



Certificate
I, Charles A. Seago, Registered Professional Surveyor, do hereby certify that I have caused a survey to be made on the herein described and platted property, that it meets the Standards of Practice for Surveyors in Mississippi for a Class "B" Survey, and that the same is true and correct to the best of my knowledge and belief.

Signed this day, June 9th, 2025
Charles A. Seago, PLS #2037



U.S. Land & Cattle Company, LLC - Series 1	
SE $\frac{1}{4}$ & SW $\frac{1}{4}$ of S9, T21N-R11E Webster Co., Ms	Job Reference: 5227
Survey Date: June, 5th-6th 2025	Scale: 1" = 150'
Seago Surveying - Phone: 662-415-7071	

Parcel Line Table		
Line #	Length	Direction
L1	144.75	N59° 21' 49"W
L2	155.00	N59° 44' 59"W
L3	165.68	N60° 44' 58"W
L4	150.55	N60° 16' 17"W
L5	180.00	N60° 04' 43"W
L6	116.88	N58° 35' 50"W
L7	53.59	N51° 12' 58"W
L8	178.64	N42° 30' 08"W

Survey Title Information
EverGreen Land & Timber Co., INC
Deed Book 2025, Page 97
Tax Parcel: 1220000914.00
NE1/4 of SW1/4 & NW1/4 of SE1/4 S9-T21N-11E
Webster Co., MS

Parent Deed

EverGreen Land & Timber Co., INC
Deed Book: 2025, Page: 97
Tax Parcel: 1220000914.00

Survey Description

Tract One:

1.29 Acres, more or less, situated in the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi, being described as follows:

Commencing at a three-inch concrete marker found at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi; thence S 00-50-19 E, 1314.79 feet to a one-inch iron pipe found; thence S 88-31-13 W, 866.50 feet to a t-post set on the southern right-of-way of Webster County Road No. 167 for the POINT OF BEGINNING; thence S 88-31-13 W, 431.71 feet to a half-inch rebar found; thence N 00-09-41 E, 259.43 feet to a half-inch rebar found on the southern right-of-way of Webster County Road No. 167; thence with the southern right-of-way of said road, S 60-02-45 E, 497.25 feet to the POINT OF BEGINNING, containing 1.29 acres, more or less, with all bearings based on the Mississippi East State Plane Coordinate System.

Tract Two:

7.36 Acres, more or less, situated in the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi, being described as follows:

Commencing at a three-inch concrete marker found at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi; thence S 00-50-19 E, 657.39 feet to a t-post set for the POINT OF BEGINNING; thence S 00-50-19 E, 657.39 feet to a one-inch iron pipe found; thence S 88-31-13 W, 763.59 feet to a t-post set on the northern right-of-way of Webster County Road No. 167; thence with the northern right-of-way of said road, N 59-21-49 W, 144.75 feet to a t-post set; thence leaving said right-of-way, N 55-30-54 W, 1065.50 feet to the POINT OF BEGINNING, containing 7.36 acres, more or less, with all bearings based on the Mississippi East State Plane Coordinate System.

Tract Three:

9.41 Acres, more or less, situated in the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi, being described as follows:

BEGINNING at a three-inch concrete marker found at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi; thence S 00-50-19 E, 657.39 feet to a t-post set; thence S 55-30-54 W, 1065.50 feet to a t-post set on the northern right-of-way of Webster County Road No. 167; thence with the northern right-of-way of said road, N 59-44-59 W, 155.00 feet to a t-post set; thence leaving said right-of-way, N 40-17-28 W, 1550.29 feet to the POINT OF BEGINNING, containing 9.41 acres, more or less, with all bearings based on the Mississippi East State Plane Coordinate System

Tract Four:

9.69 Acres, more or less, situated in the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi, being described as follows:

BEGINNING at a three-inch concrete marker found at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi; thence S 40-17-27 W, 1550.29 feet to a t-post set on the northern right-of-way of Webster County Road No. 167; thence with the northern right-of-way of said road, N 60-44-58 W, 165.68 feet to a t-post set; thence leaving said right-of-way, N 28-46-37 W, 1244.33 feet to a t-post set; thence N 88-53-25 E, 548.64 feet to the POINT OF BEGINNING, containing 9.69 acres, more or less, with all bearings based on the Mississippi East State Plane Coordinate System.

