

**This Document Was Prepared by:**

Classic Country Land, LLC  
940 W Stacy Rd, #140  
Allen, TX 75013

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to:**

Classic Country Land, LLC  
940 W Stacy Rd, 140  
Allen, TX 75013

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Classic Country Land, LLC  
DECLARATION OF COVENANTS AND RESERVATIONS

From: February 26, 2025

Classic Country Land LLC, a Texas LLC, is the owner of the following described real property situated in Texas County, Missouri to wit:

Property Name: Sleepy Hollow

LEGAL DESCRIPTION – See Exhibit "A"

**SECTION I: The following reservations and restrictive covenants are imposed upon the Property all of which are to be construed as covenants running with the title to the Property and with every part thereof.**

Classic Country Land, LLC intends to subdivide the property and sell the property in parcels and desires to protect the property from environmental harm and unpleasant living conditions.

The foregoing reservations and restrictive covenants are to run with title to the Property and shall be binding upon all parties and all persons owning any part of the Property and shall continue in force until February 26, 2055, and shall automatically be extended thereafter for successive periods of ten years, provided however, that the then-owners of two-thirds of the square feet of surface area contained in the Property may vote to change these reservations and restrictive covenants in whole or in part at any time.

If the owner or any person in possession of any part of the Property shall violate any of the reservations and restrictive covenants herein set forth, it shall be lawful for any other person owning any part of the Property to prosecute any proceedings at law or in equity against any person or persons violating any such reservations and restrictive covenants either to prevent the violation thereof, or to recover damages, or both. Invalidation of any of these reservations and restrictive covenants by judgment or court order shall in no wise affect any of the other restrictions and restrictive covenants all of which shall remain in full force and effect.

**Single Family Residential and Recreational Use Only:** All parcels shall be used for residential and recreational purposes only. Under no circumstances shall any commercial activity be permitted, which includes commercial growing of marijuana. One (1) greenhouse for personal use is allowed, so long as it is not larger than 200 square feet (an 8'x24' greenhouse is 192 square feet for example). All uses shall comply with Missouri State Building Codes and if applicable, Texas County Building and Zoning Department regulations and permitted uses.

**Dwelling Type (if occupied):** Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

**Pets and Livestock:** Farm animals are permitted with exceptions. They are not allowed to create any nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. A parcel may be used for ranching, including the use of keeping a reasonable number of horses and cattle thereon, provided the parcel has been fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted. No more than three (3) dogs are permitted. Dogs must be contained to your property.

**Waste and Debris:** Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited. If you do not remove such debris within thirty days of notice, you agree to pay Classic Country Land, LLC \$100 per week until this infraction is corrected.

**Environmental Protection:** Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

**Roads:** You agree to keep the easement clear of blockages of any kind, which includes the roadway and ditches. The individual owners are responsible for road maintenance to private access roads. Deeded easements have been recorded for all roads. No commercial vehicles or heavy equipment are permitted to use the road, unless necessary for construction. If it becomes necessary to permit such usage, and if any road damage is incurred because of said usage, the owners of said vehicles and/or equipment will be required to repair the road back to its original condition. If owners of said vehicles and/or equipment are not the property owners, then the property owner will ultimately be financially responsible for any damage done and no other owners will be required to contribute financially. Delivery trucks are permitted to use the access roads.

**Structure/Fencing Setbacks:** You agree not to construct any buildings or locate any residence within seventy feet of the access road(s) or within fifty feet of a boundary, or as prescribed in any recorded easements or plats. Fences must not encroach upon the road easements as defined in the survey.

**Additional Subdivision of Parcels:** No parcel may be subdivided into more than 2 parcels without the express written consent of the Seller.

**SECTION II: The foregoing reservations and restrictive covenants are to run with the land until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.**

**Residing on the Property:** You agree not to take up residence on the property until you have completed a Residency Permit from Classic Country Land, LLC. You further agree to keep Classic Country Land, LLC apprised of your full-time address.

