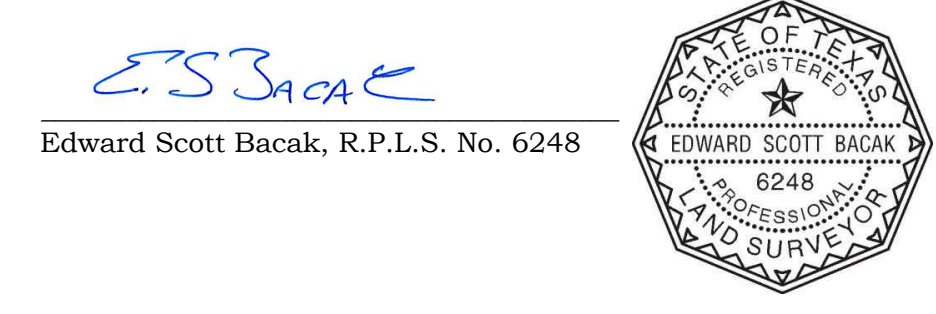


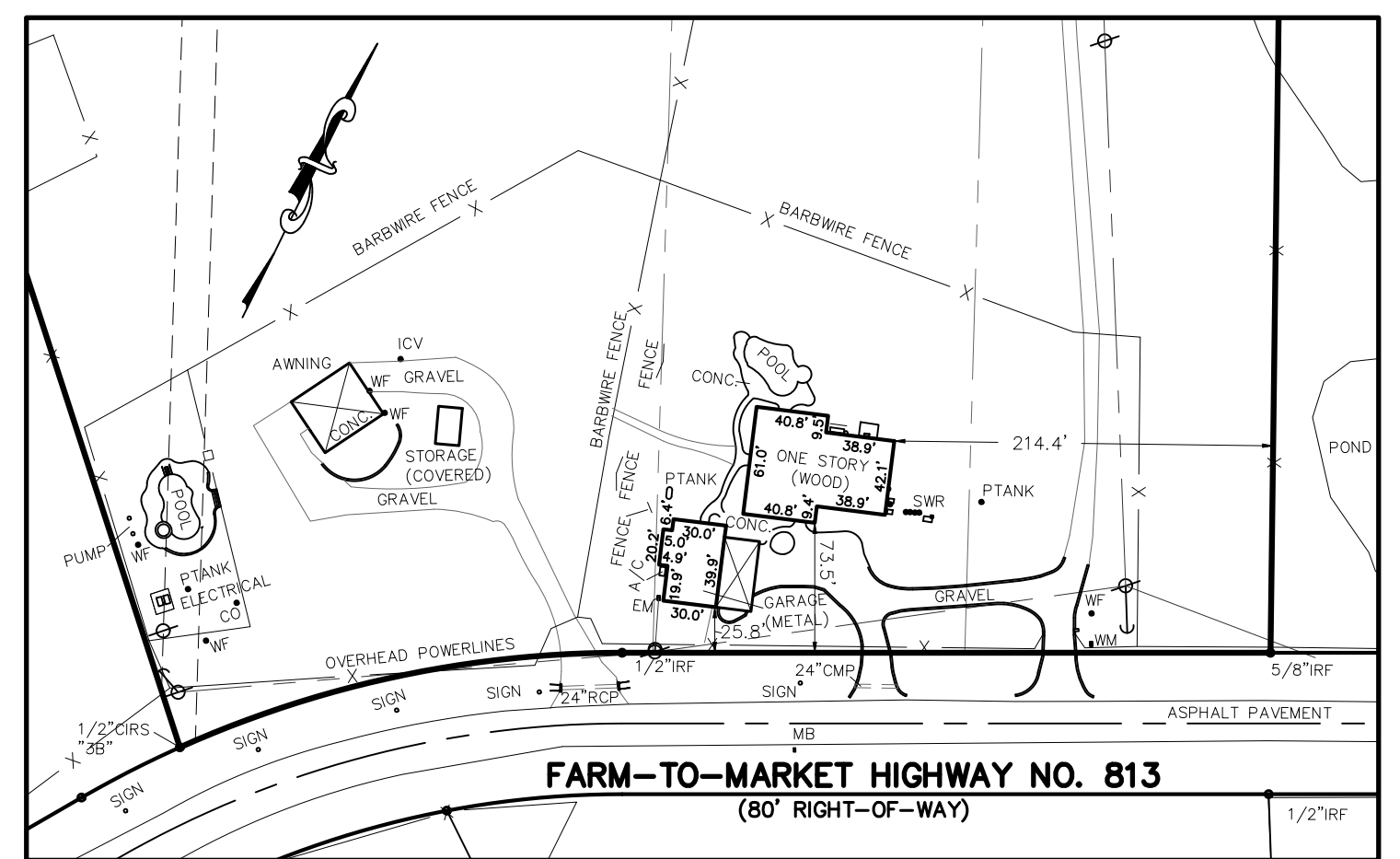
LEGAL DESCRIPTION: BEING all of that parcel of land located in Ellis County, Texas and being a part of the Rafael Pena Survey, Abstract Number 3, being all of that called 3.000 acre tract of land described in deed to Teresa H. Reeves recorded in Volume 713, Page 1037, Deed Records Ellis County, Texas, being all of that called Tract 1, an 80.207 acre tract of land and a part of that called Tract 4, an 81-5/10 acre tract of land described in deed to Robin L. Reeves recorded in County Clerk's Instrument Number 1528169, Real Property Records Ellis County, Texas, being a part of that tract of land described in deed to Robin L. Reeves recorded in County Clerk's Instrument Number 2137061, Real Property Records Ellis County, Texas and being further described as follows:

SURVEY CERTIFICATION: I hereby certify that this plat and description as shown hereon is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of March, 2026.



EASEMENT NOTES: 1. Easement and right-of-way to Texas Power & Light Company recorded in Volume 410, Page 490, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract. 2. Easement to Ellis-Prairie Soil Conservation District recorded in Volume 477, Page 167, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract. 3. Easement and right-of-way to Texas Power & Light Company recorded in Volume 517, Page 649, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract. 4. 10' Easement and right-of-way to East Garrett Water Supply Corporation recorded in Volume 531, Page 275, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract. 5. 10' Easement and right-of-way to East Garrett Water Supply Corporation recorded in Volume 533, Page 1013, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract. 6. Easement and right-of-way to Texas Power & Light Company recorded in Volume 569, Page 811, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.

SURVEY NOTES: 1. All corners set are a one-half inch iron rod with cap stamped "3B" unless otherwise noted hereon. 2. This survey was performed without benefit of a title commitment. All easements may not be shown hereon.



- LEGEND: CRF CAPPED IRON ROD FOUND, IRF IRON PIPE FOUND, CRS CAPPED IRON ROD SET, CO CLEAN OUT, CONC CONCRETE, A/C AIR CONDITION UNIT, EM ELECTRIC METER, ICV IRRIGATION CONTROL VALVE, CMP CORRUGATED METAL PIPE, MB MAIL BOX, RCP REINFORCED CONCRETE PIPE, SWR SANITARY SEWER TANK, WF WATER FAUCET, WM WATER METER, INST. NO. INSTRUMENT NUMBER, PG. PAGE, VOL. VOLUME, D.R.E.C.T. DEED RECORDS ELLIS COUNTY, TEXAS, R.P.R.E.C.T. REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS, POWER POLE

BOUNDARY SURVEY - 160.732 ACRES. RAFAEL PENA SURVEY - ABSTRACT NO. 3. Ellis County, Texas. Table with columns: NO., REVISION, BY, DATE. PROJECT NO.: REV001, DATED: March 19, 2026. SHEET 1 OF 1.

3B LAND SURVEYING logo and contact information: 656 Bacak Road, Ennis, Texas 75119, 972-825-7949.