIS IS TO CERTIFY, that this plat correctly reflects the results of a survey made on the ground covering all that certain tract or parcel of land being 5.000 acres out of the SAMUEL BURMAN SURVEY, Abstract No. 67, Cass County, Texas, and being a part of Tract One and Tract Two as conveyed to Harvie Olyn McCoy by Special Warranty Deed recorded in Volume 1148, Page 659 of the Real Property Records of Cass County, Texas, and the subject tract of land being more particularly described by means and bounds as follows:

Commencing at a point located in County Road No. 4683, being the Southwest corner of said Tract One and the Southeast corner of that certain 76.223 acre tract of land as conveyed to Terry D. Boatman and spouse, Leila Boatman, by General Warranty Deed recorded in Volume 1178, Page 473 of the Official Public Records of Cass County, Texas; THENCE, N. 16°20'00" E. (Basis of Bearing), passing a 1" iron pin found on line at 29.97 feet for the Southwest corner of that certain 0.69 acre tract of land as conveyed to Gary R. Lankford by instrument recorded in Volume 893, Page 792 of the Real Property Records of Cass County, Texas, and continuing for a total distance of 229.97 feet with the West line of said Tract One, the West line of said Lankford tract, and the East line of said Boatman tract to a 1/2" iron pin set for corner at the Northwest corner of said Tract One, same being the East line of said Boatman tract to a certain tract of land as conveyed to Gary R. Lankford by instrument recorded in Volume 893, Page 792 of the Real Property Records of Cass County, Texas; THENCE, S. 89°31'35" E. 1495.36 feet with the North line of said Tract One, same being the South line of said Boatman tract to a 1" iron pin found for the Southwest corner of said Boatman tract and on with the North line of a certain 0.69 acre tract of land as conveyed to Robert G. Smith and wife, Martha Lynn Smith, by Warranty Deed recorded in Volume 454, Page 387 of the Official Public Records of Cass County, Texas; THENCE, S. 89°31'35" E. 386.34 feet with the North line of said Tract One and a South line of said Smith tract to a 5/8" iron pin found for corner at the Northeast corner of said Tract One; THENCE, S. 89°31'35" E. 1031.00 feet with the East line of said Tract One, same being a West line of said Smith tract to a 5/8" iron pin found for corner at the Southwest corner of said Tract One, said corner being located on the North line of a certain called instrument No. 201400221 of the Official Public Records of Cass County, Texas; THENCE, N. 87°29'11" W. 1447.00 feet with the South line of said Tract One to a point for corner in County Road No. 4683; THENCE, N. 87°29'11" W. 34.77 feet with the South line of said Tract One and a West line of said Smith tract to a 5/8" iron pin set for corner at the Northeast corner of said Tract One; THENCE, N. 23°07'07" E. 405.09 feet across said Tract One and Tract Two to a 1/2" iron pin set for corner; THENCE, N. 64°42'32" W. 391.45 feet across said Tract One and Tract Two to a 1/2" iron pin set for corner; THENCE, S. 25°07'07" W. 405.09 feet to a 5/8" iron pin found for corner at the Northeast corner of a certain 0.69 acre tract of land as conveyed to Harvie Olyn McCoy by General Warranty Deed recorded in Volume 1148, Page 659 of the Real Property Records of Cass County, Texas; THENCE, S. 89°31'35" E. 220.04 feet with the extension of said Smith tract to the Point of Beginning and containing 5.000 acres of land, more or less.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY. The undersigned does hereby certify that this survey was made on the ground of the property highly described herein and is correct, and that any discrepancies, conflicts, shortages in area, bounding line conflicts, encroachments of improvements, apparent or otherwise, or rights-of-way are as shown hereon and/or described herein as best can be determined by the documents on file and as per on the ground survey, and that said property appears to have access to and from a dedicated roadway.

JOHNNY E. PLUNK, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 5080

2025 EX-100, ATLANTA, TEXAS

PLUNK LAND SURVEYING	TWO TRACTS IN SAMUEL BURMAN SURVEY, A-67 CASS COUNTY, TEXAS
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The undersigned, JOHNNY E. PLUNK, JR., does hereby certify that the foregoing is a true and correct copy of the original survey as recorded in the Public Records of the State of Texas, and that the same is a true and correct copy of the original survey as recorded in the Public Records of the State of Texas.

TRACT NO. 1---43.168 ACRES

THIS IS TO CERTIFY: that this plat correctly reflects the results of a survey made on the ground covering all that certain tract or parcel of land being 43.168 acres out of the SAMUEL BURNHAM SURVEY, Abstract No. 67, Cass County, Texas, and being a part of Tract One and Tract Two as conveyed to Marsha Glynn McCoy by Special Warranty Deed recorded in Volume 1149, Page 859 of the Real Property Records of Cass County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Commencing at a point located in County Road No. 4683, being the Southwest corner of said Tract One and the Southeast corner of that certain 76.223 acre tract of land as conveyed to Terry D. Boatman and spouse, Leita Boatman, by General Warranty Deed recorded in Volume 1178, Page 473 of the Official Public Records of Cass County, Texas;

THENCE: N 16°20'00" E (Basis of Bearing), passing a 1" iron pipe found on line at 29.97 feet for the Southwest corner of that certain 0.69 acre tract of land as conveyed to Gary R. Lankford by Instrument recorded in Volume 893, Page 792 of the Real Property Records of Cass County, Texas, and continuing for a total distance of 229.97 feet with the West line of said Tract One, the West line of said Lankford tract, and the East line of said Boatman tract to a ½" iron pin set for corner at the Northwest corner of said Lankford tract and being the Point of Beginning for the herein described tract of land;