**Single Family Residential and Recreational Use Only:** All parcels shall be used for residential and recreational purposes only. Under no circumstances shall any commercial activity be permitted, which includes commercial growing of marijuana. One (1) greenhouse for personal use is allowed, so long as it is not larger than 200 square feet (an 8'x24' greenhouse is 192 square feet for example). All uses shall comply with Missouri State Building Codes and if applicable, Texas County Building and Zoning Department regulations and permitted uses.

**Dwelling Type (if occupied):** Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

**Subleasing:** You agree not to rent, lease, sublet, loan, or assign any part of this property for the duration of this Contract for Deed.

**Pets and Livestock:** Farm animals are permitted with exceptions. They are not allowed to create any nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. A parcel may be used for ranching, including the use of keeping a reasonable number of horses and cattle thereon, provided the parcel has been fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted. No more than three (3) dogs are permitted per Contract for Deed. Dogs must be contained to your property.

**Utility/Water Installation:** Any utility construction on a parcel shall be the Buyer's responsibility at the Buyer's sole expense. Any well drilled on a parcel will also be the Buyer's responsibility and sole expense. Well permits must be obtained from the county if required.

**Waste and Debris:** Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited. If you do not remove such debris within thirty days of notice, you agree to pay Classic Country Land, LLC \$100 per week until this infraction is corrected.

**Septic Systems:** If occupied by a residence; a septic system, composting system, a maintained portable toilet, or outhouse must be constructed in accordance with all federal, state, and local standards.

**Environmental Protection and Cutting Timber:** You agree not to cut or remove marketable timber (Any tree with a stump diameter of 16" and larger, no lower than 6" from ground level) from the property without the express written permission of Classic Country Land, LLC during the term of indebtedness. Should you violate this clause by cutting any tree or trees of stated size without permission, you agree to pay Classic Country Land, LLC not less than

\$1,000 per tree cut. The beauty of the property is in the mixture of trees and open space. Trees having a stump diameter of 16" and larger, no lower than 6" from ground level may only be cut if the following conditions are met: a) are dead or dying or b) removal is required to clear land for building sites, access roads, fire prevention, enable installation of utilities, view corridors, or recreational open space. In any event, not more than twenty percent (20%) of any one parcel may be cut or cleared. Any timber cut from the property shall not be removed from the premises or sold for profit; including but not limited to logs, lumber, firewood, etc. Commercial wood harvesting is prohibited. Excavation and selling of surface or subsurface rock is prohibited. Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

**Hunting:** Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from any of the access roads within the property. Please contact the State Wildlife Dept. for required licenses and seasons.

**Roads:** You agree to keep the easement clear of blockages of any kind, which includes the roadway and ditches. The individual owners are responsible for road maintenance to private access roads. Deeded easements have been recorded for all roads. No commercial vehicles or heavy equipment are permitted to use the road, unless necessary for construction. If it becomes necessary to permit such usage, and if any road damage is incurred because of said usage, the owners of said vehicles and/or equipment will be required to repair the road back to its original condition. If owners of said vehicles and/or equipment are not the property owners, then the property owner will ultimately be financially responsible for any damage done and no other owners will be required to contribute financially. Delivery trucks are permitted to use the access roads.

**Structure/Fencing Setbacks:** You agree not to construct any buildings or locate any residence within seventy feet of the access road(s) or within fifty feet of a boundary, or as prescribed in any recorded easements or plats. Fences must not encroach upon the road easements as defined in the survey.

**Additional Subdivision of Parcels:** No parcel may be subdivided until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.

No deviation of any kind shall be permitted from these covenants unless written permission is granted from the Seller.