Tract Five:

7.85 Acres, more or less, situated in the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi, being described as follows:

Commencing at a three-inch concrete marker found at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi; thence S 88-53-25 W, 1071.56 feet to a t-post set for the POINT OF BEGINNING; thence N 88-53-25 E, 522.92 feet to a t-post set; thence S 28-46-37 W, 1244.33 feet to a t-post set on the northern right-of-way of Webster County Road No. 167; thence with said northern right-of-way, N 60-16-17 W, 150.55 feet to a t-post set, being the southeast corner of the William Berry parcel as recorded in Deed Book 174, Page 149 in the Land Records Office of Webster County, Mississippi; thence leaving said right-of-way and with a common boundary of the Berry parcel the following three (2) Calls: (1) N 30-20-14 E, 528.00 feet to a t-post set, (2) N 59-39-46 W, 330.00 feet

to a t-post set, being the northwest corner of the Berry parcel; thence N 30-20-14 E, 444.66 feet to the POINT OF BEGINNING, containing 7.85 acres, more or less, with all bearings based on the Mississippi East State Plane Coordinate System.

Tract Six:

4.10 Acres, more or less, situated partly in the Southeast and Southwest Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi, being described as follows:

Commencing at a three-inch concrete marker found at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi; thence S 88-53-25 W, 1071.56 feet to a t-post set for the POINT OF BEGINNING; thence S 30-20-14 W, 972.66 feet to a 20-inch pine tree on the northern right-of-way of Webster County Road No. 167; thence with northern right-of-way of said road, N 60-04-43 W, 180.00 feet to a t-post set; thence leaving said right-of-way, N 28-15-17 E, 845.66 feet to a t-post set; thence N 88-53-25 E, 247.00 feet to the POINT OF BEGINNING, containing 4.10 acres, more or less, with all bearings based on the Mississippi East State Plane Coordinate System.

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Tract Seven:

4.15 Acres, more or less, situated in the Southwest Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi, being described as follows:

Commencing at a three-inch concrete marker found at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi; thence N 88-53-25 E, 1318.56 feet to a one-inch iron rod found for the POINT OF BEGINNING; thence S 28-15-17 W, 845.66 feet to a t-post set on the northern right-of-way of Webster County Road No. 167; thence with northern right-of-way of said road the following Two (2) calls: (1) N 58-35-50 W, 116.88 feet, (2) N 51-12-58 W, 53.59 feet to a t-post set; thence leaving said right-of-way, N 17-38-24 E, 682.40 feet to a t-post set; thence N 89-58-48 E, 335.07 feet to the POINT OF BEGINNING, containing 4.15 acres, more or less, with all bearings based on the Mississippi East State Plane Coordinate System.

Tract Eight:

3.21 Acres, more or less, situated in the Southwest Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi, being described as follows:

Commencing at a three-inch concrete marker found at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 9, Township 21 North, Range 11 East, Webster County, Mississippi; thence S 88-53-25 W, 1318.56 feet to a one-inch iron rod found; thence S 89-58-48 W, 335.07 feet to a t-post set for the POINT OF BEGINNING; thence S

17-38-24 W, 682.40 feet to a t-post set on the northern right-of-way of Webster County Road No. 167; thence with the northern right-of-way of said road, N 42-30-08 W, 178.64 feet to a t-post set; thence leaving said right-of-way, N 00-50-19 W, 518.55 feet to a t-post set; thence N 89-58-48 E, 335.07 feet to the POINT OF BEGINNING, containing 3.21 acres, more or less, with all bearings based on the Mississippi East State Plane Coordinate System.