

TRACT 42573 - East Carroll Parish, Louisiana

A certain Tract of land, excluding the beds and bottoms of all navigable waters, belonging to and not presently under mineral lease from Lake Providence Port Commission on March 14, 2012, being more fully described as follows: Those parcels of property situated within the following described area: Beginning at a point having Coordinates of X = 2,404,000.00 and Y = 768,500.00; thence East 8,000.00 feet to a point having Coordinates of X = 2,412,000.00 and Y = 768,500.00; thence South 11,500.00 feet to a point having Coordinates of X = 2,412,000.00 and Y = 757,000.00; thence West 8,000.00 feet to a point having Coordinates of X = 2,404,000.00 and Y = 757,000.00; thence North 11,500.00 feet to the point of beginning; located in East Carroll Parish, Louisiana with and including all alluvion and batture and sand bars formed and attached thereto, and all additions to said land resulting from the opening of new channels or changing of water courses, those parcels of property described as follows:

Tract 1: All of Fractional Section 28, Township 21 North, Range 13 East, **LESS AND EXCEPT:** A parcel of property (13.86 acres) sold to John F. Trim by deed recorded in Conveyance Book "EE" page 449 of said parish records, more particularly described as follows: Beginning at a stone marking the northwest corner of Fractional section twenty-eight (28), Township twenty-one (21) North, Range thirteen (13) East, East Carroll Parish, Louisiana; thence North eighty-nine (89) degrees East, twenty-three and 15/100 (23.15) chains to a point on the Western boundary of the State Highway and South side of ditch on boundary line between Deesona and Wyly-Bass plantations; thence South along the Western boundary of the State Highway six and 15½/100 (6.15½) chains to a point; thence West twenty-three and 15/100 (23.15) chains to a point on line between Way-a-Way and Wyly-Bass plantations; thence North five and 82/100 (5.82) chains to point of beginning, and containing thirteen and 86/100 (13.86) acres, and being a part of the WYLY-BASS plantation; together with all the buildings and improvements thereon, and with the rights, ways, means privileges and appurtenances thereunto belonging or in any manner appertaining. Subject to: (i) A right of way (100 feet wide) conveyed to the Iron Mountain Railroad as recorded in Conveyance Book "V" page 182 of said parish records. (ii) A right of way (80 feet wide) conveyed to the State of Louisiana, containing approximately 91.75 acres.

Tract 2: All of Fractional Sections 1, 2, 3, 4 & 5, Township 20 North, Range 13 East, **LESS AND EXCEPT:** (i) That part of Fractional Section 1 located to the West of the Delta Southern Railroad Company's (formerly Iron Mountain Railroad and Missouri Pacific Railroad) Eastern right of way boundary. (ii) The following described tract of land, located in fractional section one (1), containing 5.2 acres, more or less: From the township corner common to Townships 20 North, 21 North, Range 12 East, and Townships 20 North, 21 North, Range 13 East, traverse North 89° 47' West along the line between Township 21 North and Township 20 North, Range 13 East, a distance of 1,708.5 feet to a point on the Easterly right of way line of the Missouri Pacific Railroad; thence South 1° 12' West along said

Easterly right of way line a distance of 103.1 feet to the point of beginning. From the point of beginning, traverse North 88° 12' E a distance of 330.4 feet to a point, thence South 1° 12' West a distance of 994.4 feet to a point on the section line dividing Sections 1 and 63, Township 20 North, Range 13 East; thence North 28° 30' West along the section line between Sections 1 and 63 a distance of 672.3 feet to a point on the Easterly right of way line of the Missouri Pacific Railroad; thence North 1° 12' East along said Easterly right of way line a distance of 393.1 feet to the point of beginning. This parcel contains 5.2 acres, more or less. (iii) The Westerly 66.1 acres of Fractional Section 5 and the South forty (40) acres of Fractional Section 4 described as beginning at the Westerly corner common to fractional Sections 4 and 5, proceed North 28° 30' West, a distance of 475 feet along the Southwesterly line of fractional Section 4 to the Westerly corner of the aforementioned South forty (40) acres of fractional Section 4; thence North 55° 00' East along the Northerly line of said South forty (40) acres of fractional Section 4, a distance of 1,040 feet to a point; thence South 67° 30' East a distance of 1,804 feet to a point on the Southeasterly line of said Fractional Section 5; thence South 45° 00' West along the Southeasterly line of Fractional Section 5, a distance of 2,262 feet to the Southernmost corner of Fractional Section 5; thence North 28° 30' West along the Southwesterly line of Fractional Section 5, a distance of 1,452 feet, more or less, to the point of beginning, containing approximately 277.77 acres.