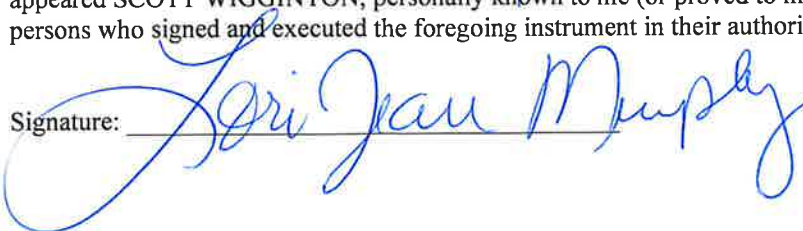
In witness whereof, these reservations and restrictive covenants have been executed this 26th day of February 2025

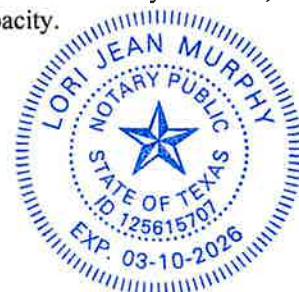
By   
Managing Member

ACKNOWLEDGEMENT  
State of Texas

County of Collin

On this 27 day of February, 2025, before me, the undersigned Notary Public, personally appeared SCOTT WIGGINTON, personally known to me (or proved to me based on satisfactory evidence) to be the persons who signed and executed the foregoing instrument in their authorized capacity.

Signature: 



**EXHIBIT "A"**

THE EAST 1/2 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 7 WEST.

AND

TRACT D:

ALL OF THE SOUTH HALF OF THE NORTHWEST QUARTER, AND, A FRACTIONAL PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 7 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°1050 EAST, 2646.36 FEET ALONG THE NORTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTHWEST QUARTER TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°0850 EAST, 1330.69 FEET ALONG THE NORTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 7°2450 EAST, 21.90 FEET; THENCE SOUTHERLY, 83.66 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 166.06 FEET, THE CHORD OF WHICH IS SOUTH 21°S0S0 EAST, 82.77 FEET; THENCE SOUTHERLY, 56.58 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 271.57 FEET, THE CHORD OF WHICH IS SOUTH 30°1840 EAST, 56.48 FEET; THENCE SOUTH 22°1640 EAST, 144.86 FEET; THENCE SOUTHERLY, 87.80 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 102.38 FEET, THE CHORD OF WHICH IS SOUTH 2°2150 WEST, 85.13 FEET; THENCE SOUTH 30°0330 WEST, 79.01 FEET; THENCE SOUTHERLY, 110.34 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 163.36 FEET, THE CHORD OF WHICH IS SOUTH 13°5010 WEST, 108.26 FEET; THENCE SOUTH 51°2330 WEST, 75.27 FEET; THENCE WESTERLY 104.25 FEET ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY WITH A RADIUS OF 175.67 FEET, THE CHORD OF WHICH IS SOUTH 68°2330 WEST, 102.73 FEET; THENCE WESTERLY, 123.21 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHERLY WITH A RADIUS OF 351.76 FEET, THE CHORD OF WHICH IS SOUTH 75°2130 WEST, 122.58 FEET; THENCE SOUTH 65°1930 WEST, 38.45 FEET; THENCE SOUTH 69°1820 WEST, 58.18 FEET; THENCE SOUTH 81°0350 WEST, 120.66 FEET; THENCE SOUTH 87°5850 WEST, 67.08 FEET; THENCE WESTERLY, 121.42 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHERLY WITH A RADIUS OF 222.86 FEET, THE CHORD OF WHICH IS SOUTH 72°2220 WEST, 119.93 FEET; THENCE SOUTH 56°4550 WEST, 110.17 FEET; THENCE WESTERLY, 372.81 FEET ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY WITH A RADIUS OF 378.24 FEET, THE CHORD OF WHICH IS SOUTH 85°0000 WEST, 357.90 FEET; THENCE WESTERLY, 122.09 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHERLY WITH A RADIUS OF 448.14 FEET, THE CHORD OF WHICH IS NORTH 74°3400 WEST, 121.71 FEET; THENCE WESTERLY, 154.71 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHERLY WITH A RADIUS OF 149.46 FEET, THE CHORD OF WHICH IS SOUTH 67°5820 WEST, 147.89 FEET; THENCE SOUTH 33°5340 WEST, 29.60 FEET TO THE EAST LINE OF THE AFORESAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 0°1430 WEST, 415.78 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°0210 WEST, 2646.38 FEET ALONG THE SOUTH LINE OF THE AFORESAID SOUTH HALF OF THE NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE AFORESAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 0°1420 EAST, 1317.74 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 104.73 ACRES, MORE OR LESS, PER PLAT OF SURVEY J-5083, DATED 1/24/2023, BY CM ARCHER GROUP, P.C.

