

LAND TITLE SURVEY

BEING 14.42 ACRES OF LAND OUT OF THE SIMEON D. CAROTHERS SURVEY, ABSTRACT NO. 177, BELL COUNTY, TEXAS, AND BEING PART OF THE REMAINDER OF A CALLED 98.75 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE BY A DEED TO HEREFORD DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 2023018938, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS.

SURVEYOR'S NOTES:

- The bearings and distances recited herein are grid values derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Scale Factor (CSF) = 0.9998457.
- A portion of this tract is shown to be within Zone "AE" (100-year flood zone), per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0290E, effective 09/26/2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
- This survey was performed with the benefit of a title commitment provided by American Abstract & Title Co., Inc., as an agent for Old Republic National Title Insurance Company, GF No. A2507031, effective date of July 14, 2025. Any easements, rights-of-way, setback lines, encumbrances, etc. not listed in said title commitment or in plat/deeds of record or observed on the ground are not shown hereon.
- There are no visible encroachments or conflicts, except as shown or noted hereon.
- Field Notes accompany this exhibit.
- This survey is for the exclusive benefit of the current parties (buyer/seller for this transaction), and its successors and assigns, [borrower/owner, title insurance underwriter, title company, and zoning report company (if applicable)], and was made in accordance with and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, and conforms to the current standards promulgated by the Texas Board of Professional Engineers and Land Surveyors.

TITLE COMMITMENT NOTES:

