

SURVEYOR'S NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202).
2. The surveyor has relied upon that commitment for title insurance as prepared by Fidelity National Title Insurance Company, GF Number FT-44139-90013924008778, having an effective date of December 23, 2024 and an issued date of December 31, 2024, in the preparation of this survey. The land described and shown hereon is all of said land described in said commitment. All plottable exceptions are shown hereon unless otherwise noted.
3. Per FEMA Flood Insurance Rate Map Number 48349C0225D, dated June 05, 2012, the subject property lies within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.

LEGAL DESCRIPTION (PER TITLE AND RECORD):

All that certain lot, tract or parcel of land situated in the John William Survey Abstract 877, Navarro County, Texas and being a portion or a called 113.82 acre tract of land described by deed recorded in Volume 1715, Page 588 of the Deed Records of Navarro County, Texas, Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a set 1/2" iron rod for the northeast corner of this tract located S59°47'29" W 323.51 feet from the most easterly northeast corner of the above mentioned 113.82 acre tract;

THENCE along the east line of this tract generally along a fence S29°21'52"E 423.79 feet, S31°51'08"E 63.24 feet and S29°08'16"E 775.84 feet to a set 1/2" iron rod for the southeast corner of this tract and the beginning or a curve to the left located on the north ROW of State Highway No. 31;

THENCE with said curve having a Delta Angle of 01°50'58" a Radius of 1,1521.41 feet, a Chord of S78°14'16"W 371.91 feet for a Length of 371.92 feet to a set 1/2" iron rod for the southwest corner of this tract;

THENCE N30°09'09"W 1,144.98 feet to a set 1/2" iron rod for the northwest corner of this tract;

THENCE N59°47'29"E 370.61 feet to the place of beginning and containing 10.001 acres of land.

SCHEDULE B NOTES:

(10f). Right-of-way as shown in instrument from R. J. Carswell to Navarro County Texas, dated June 24, 1930, filed in Volume 346, page 402, Deed Records of Navarro County, Texas. (No longer affects, was dedication for the existing State Highway and the area is within the roadway now)

(10g). Easement as shown in instrument from Cecil Carsell Miles and M.C. Miles to Texas Power and Light Company, dated February 10, 1937 and filed in Volume 380, page 99, Deed Records of Navarro County, Texas. (Cannot determine affect, no locatable description, land references do not provide record information for those tracts referenced)

(10h). Mineral reservation as shown in deed from Kate Solmon Jones, et al to Walter Wade Black, dated January 24, 1947 and recorded in Volume 458, page 103, Deed Records of Navarro County, Texas. Said mineral interest has not been researched since the date of said deed. (Cannot determine affect, banket in nature)

(10i). Right-of-way as shown in instrument from Cecil Miles and M. C. Miles to Texas Power and Light Company, dated December 8, 1947, filed in Volume 479, page 459, Deed Records of Navarro County, Texas. (Does not affect)

(10j). Right-of-way as shown in instrument from Milton Johnston and Ollin Johnston to Texas Power and Light Company, dated December 16, 1947, filed in Volume 479, page 453, Deed Records of Navarro County, Texas. (Does not affect)

(10k). Right-of-way as shown in instrument from Maurine Carswell Hedrick and John Carswell to Chatfield Water Supply Corporation, dated November 23, 1999, filed in Volume 1510, page 697, Official Public Records of Navarro County, Texas. (Cannot determine affect, no plottable description, no above ground waterline appurtenances observed on site)

(10l). Easement and Right of Way from Cross Country Land Company to TXU Electric Delivery Company, dated January 7, 2005, filed March 4, 2005, recorded in Volume 1742, Page 519, Real Property Records, Navarro County, Texas. (Does affect, as shown on survey)

(10m). Easement and Right of Way from Cross Country Land Company to Oncor Electric Delivery Company LLC, dated October 13, 2009, filed November 19, 2009, recorded in Instrument No. 2009-00008637, Real Property Records Navarro County, Texas. (Does not affect)

(10n). Mineral Deed from Cross Country Land Company to Gregory R. Hayes and Jana Zane Hayes, dated May 29, 2012, filed June 20, 2012, recorded in Instrument No. 2012-00005281; as affected by Correction filed September 17, 2012, recorded in Instrument No. 2012-00008176, Real Property Records, Navarro County, Texas. (Does affect, blanket in nature)