TRACT E:

A FRACTIONAL PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 7 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE • NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 0°2400 EAST, 1329.73 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO ITS NORTHEAST CORNER; THENCE NORTH 89°0850 WEST, 1318.31 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 7°2450 EAST, 21.90 FEET; THENCE SOUTHERLY, 83.66 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 166.06 FEET, THE CHORD OF WHICH IS SOUTH 21°5050 EAST, 82.77 FEET; THENCE SOUTHERLY, 56.58 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 271.57 FEET, THE CHORD OF WHICH IS SOUTH 30°1840 EAST, 56.48 FEET; THENCE SOUTH 22°1640 EAST, 144.86 FEET; THENCE SOUTHERLY, 87.80 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 102.38 FEET, THE CHORD OF WHICH IS SOUTH 2°2150 WEST, 85.13 FEET; THENCE SOUTH 30°0330 WEST, 79.01 FEET; THENCE SOUTHERLY, 110.34 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 163.36 FEET, THE CHORD OF WHICH IS SOUTH 13°5010 WEST, 108.26 FEET; THENCE CONTINUING SOUTHERLY, 19.54 FEET ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH IS SOUTH 8°5640 EAST, 19.53 FEET; THENCE SOUTH 12°2220 EAST, 182.34 FEET; THENCE SOUTH 25°1400 EAST, 52.47 FEET; THENCE SOUTHERLY, 58.55 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 124.73 FEET, THE CHORD OF WHICH IS SOUTH 11°4710 EAST, 58.02 FEET; THENCE SOUTH 1°3950 WEST, 182.12 FEET; THENCE SOUTH 7°5110 WEST, 123.15 FEET; THENCE SOUTH 5°0500 WEST, 97.78 FEET; THENCE SOUTH 4°0230 EAST, 86.13 FEET TO THE SOUTH LINE OF THE AFORESAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°0210 EAST, 1209.35 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 37.38 ACRES, MORE OR LESS, PER PLAT OF SURVEY J-5083, DATED MAY 24, 2023, BY CM ARCHER GROUP, P.C.

TRACT F:

A FRACTIONAL PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER, AND, A FRACTIONAL PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 7 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 0°1430 EAST, 415.78 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 33°5340 EAST, 29.60 FEET; THENCE EASTERLY, 154.71 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHERLY WITH A RADIUS OF 149.46 FEET, THE CHORD OF WHICH IS NORTH 67°5820 EAST, 147.89 FEET; THENCE EASTERLY, 122.09 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHERLY WITH A RADIUS OF 448.14 FEET, THE CHORD OF WHICH IS SOUTH 74°3400 EAST, 121.71 FEET; THENCE EASTERLY, 372.81 FEET ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY WITH A RADIUS OF 378.24 FEET, THE CHORD OF WHICH IS NORTH 85°0000 EAST, 357.90 FEET; THENCE NORTH 56°4550 EAST, 110.17 FEET; THENCE EASTERLY, 121.42 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHERLY WITH A RADIUS OF 222.86 FEET, THE CHORD OF WHICH IS NORTH 72°2220 EAST, 119.93 FEET; THENCE NORTH 87°5850 EAST, 67.08 FEET; THENCE NORTH 81°0350 EAST, 120.66 FEET;