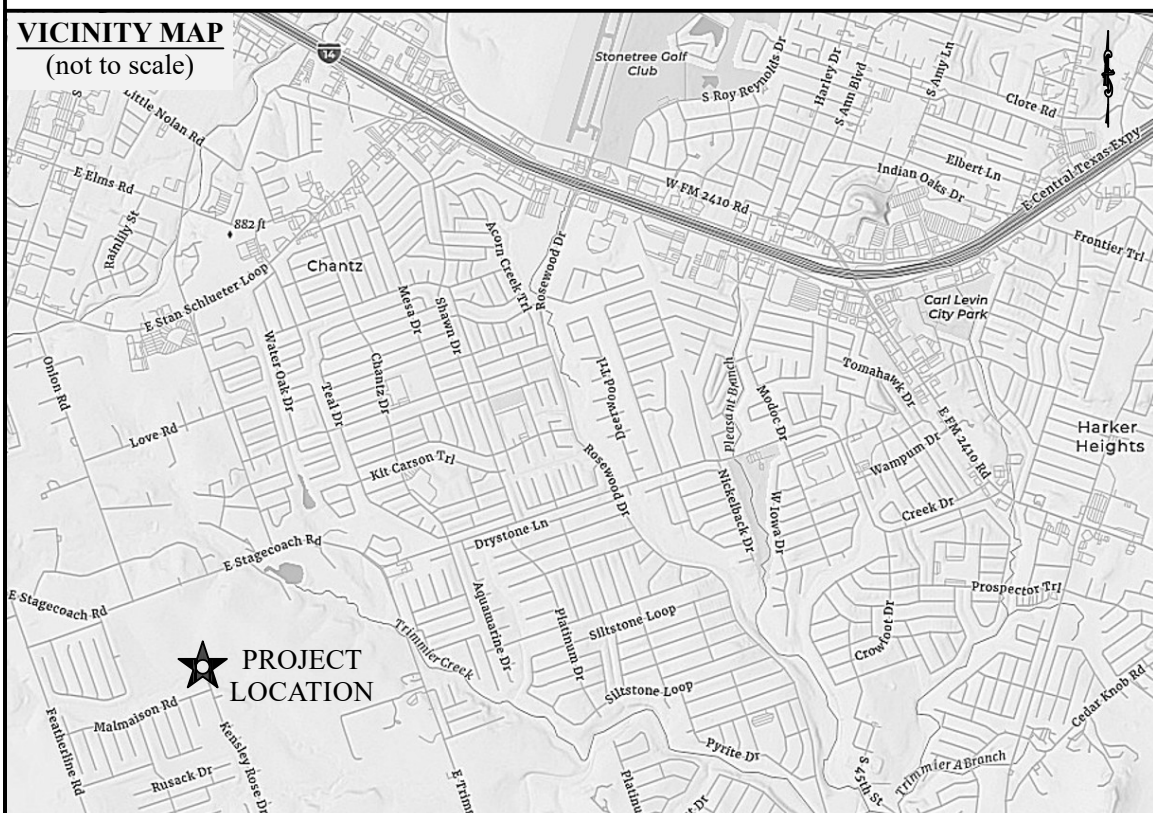
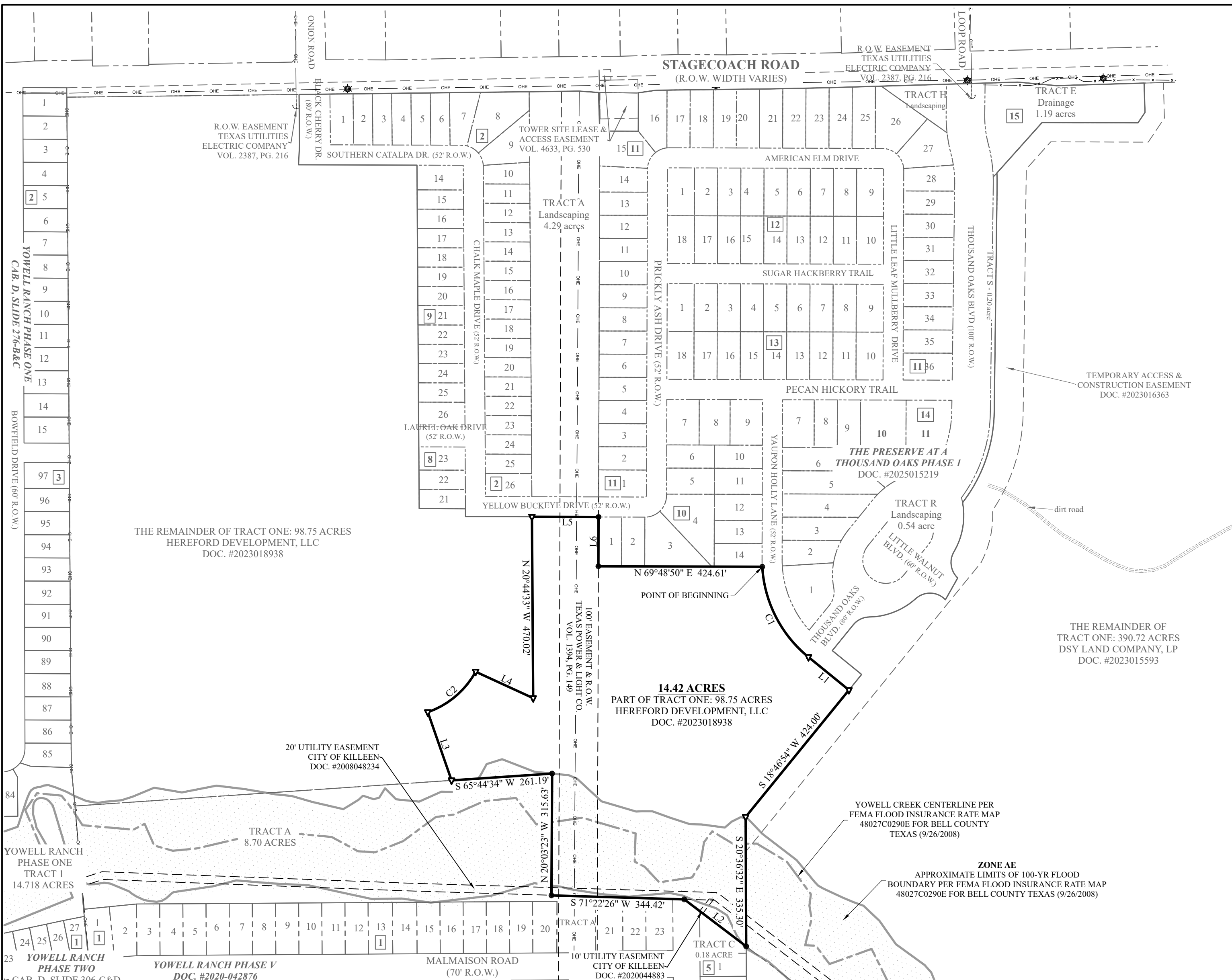
(Schedule B No. 10, items)