THENCE: N 16°20'00" E, 887.49 feet with the West line of said Tract One, same being the East line of said Boatman tract to a ¾" iron pipe found for corner at the Northwest corner of said Tract One, said corner also being the Southwest corner of a certain tract of land as conveyed to Gaston Robert Strickland and wife, Willie L. Strickland, by Deed recorded in Volume 642, Page 450 of the Deed Records of Cass County, Texas;

THENCE: S 89°31'35" E, 1495.38 feet with the North line of said Tract One, same being the South line of said Strickland tract, to a 1" iron pipe found for the Southeast corner of said Strickland tract and a Southwest corner of a certain tract of land as conveyed to Robert G. Smith and wife, Martha Lynn Smith, by Warranty Deed recorded in Volume 459, Page 397 of the Deed Records of Cass County, Texas;

THENCE: S 89°49'30" E, 366.34 feet with the North line of said Tract One and a South line of said Smith tract to a 5/8" iron pin found for corner at the Northeast corner of said Tract One;

THENCE: S 00°18'46" E, 1081.00 feet with the East line of said Tract One, same being a West line of said Smith tract to a bolt found for corner at the Southeast corner of said Tract One, said corner being located on the North line of a certain called 100 acre tract as conveyed to Sandra Eaton Brown and Jimmy N. Eaton, Jr., by General Warranty Deed recorded as

Instrument No. 2014006221 of the Official Public Records of Cass County, Texas;

THENCE: N 89°25'11" W, 1447.00 feet with the South line of said Tract One to a point for corner in County Road No. 4683;

THENCE: N 84°41'26" W, 34.77 feet with the South line of said Tract one to a nail set for corner in said County Road;

THENCE: N 25°07'07" E, 495.09 feet across said Tract One and Tract Two to a ½" iron pin set for corner;

THENCE: N 64°52'53" W, 391.49 feet across said Tract One and Tract Two to a ½" iron pin set for corner;

THENCE: S 25°07'07" W, 406.06 feet to a 5/8" iron pin found for corner at the Northeast corner of a certain 0.69 acre tract of land as conveyed to Natalie Ann Mills by General Warranty Deed recorded as Instrument No. 2013002359 of the Official Public Records of Cass County, Texas;

THENCE: S 86°04'31" W, 319.68 feet with the North line of said Mills tract and on with the North line of said Lankford tract to the Point of Beginning and containing 43.168 acres of land, more or less.

TRACT NO. 2--5.000 ACRES

THIS IS TO CERTIFY: that this plat correctly reflects the results of a survey made on the ground covering all that certain tract or parcel of land being 5.000 acres out of the SAMUEL BURNHAM SURVEY, Abstract No. 67, Cass County, Texas, and being a part of Tract One and Tract Two as conveyed to Marsha Glyn McCoy by Special Warranty Deed recorded in Volume 1149, Page 859 of the Real Property Records of Cass County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Commencing at a point located in County Road No. 4683, being the Southwest corner of said Tract One and the Southeast corner of that certain 76.223 acre tract of land as conveyed to Terry D. Boatman and spouse, Leita Boatman, by General Warranty Deed recorded in Volume 1178, Page 473 of the Official Public Records of Cass County, Texas;

THENCE: N 16°20'00" E (Basis of Bearing), passing a 1" iron pipe found on line at 29.97 feet for the Southwest corner of that certain 0.69 acre tract of land as conveyed to Gary R. Lankford by Instrument recorded in Volume 893, Page 792 of the Real Property Records of Cass County, Texas, and continuing for a total distance of 229.97 feet with the West line of said Tract One, the West line of said Lankford tract, and the East line of said Boatman tract to a 1/2" iron pin set for corner at the

Northwest corner of said Lankford tract;

THENCE: N 86°04'31" E, 319.68 feet with the North line of said Lankford tract and on with the North line of a certain 0.69 acre tract of land as conveyed to Natalie Ann Mills by General Warranty Deed recorded as Instrument No. 2013002359 of the Official Public Records of Cass County, Texas, to a 5/8" iron pin found for corner at the Northeast corner of said Mills tract and being the Point of Beginning for the herein described tract of land;

THENCE: N 25°07'07" E, 406.06 feet to a 1/2" iron pin set for corner;

THENCE: S 64°52'53" E, 391.49 feet across said Tract One and Tract Two to a 1/2" iron pin set for corner;

THENCE: S 25°07'07" W, 495.09 feet across said Tract One and Tract Two to a nail set for corner on the South line of said

Tract One, said corner being located in County Road No. 4683;

THENCE: N 84°41'26" W, 324.97 feet with the South line of said Tract One and partially with said County Road to an angle point for corner in said line;

THENCE: S 86°04'32" W, 57.84 feet with the South line of said Tract One and partially with said County Road to a nail set for corner at the intersection point of the South line of said Tract One and an extension of the East line of said Mills tract;

THENCE: N 16°19'01" E, 229.94 feet with the extension of and with the East line of said Mills tract to the Point of Beginning and containing 5.000 acres of land, more or less.

TERRY D. BOATMAN
VOL. 1178, PG. 473
OFFICIAL PUBLIC REC.

GATON ROBERT STRICKLAND
VOL. 642, PG. 450
DEED RECORDS

ROBERT G. SMITH
VOL. 458, PG. 397
DEED RECORDS

ROBERT G. SMITH
VOL. 458, PG. 397
DEED RECORDS

HARRY D. RANEY
VOL. 1073, PG. 531
REAL PROP. RECORDS

E. H. FLORENCE
VOL. 469, PG. 79
DEED RECORDS

FOUND 1" IRON PIPE 30' OFF-SET
P.O.C. SW COR. MCDONALD TRACT CALLED 50.075 ACRES

SANDRA EATON BROWN
DOC#2014006221
OFFICIAL PUBLIC RECORDS