THENCE NORTH 69°1820 EAST, 58.18 FEET; THENCE NORTH 65°1930 EAST, 38.45 FEET; THENCE EASTERLY, 123.21 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHERLY WITH A RADIUS OF 351.76 FEET, THE CHORD OF WHICH IS NORTH 75°2130 EAST, 122.58 FEET; THENCE EASTERLY, 104.25

FEET ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY WITH A RADIUS OF 175.67 FEET, THE CHORD OF WHICH IS NORTH 68°2330 EAST, 102.73 FEET; THENCE NORTH 51°2330 EAST, 75.27 FEET; THENCE SOUTHERLY, 19.54 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 163.36 FEET, THE CHORD OF WHICH IS SOUTH 8°5640 EAST, 19.53 FEET; THENCE SOUTH 12°2220 EAST, 182.34 FEET; THENCE SOUTH 25°1400 EAST, 52.47 FEET; THENCE SOUTHERLY, 58.55 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 124.73 FEET, THE CHORD OF WHICH IS SOUTH 11°4710 EAST, 58.02 FEET; THENCE SOUTH 1°3950 WEST, 182.12 FEET; THENCE SOUTH 7°5110 WEST, 123.15 FEET; THENCE SOUTH 5°0500 WEST, 97.78 FEET; THENCE SOUTH 4°0230 EAST, 92.70 FEET; THENCE SOUTH 1°1610 WEST, 78.02 FEET; THENCE SOUTH 5°5240 EAST, 91.82 FEET; THENCE SOUTH 12°1100 EAST, 81.57 FEET; THENCE SOUTHERLY, 125.92 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 437.46 FEET, THE CHORD OF WHICH IS SOUTH 3°5610 EAST, 125.49 FEET; THENCE SOUTHERLY, 90.96 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 155.08 FEET, THE CHORD OF WHICH IS SOUTH 12°2930 EAST, 89.66 FEET; THENCE SOUTHERLY, 161.62 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 336.88 FEET, THE CHORD OF WHICH IS SOUTH 43°0220 EAST, 160.07 FEET; THENCE SOUTHERLY, 134.69 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 148.21 FEET, THE CHORD OF WHICH IS SOUTH 30°4500 EAST, 130.10 FEET; THENCE SOUTH 4°4250 EAST, 92.06 FEET; THENCE SOUTH 10°3340 EAST, 110.05 FEET; THENCE SOUTHERLY, 98.41 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 117.33 FEET, THE CHORD OF WHICH IS SOUTH 13°2800 WEST, 95.55 FEET; THENCE NORTH 71°2750 WEST, 1763.80 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 0°1430 EAST, 453.52 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 43.74 ACRES, MORE OR LESS, PER PLAT OF SURVEY J 5083, DATED MAY 24, 2023, BY CM ARCHER GROUP, P.C.

TRACT G:

ALL OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, AND, A FRACTIONAL PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 30 NORTH, RANGE 7 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89°0210 WEST, 1209.35 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 4°0230 EAST, 6.57 FEET; THENCE SOUTH 1°1610 WEST, 78.02 FEET; THENCE SOUTH 5°5240 EAST, 91.82 FEET; THENCE SOUTH 12°1100 EAST, 81.57 FEET; THENCE SOUTHERLY, 125.92 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 437.46 FEET, THE CHORD OF WHICH IS SOUTH 3°5610 EAST, 125.49 FEET; THENCE SOUTHERLY, 90.96 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 155.08 FEET, THE CHORD OF WHICH IS SOUTH 12°2930 EAST, 89.66 FEET; THENCE SOUTHERLY, 161.62 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 336.88 FEET, THE CHORD OF WHICH IS SOUTH 43°0220 EAST, 160.07 FEET; THENCE SOUTHERLY, 134.69 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 148.21 FEET, THE CHORD OF WHICH IS SOUTH 30°4500 EAST, 130.10 FEET; THENCE SOUTH 4°4250 EAST, 92.06 FEET; THENCE SOUTH 10°3340 EAST, 110.05 FEET; THENCE SOUTHERLY, 98.41 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 117.33 FEET, THE CHORD OF WHICH IS SOUTH 13°2800 WEST, 95.55 FEET; THENCE SOUTH 37°2950 WEST, 124.38 FEET; THENCE SOUTHWESTERLY, 140.40 FEET ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY WITH A RADIUS OF 344.19 FEET, THE CHORD OF WHICH IS SOUTH 49°1100 WEST, 139.43 FEET; THENCE SOUTH 60°5200 WEST, 97.86 FEET;