Tract 3:

(Railroad Strip)

Those parcels of property located in Sections 25, 26 and 27, Township 21 North, Range 13 East, East Carroll Parish, Louisiana particularly described as follows: (a.) A fifty (50') foot wide strip running adjacent to and on the East side of the right-of-way of the Delta Southern Railroad line which runs in a generally Northerly direction in the Northern two-thirds (2/3rd) of the division of Desona Plantation and being a portion of Sections 25 and 26, Township 21 North, Range 13 East, East Carroll Parish, Louisiana. (b.) A fifty (50') foot wide strip running adjacent to and on the east side of the right-of-way of the Delta Southern Railroad line located on the divided South one-third of the Desona Plantation in part of Fractional Section 25 and all of Fractional Sections 26 and 27, Township 21 North, Range 13 East, East Carroll Parish, Louisiana.

(Bagdad)

Those parcels of property located in Sections 19 and 20, Township 21 North, Range 13 East, East Carroll Parish, Louisiana particularly described as follows: (a.) Lot 23 of Bagdad Farm (Plantation) according to map filed and recorded the 4th day of December, 1907 in Map Book A, page 1 containing 6 ¼ acres of land, more or less. (b.) That portion of the Southwest corner of Lot 21 of Bagdad Farm (Plantation); according to map filed and recorded December 4, 1907, in Map Book "A", page 1, lying along the East side of the St. Louis, Iron Mountain and Southern Railroad (now the Missouri Pacific Railroad) right of way, and adjacent to Lot 23, being

one rod wide and $15 \frac{1}{2}$ rods long, and connecting the public road with said Lot 23; also that parcel of land having a triangular form, being a part of Lot 21, and adjacent to the above-described strip, the one side of this triangular piece of land along the above-described strip being 150 feet, and that side along a certain ditch which separates it from Lot 23, being 175 feet, and the third side separating this triangular piece of land from Lot 21, being 172 feet long. (c.) From a concrete monument at the corner common to Section 20 of Township 21 North, Range 13 East and Sections 52 and 53 of Township 21 North, Range 12 East, East Carroll Parish, Louisiana, run South 00 degrees 11 minutes East 96.0 feet along the Range line to a concrete monument at the Southwest corner of the North $\frac{1}{2}$ of said Section 20; thence turn and run East along the South line of the North $\frac{1}{2}$ of said Section 20 and being the South line of Lot 26 of Bagdad Plantation according to Map filed and recorded the 4th day of December, 1907, in Map Book "A", Page 1 of the records of East Carroll Parish, Louisiana, 1,925.7 feet to an iron pipe that is in the East right-of-way of the Missouri Pacific Railroad and being 50 feet from the centerline; thence turn and run North 1 degree 12 minutes East along the said East right-of-way line and being 50 feet from the centerline 872.52 feet to an iron reinforcing bar in the intersection of the Southeasterly right-of-way line of U.S. Highway No. 65 and being 40 feet from the centerline; thence turn and run North 35 degrees 42 minutes East along the said right-of-way line and being 40 feet from the centerline 29.13 feet to Point (A) on that certain plat of survey made by Frank L. Messinger, Registered Land Surveyor, as more particularly described herein below and being at the Northeast corner of that certain tract of land acquired by the Lake Providence Port Commission as shown by deed recorded in Conveyance Book 87, page 539 as Instrument No. 39563 on May 4, 1973, and The Point of Beginning; thence turn and run South 1 degree 12 minutes West along the Eastern line of said property and being 16.5 feet East of and parallel to the Eastern right-of-way line of said Missouri Pacific Railroad 248.11 feet to an iron reinforcing bar at Point (B) on the above-mentioned plat of survey and being one of the corners of the property of the Lake Providence Port Commission; thence turn and run South 60 degrees 51 minutes East along the North line of the property of the Lake Providence Port Commission 49.24 feet to Point (I) on said plat of survey; thence turn and run North 1 degree 12 minutes East parallel to and 43.5 feet East of the West line 334.48 feet to the intersection with the Southeasterly right-of-way line of said U.S. Highway No. 65 and being 40 feet from the centerline and being Point (H) on said plat of survey; thence turn and run South 35 degrees 42 minutes West along said right-of-way line and being 40 feet from the centerline 76.80 feet to the Point of Beginning. The above described tract of land being situated in Section 19 & 20 of Township 21 North, Range 13 East and being a portion of Lots 21 and 29 of the aforementioned Bagdad Plantation and being shown by cross-hatched area on the above mentioned plat of survey and containing 12,671.5 square feet or 0.2909 acres, more or less. Said property being also delineated as the shaded portion of that plat and map of Frank L. Messinger, Registered Land Surveyor, dated January 28, 1976, and revised May 20, 1976 and October 26,

1976 and recorded in Map Book "A", page 80 of the official public records of East Carroll Parish, Louisiana; said property having as its corners, Points (A), (B), (I) and (H), of said plat, containing approximately 10.40 acres.