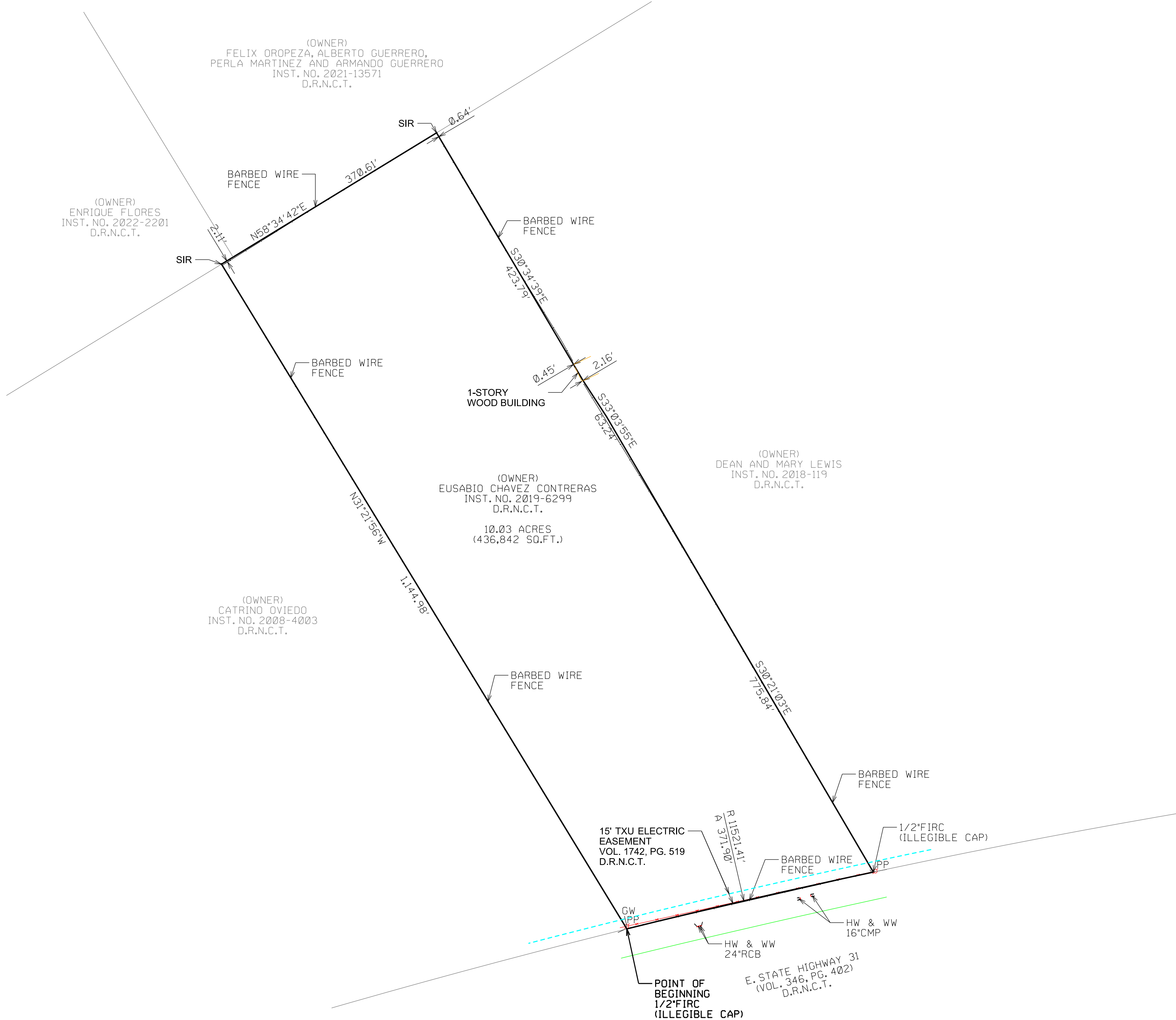
(10o). An oil, gas and mineral lease executed by Jana Zane Hayes a/k/a Jana Hayes Ferguson and Jana Hayes, lessor, in favor of TGC Acqulsition Fund, Inc., lessee, dated May 31, 2012, filed June 20, 2012, recorded in Instrument No. 2012-00005266; as affected by Amendment filed September 20, 2012, recorded in Instrument No. 2012-00008348, Real Property Records, Navarro County, Texas. (Does affect, blanket in nature)

(10p). An oil, gas and mineral lease executed by Gregory R. Hayes a/k/a Greg R. Hayes and Grog Hayes, lessor, in favor of TGC Acquisition Fund, Inc., lessee, dated May 31, 2012, filed June 20, 2012, recorded in Instrument No. 2012-00005267; as affected by Amendment filed September 20, 2012, recorded in Instrument No. 2012-008347, Real Property Records, Navarro County, Texas. (Does affect, blanket in nature)