THENCE SOUTH 58°33'00" WEST, 64.49 FEET; THENCE SOUTH 71°02'00" WEST, 63.66 FEET; THENCE SOUTHWESTERLY, 75.41 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY WITH A RADIUS OF 258.33 FEET, THE CHORD OF WHICH IS SOUTH 62°40'10" WEST, 75.14 FEET TO THE SOUTH LINE OF THE AFORESAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°59'00" EAST, 1420.27 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE AFORESAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE NORTH 89°47'40" EAST, 1338.67 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO ITS SOUTHEAST CORNER; THENCE NORTH 0°00'50" WEST, 1331.47 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO ITS NORTHEAST CORNER; THENCE SOUTH 89°21'10" WEST, 1335.21 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 74.23 ACRES, MORE OR LESS, PER PLAT OF SURVEY J-5083, DATED MAY 24, 2023, BY CM ARCHER GROUP, P.C.

TRACT H:

ALL OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND, A FRACTIONAL PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 7 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 88°59'00" WEST, 1420.27 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTHWESTERLY, 64.13 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY WITH A RADIUS OF 258.33 FEET, THE CHORD OF WHICH IS SOUTH 47°11'40" WEST, 63.97 FEET; THENCE SOUTH 40°05'00" WEST, 26.41 FEET; THENCE SOUTH 59°58'10" WEST, 71.21 FEET; THENCE SOUTH 43°59'10" WEST, 90.68 FEET; THENCE SOUTH 44°32'40" WEST, 83.01 FEET; THENCE SOUTH 37°43'10" WEST, 87.61 FEET; THENCE SOUTH 33°46'00" WEST, 113.78 FEET; THENCE SOUTH 43°25'00" WEST, 46.54 FEET; THENCE SOUTHERLY, 95.83 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 159.31 FEET, THE CHORD OF WHICH IS SOUTH 26°11'10" WEST, 94.39 FEET; THENCE SOUTHERLY, 166.38 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 170.35 FEET, THE CHORD OF WHICH IS SOUTH 36°56'00" WEST, 159.85 FEET; THENCE SOUTHERLY, 124.35 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 240.94 FEET, THE CHORD OF WHICH IS SOUTH 50°07'40" WEST, 122.97 FEET; THENCE SOUTH 35°20'40" WEST, 167.64 FEET; THENCE SOUTH 33°10'00" WEST, 96.46 FEET; THENCE SOUTH 43°27'30" WEST, 143.64 FEET; THENCE SOUTH 25°12'20" WEST, 170.21 FEET; THENCE SOUTHERLY, 56.83 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 72.41 FEET, THE CHORD OF WHICH IS SOUTH 47°41'20" WEST, 55.38 FEET; THENCE SOUTH 70°10'20" WEST, 86.07 FEET; THENCE SOUTH 64°11'10" WEST, 64.36 FEET; THENCE WESTERLY, 109.16 FEET ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY WITH A RADIUS OF 105.48 FEET, THE CHORD OF WHICH IS NORTH 86°10'00" WEST, 104.35 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 0°14'30" WEST, 20.95 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°55'50" EAST, 1325.05 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO ITS SOUTHEAST CORNER; THENCE NORTH 0°11'20" EAST, 659.98 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE AFORESAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°57'30" EAST, 1324.45 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO ITS SOUTHEAST CORNER; THENCE NORTH 0°08'20" EAST, 660.58 FEET



ALONG THE EAST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 39.87 ACRES, MORE OR LESS, PER PLAT OF SURVEY J-5083, DATED MAY 24, 2023, BY CM ARCHER GROUP, P.C.