Tract 4: A 20.00 acre tract situated in Sections 63 & 64, Township 20 North - Range 13 East, East Carroll Parish, Louisiana and being more particularly described as follows: Commence at the corner common to Sections 3, 4 and 63, Township 20 North - Range 13 East; thence along the existing Southwesterly boundary of property of the Port of Lake Providence and along the Southwesterly boundary of said Section 4, South 30° 37' 34" East 1,043.00 feet to a found concrete monument at the existing Southwesterly corner of property of the Port of Lake Providence and the POINT OF BEGINNING of herein described tract; thence S54°55'11"W 700.00 feet; thence N45°30'14"W 2,273.87 feet; thence 54°55'11"E 419.08 feet to a ½ inch iron rod; thence the following bearings and distances: S34°00'00"E 245.00 feet, S43°42'11"E 368.03 feet, S41°25'06"E 757.75 feet, S44°28'08"E 495.22 feet, S69°06'30"E 103.14 feet, N57°40'52"E 200.35 feet, and N50°25'40"E 244.38 feet to a 1¼ inch galvanized pipe; thence along said existing Southwesterly boundary S30°37'34" 310.76 feet to the POINT OF BEGINNING. The above description was based on a Property Description prepared for Port of Lake Providence, by Bryant Hammett and Associates, L.L.C., Engineering and Land Surveys, Ferriday, Louisiana, containing approximately 20.00 acres.

Also, a 35.08 acre tract situated in Sections 4 & 5, Township 20 North - Range 13 East, East Carroll Parish, Louisiana, being the same property described in an Act of Cash Sale dated April 27, 2010 and filed April 28, 2010 in Register No. 85685, Conveyance Book No. 165, Page No. 630, East Carroll Parish, Louisiana.

All of the above described tracts are estimated to contain in aggregate approximately **435 acres**, all as more particularly outlined on a plat on file in the Office of Mineral Resources, Department of Natural Resources. The description is based on information provided by the State Agency regarding location and ownership of surface and mineral rights. All bearings, distances and coordinates, if applicable, are based on Louisiana Coordinate System of 1927, (North or South Zone).

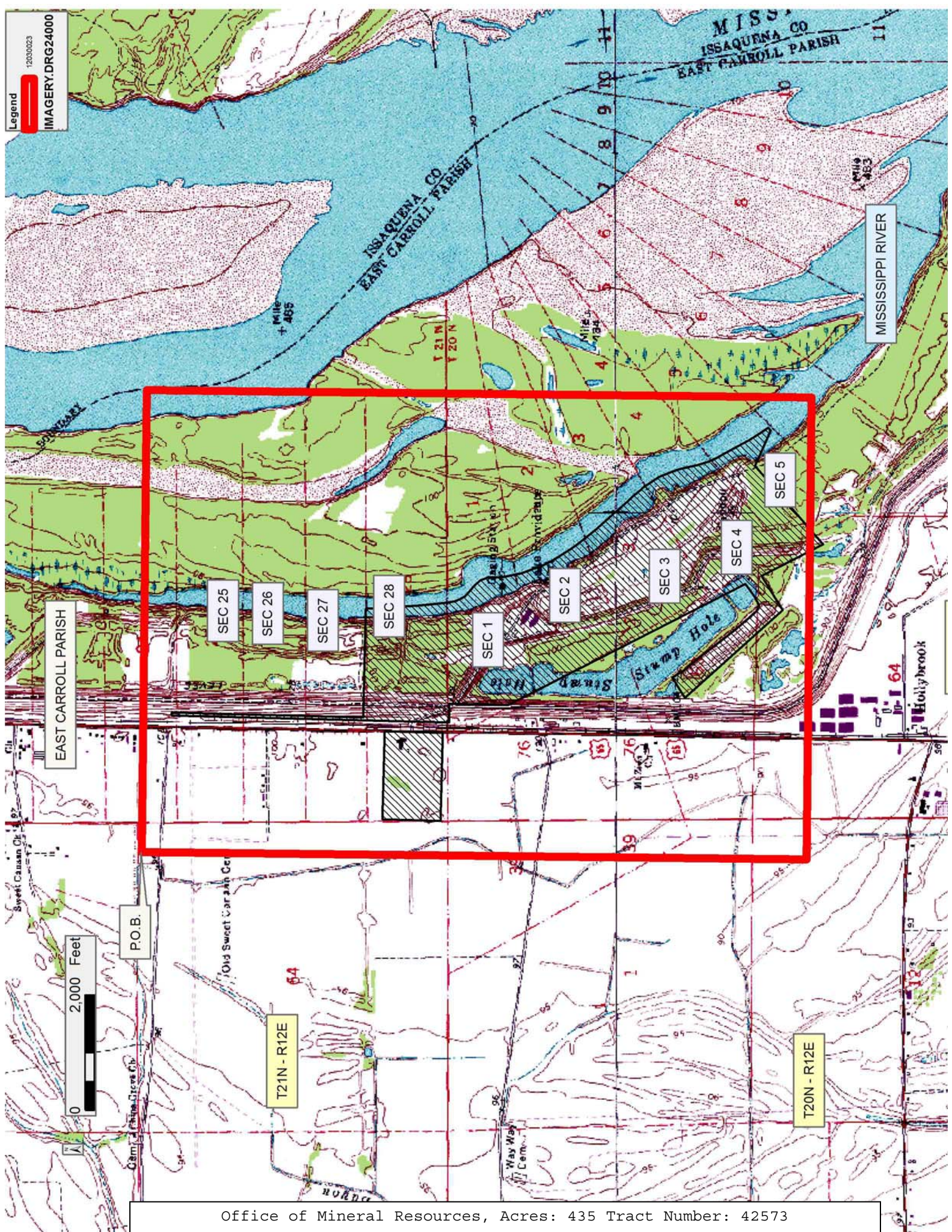
NOTE: The above description of the Tract nominated for lease has been provided and corrected, where required, exclusively by the nomination party. Any mineral lease selected from this Tract and awarded by the Louisiana State Mineral and Energy Board shall be without warranty of any kind, either express, implied, or statutory, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Should the mineral lease awarded by the Louisiana State Mineral and Energy Board be subsequently modified, cancelled or abrogated due to the existence of conflicting leases, operating agreements, private claims or other future obligations or conditions which may affect all or any