(10q). Mineral reservation as set forth in General Warranty Deed from Cross Country Land Company, Inc. to Jose A. Zuniga, dated August 25, 2015, filed September 25, 2015, recorded in Instrument No. 2015-00006715; as affected by Correction filed February 12, 2016, recorded in Instrument No. 2016-00000831, Real Property Records, Navarro County, Texas. (Does affect, blanket in nature)

LEGEND

D.R.N.C.T.	DEED RECORDS OF NAVARRO COUNTY, TEXAS
SIR	SET IRON ROD WITH CAP STAMPED "GEONAV"
FIR(C)	FOUND IRON ROD (WITH CAP)
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
SQ. FT.	SQUARE FEET
PP	POWER POLE
HW & WW	HEADWALL AND WINGWALL
RCP	REINFORCED CONCRETE PIPE
OHE	OVERHEAD ELECTRIC
GW	GUY WIRE



METES AND BOUNDS (AS-SURVEYED):

BEING a 10.03 acre tract of land situated in the J. Williams Survey, Abstract Number 877, City of Kerens, Navarro County, Texas, and being all of that tract of land described in deed to Eusabio Chavez Contreras, as recorded in Instrument Number 2019-6299 of the Deed Records of Navarro County, Texas (D.R.N.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with an illegible plastic cap found for the common southwest corner of said Contreras tract and the southeast corner of that tract of land described in deed to Catarino Oviedo, as recorded in Instrument Number 2008-4006, D.R.N.C.T., said corner being on the north right-of-way lien of East State Highway No. 31 (a variable width public right-of-way);

THENCE North 31 degrees 21 minutes 56 seconds West, departing said north right-of-way line and along the common east line of said Oviedo tract and west line of said Contreras tract, a distance of 1,144.98 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV"(hereinafter referred to as "with cap") set for the common northeast corner of said Oviedo tract and northwest corner of said Contreras tract, said corner being on the south line of that tract of and described in deed to Enrique Flores, as recorded in Instrument Number 2022-2201, D.R.N.C.T.;

THENCE North 58 degrees 34 minutes 42 seconds East, along the common north line of said Contreras tract and the south line of said Flores tract and the south line of that tract of land described in deed to multiple owners, as recorded in Instrument Number 2021-13571, D.R.N.C.T., a distance of 370.61 feet to a 1/2-inch iron rod with cap set for the common northeast corner of said Contreras tract and northwest corner of that tract of land described in deed to Dean and Mary Lewis, as recorded in Instrument Number 2018-119, D.R.N.C.T.;

THENCE South 30 degrees 34 minutes 39 seconds East, along the common east line of said Contreras tract and west line of said Lewis tract, a distance of 423.79 feet to a point for corner;

THENCE South 33 degrees 03 minutes 55 seconds East, continuing along said common line, a distance of 63.24 feet to a point for corner;

THENCE South 30 degrees 21 minutes 03 seconds East, continuing along said common line, a distance of 775.84 feet to a 1/2-inch iron rod with an illegible plastic cap found for the common southeast corner of said Contreras tract and southwest corner of said Lewis tract, said corner being on the aforementioned north right-of-way line of East State Highway 31 and being the beginning of a non-tangent circular curve to the left having a radius of 11,521.41 feet and a chord bearing and distance of South 77 degrees 01 minutes 29 seconds West, 371.88 feet;

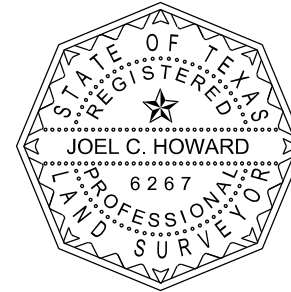
THENE Southwesterly along the common south line of said Contreras tract and said north right-of-way line, through a central angle of 01 degrees 50 minutes 58 seconds, an arc length of 371.90 feet to the POINT OF BEGINNING AND CONTAINING 436,842 square feet or 10.03 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

To: Eusabio Chavez Contreras, Allen national Investments, LLC, ALL-TEX Properties, LLC and Fidelity National Title Insurance Company;

I, Joel C. Howard, do hereby certify that this exhibit is the result of an on the ground survey, performed under my supervision on November 18, 2025. I certify that this is a true, and accurate representation of the property conditions at the time of the survey.

Joel C. Howard
Texas RPLS No. 6267



LAND TITLE SURVEY
11125 E. STATE HIGHWAY 31
10.03 ACRES
(436,842 SQ.FT.)
J. WILLIAMS SURVEY,
ABSTRACT NO 877
CITY OF KERENS,
NAVARRO COUNTY, TEXAS

DATED: 11/20/2025 DRAWN BY: JCH

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110; CARROLLTON, TEXAS 75006
SCALE: 1"=100' (972)243-2409 PROJECT #3829
TBPLS FIRM NO. 10194205