TRACT I:

ALL OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND, A FRACTIONAL PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP\_30 NORTH, RANGE 7 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 88°59'00" WEST, 1420.27 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTHWESTERLY, 64.13 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY WITH A RADIUS OF 258.33 FEET, THE CHORD OF WHICH IS SOUTH 47°11'40" WEST, 63.97 FEET; THENCE SOUTH 40°05'00" WEST, 26.41 FEET; THENCE SOUTH 59°58'10" WEST, 71.21 FEET; THENCE SOUTH 43°59'10" WEST, 90.68 FEET; THENCE SOUTH 44°32'40" WEST, 83.01 FEET; THENCE SOUTH 37°43'10" WEST, 87.61 FEET; THENCE SOUTH 33°46'00" WEST, 113.78 FEET; THENCE SOUTH 43°25'00" WEST, 46.54 FEET; THENCE SOUTHERLY, 95.83 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 159.31 FEET, THE CHORD OF WHICH IS SOUTH 26°11'10" WEST, 94.39 FEET; THENCE SOUTHERLY, 166.38 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 170.35 FEET, THE CHORD OF WHICH IS SOUTH 36°56'00" WEST, 159.85 FEET; THENCE SOUTHERLY, 124.35 FEET ALONG THE ARC OF A CURVE, CONCAVE EASTERLY WITH A RADIUS OF 240.94 FEET, THE CHORD OF WHICH IS SOUTH 50°07'40" WEST, 122.97 FEET; THENCE SOUTH 35°20'40" WEST, 167.64 FEET; THENCE SOUTH 33°10'00" WEST, 96.46 FEET; THENCE SOUTH 43°27'30" WEST, 143.64 FEET; THENCE SOUTH 25°12'20" WEST, 170.21 FEET; THENCE SOUTHERLY, 56.83 FEET ALONG THE ARC OF A CURVE, CONCAVE WESTERLY WITH A RADIUS OF 72.41 FEET, THE CHORD OF WHICH IS SOUTH 47°41'20" WEST, 55.38 FEET; THENCE SOUTH 70°10'20" WEST, 86.07 FEET; THENCE SOUTH 64°11'10" WEST, 64.36 FEET; THENCE WESTERLY, 109.16 FEET ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY WITH A RADIUS OF 105.48 FEET, THE CHORD OF WHICH IS NORTH 86°10'00" WEST, 104.35 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 0°14'30" WEST, 20.95 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°55'50" EAST, 1325.05 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO ITS SOUTHEAST CORNER; THENCE NORTH 0°11'20" EAST, 659.98 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE AFORESAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°57'30" EAST, 1324.45 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO ITS SOUTHEAST CORNER; THENCE NORTH 0°08'20" EAST, 660.58 FEET ALONG THE EAST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 39.87 ACRES, MORE OR LESS, PER PLAT OF SURVEY J-5083, DATED MAY 24, 2023, BY CM ARCHER GROUP, P.C.

TRACT K:

ALL OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 7 WEST, TEXAS COUNTY, MISSOURI, CONTAINING 80.06 ACRES, MORE OR LESS, PER PLAT OF SURVEY J-5083, DATED MAY 24, 2023, BY CM ARCHER GROUP, P.C.

EASEMENTS:

ALONG WITH THE EASEMENTS AS SET FORTH IN EASEMENT DEEDS RECORDED IN BOOK 2022 AT PAGES 1881, 1882 AND 1883, AND IN BOOK 2023 AT PAGES 1840, 1841, 1842, 1843, 1844, 1845 AND 1846, TEXAS COUNTY RECORDS.