portion of the leased Tract, it shall not relieve the Lessee of the obligation to pay any bonus due thereon to the Louisiana State Mineral and Energy Board, nor shall the Louisiana State Mineral and Energy Board be obligated to refund any consideration paid by the Lessor prior to such modification, cancellation, or abrogation, including, but not limited to, bonuses, rentals and royalties.

NOTE: The Lake Providence Port Commission will require a minimum bonus of \$155 per acre and a minimum royalty of 20%.

Applicant: STAFF OFFICE OF MINERAL RESOURCES to Agency and by Resolution from the Lake Providence Port Commission authorizing the Mineral Board to act in its behalf

Bidder	Cash Payment	Price/Acre	Rental	Oil	Gas	Other



TRACT 42574 - Avoyelles Parish, Louisiana

A certain Tract of land, excluding the beds and bottoms of all navigable waters, belonging to and not presently under mineral lease from Red River, Atchafalaya & Bayou Boeuf Levee District on March 14, 2012, being more fully described as follows: The East Half of the West Half (E/2 of W/2) of Section 2, Township 3 North Range 5 East, Avoyelles Parish, Louisiana, containing **158.66 acres**, all as more particularly outlined on a plat on file in the Office of Mineral Resources, Department of Natural Resources. The description is based on information provided by the State Agency regarding location and ownership of surface and mineral rights. All bearings, distances and coordinates, if applicable, are based on Louisiana Coordinate System of 1927, (North or South Zone).

NOTE: The above description of the Tract nominated for lease has been provided and corrected, where required, exclusively by the nomination party. Any mineral lease selected from this Tract and awarded by the Louisiana State Mineral and Energy Board shall be without warranty of any kind, either express, implied, or statutory, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Should the mineral lease awarded by the Louisiana State Mineral and Energy Board be subsequently modified, cancelled or abrogated due to the existence of conflicting leases, operating agreements, private claims or other future obligations or conditions which may affect all or any portion of the leased Tract, it shall not relieve the Lessee of the obligation to pay any bonus due thereon to the Louisiana State Mineral and Energy Board, nor shall the Louisiana State Mineral and Energy Board be obligated to refund any consideration paid by the Lessor prior to such modification, cancellation, or abrogation, including, but not limited to, bonuses, rentals and royalties.

Applicant: CYPRESS ENERGY CORPORATION to Agency and by Resolution from the Red River, Atchafalaya & Bayou Boeuf Levee District authorizing the Mineral Board to act in its behalf

Bidder	Cash Payment	Price/Acre	Rental	Oil	Gas	Other

Legend

12030030

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AVOYELLES PARISH

T4N - R5E

SEC 35

SEC 2

T3N - R5E

SEC 11

0 2,000 Feet

