

SURVEYOR'S NOTES:

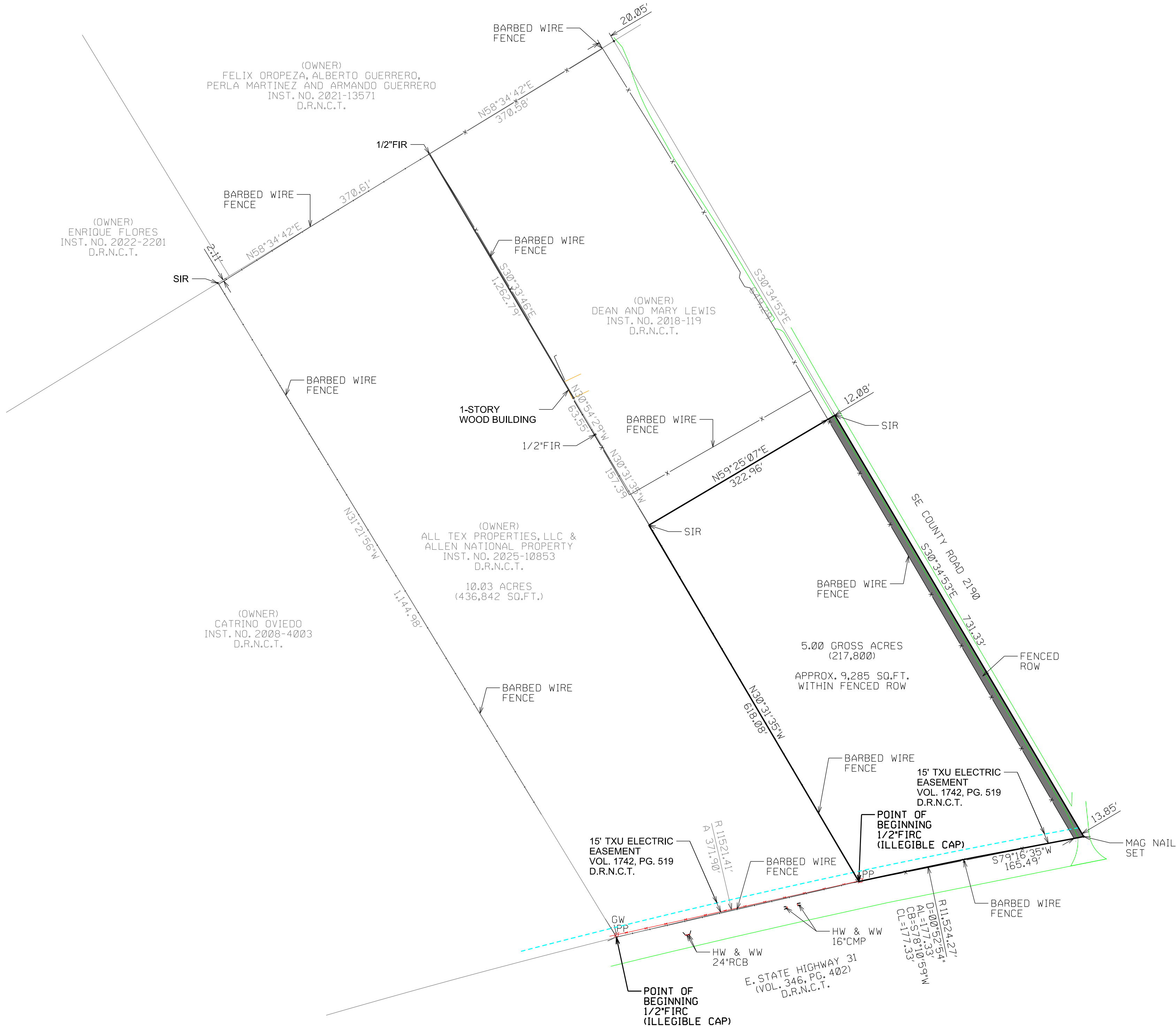
1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202).
2. The surveyor has relied upon that commitment for title insurance as prepared by Fidelity National Title Insurance Company, GF Number N2260159YA, having an effective date of April 30, 2026 and an issued date of May 06, 2026, 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.

SCHEDULE B NOTES:

- (10i). Right-of-way as shown in instrument from Cecil Carswell, et al, to Navarro County, Texas, dated June 24, 1930 and recorded in Volume 346, Page 402, Deed Records of Navarro County, Texas. (No longer affects, in the right-of-way of E. State Highway 31)
- (10j). Easement as shown in instrument from M. C. Miles, et al, to Texas Power and Light Company, dated February 10, 1937 and recorded in Volume 380, Page 99, Deed Records of Navarro County, Texas. (Does not appear to affect, no poles on site)
- (10k). Right-of-way as shown in instrument from Hellon Black and W. T. Black, to Texas Power and Light Company, dated February 08, 1937 and recorded in Volume 380, Page 100, Deed Records of Navarro County, Texas. (Does not appear to affect, no poles on site)
- (10l). Mineral reservation as shown in deed from Johnnie B. Bain, et al, to Rufus Carswell, et al, dated July 19, 1940 and recorded in Volume 400, Page 115, Deed Records of Navarro County, Texas. Said mineral interest has not been researched since the date of said deed. (May affect, blanket in nature, not a survey matter)
- (10m). Easement as shown in instrument from M. C. Miles, et al, to Texas Power and Light Company, dated December 08, 1947 and recorded in Volume 479, Page 459, Deed Records of Navarro County, Texas. (Does not appear to affect, no poles on site)
- (10n). Easement as shown in instrument from Hellon Black and W. T. Black to Texas Power and Light Company, dated August 04, 1948 and recorded in Volume 484, Page 277, Deed Records of Navarro County, Texas. (Does not appear to affect, no poles on site)
- (10o). Right-of-way as shown in instrument from Maurine Carswell Hedrick, et al, to Chatfield Water Supply Corporation, dated November 23, 1999 and recorded in Volume 1510, Page 697, Official Public Records of Navarro County, Texas. (May affect, no description provided and no waterline features on site)
- (10p). Easement as shown in instrument from Cross Country Land Company to TXU Electric Delivery Company, dated January 07, 2005 and recorded in Volume 1742, Page 519, Official Public Records of Navarro County, Texas. (Does affect, as shown on survey)
- (10q). Easement as shown in instrument from Cross Country Land Company to Oncor Electric Delivery Company LLC, dated October 13, 2009 and recorded in Clerk File No. 8637, Official Public Records of Navarro County, Texas. (Does not affect)
- (10r). Mineral conveyance as shown in deed from Cross Country Land Company to Gregory R Hayes, et al, dated May 29, 2012 and recorded in Clerk File No. 5261, and corrected by document recorded September 17, 2012, in Clerk File No. 8176, Official Public Records of Navarro County, Texas. Said mineral interest has not been researched since the date of said deed. (May affect, blanket in nature, not a survey matter)
- (10s). Oil and Gas Lease as shown in instrument from Jana Zane Hayes to T.G.C. Acquisition Fund Inc, dated May 31, 2012 and recorded in Clerk File No. 5266, as amended by document recorded September 20, 2012, in Clerk File No. 8348, Official Public Records of Navarro County, Texas. (May affect, blanket in nature, not a survey matter)
- (10t). Oil and Gas Lease as shown in instrument from Gregory R. Hayes to T.G.C. Acquisition Fund Inc, dated May 31, 2012 and recorded in Clerk File No. 5267, as amended by document recorded September 20, 2012, in Clerk File No. 8347, Official Public Records of Navarro County, Texas. (May affect, blanket in nature, not a survey matter)
- (10u). Mineral reservation as shown in instrument from Cross Country Land Company Inc to Jose A. Zuniga, dated January 15, 2016, and recorded in Clerk File No. 1868, Official Public Records of Navarro County, Texas. Said mineral interest has not been researched since the date of said deed. (May affect, blanket in nature, not a survey matter)
- (10v). Right-of-way as shown in instrument from Jose A. Zuniga to Chatfield Water Supply Corporation, dated December 1, 2017, and recorded in Clerk File No. 5798, Official Public Records of Navarro County, Texas. (May affect, no description provided and no waterline features on site)
- (10w). Right-of-way as shown in instrument from Dean A. Lewis to Chatfield Water Supply Corporation, dated March 20, 2018 and recorded in Clerk File No. 5647, Official Public Records of Navarro County, Texas. (May affect, no description provided and no waterline features on site)

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 5.00 acres tract of land situated in the J. Williams Survey, Abstract Number 877, City of Kerens, Navarro County, Texas, and being part of that tract of land described in deed to Dean and Mary Lewis, as recorded in Instrument Number 2018-119 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 cap found for the common southwest corner of said Lewis tract and the southeast corner of that tract of land described in deed to All Tex properties, LLC & Allen National Property, as recorded in Instrument Number 2025-10853, D.R.N.C.T., said corner being on the northerly right-of-way line of East State Highway Number 31;

THENCE North 30 degrees 31 minutes 35 seconds West, along the common west line of said Lewis tract and east line of said Allen tract, a distance o 618.08 feet to a 1/2-inch iron rod with cap stamped "GEONAV" (hereinafter referred to as "with cap") set for corner;

THENCE North 59 degrees 25 minutes 07 seconds East, departing said common line and over and across said Lewis tract, a distance of 322.96 feet to a 1/2-inch iron rod with cap set for corner on the common east line of said Lewis tract, in the approximate centerline of SE County Road 2190;

THENCE South 30 degrees 34 minutes 53 seconds East, along said common line, a distance of 731.33 feet to a 1/2-inch iron rod with cap set for the southeast corner of said Lewis tract on the aforementioned north right-of-way line of East State Highway Number 31;

THENCE South 79 degrees 16 minutes 35 seconds West, along the common said north right-of-way line and the south line of said Lewis tract, a distance of 165.49 feet to a 1/2-inc iron rod with cap set for the beginning of a curve to the right having a radius of 11,542.27 feet, a chord bearing of South 78 degrees 10 minutes 59 seconds West, a distance of 177.33 feet;

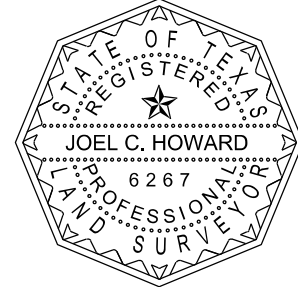
THENCE Southwesterly, continuing along said common line and along said curve, through a central angle of 00 degrees 52 minutes 54 seconds, an arc distance of 177.33 feet to the POINT OF BEGINNING AND CONTAINING 217,800 square feet or 5.00 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

To: Dean and Mary Lewis, 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
106 NE COUNTY ROAD 2190
5.00 ACRES
(217,800 SQ.FT.)
J. WILLIAMS SURVEY,
ABSTRACT NO 877
CITY OF KERENS,
NAVARRO COUNTY, TEXAS

DATED:05/13/2026 DRAWN BY: JCH

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., STE 110: CARROLLTON, TEXAS 75006
SCALE: 1"=100' (972)243-2409 PROJECT #4017
TBPLS FIRM NO. 10194205