- Easement granted to Texas Power & Light Company recorded in Volume 568, Page 267, Deed Records of Bell County, Texas, does not affect this tract.
- Oil and gas leases are not a survey matter.
- Easement granted to West Bell County Water Supply Corporation recorded in Volume 1167, Page 628, Official Public Records of Bell County, Texas, is a "blanket" type easement and therefore may have affect on this tract.
- Lease described and recorded in Volume 1178, Page 868 and Volume 1179, Page 285, of said Public Records, is expired and no longer affects this tract.
- Easement granted to Mid-Texas Telephone Company, Inc. recorded in Volume 1368, Page 898, of said Public Records, does not affect this tract as shown hereon.
- Oil and gas leases are not a survey matter.
- Easement granted to Central Telephone Company recorded in Volume 2335, Page 371, of said Public Records, does not affect this tract.
- Easement granted to Central Telephone Company recorded in Volume 2705, Page 104, of said Public Records, does not affect this tract.
- Right of Way granted to Bell County recorded in Volume 3431, Page 268, of said Public Records, does not affect this tract.
- Utility Easement Agreement granted to BWB Single Development Group, LLC - Series 123 recorded in Document No. 2024014298, Real Property Records in Bell County, Texas, does not affect this tract.
- Temporary Access and Construction Easement recorded in Document No. **2023016363**, of said Property Records, does adjoin this tract and is shown hereon.
- Utility Easement granted to the City of Killen recorded in Document No. **2020044883**, of said Property Records, does affect this tract and is shown hereon.
- Right-of-Way Easement granted to Oncor Electric Delivery Company, LLC recorded in Document No. 2013048261, of said Property Records, does not affect this tract as shown hereon.
- Permanent Drainage Easement granted to the City of Killen recorded in Document No. 2012019733, of said Property Records, does not affect this tract as shown hereon.
- Utility Easement granted to the City of Killen recorded in Volume 5888, Page 796, Volume 5888, Page 849, Document No. 2006025339, Document No. 2006025340 and Document No. **2008048234**, of said Records, does affect this tract and is shown hereon.
- Tower Site Lease and Access Easement recorded in Volume 4422, Page 452 and Volume 4633, Page 530, of said Public Records, does not affect this tract.
- Oil and gas leases are not a survey matter.
- Ground Lessor Agreement recorded in Volume 4943, Page 345, of said Public Records, does not affect this tract.
- Right-of-way Easement granted to Texas Utilities Electric Company recorded in Volume 2387, Page 216, of said Public Records, does not affect this tract.
- Easement granted to Texas Power & Light Company recorded in Volume 917, Page 264, Volume 1030, Page 54, Volume 1183, Page 71, **Volume 1394, Page 149**, and Volume 1427, Page 245, of said Records, does affect this tract and is shown hereon.
- Easement granted to West Bell County Water Supply Corporation recorded in Volume 1168, Page 753, of said Public Records, is a "blanket" type easement and therefore may have affect on this tract.
- Right-of-Way Easement granted to Oncor Electric Delivery Company, LLC recorded in Document No. 2024045775, of said Property Records, does not affect this tract.

SURVEYOR'S CERTIFICATE

I, Luther E. Frobish, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish 03/19/2026
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



LINE TABLE:

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 71°13'06" E | 135.40' |
| L2 | N 73°11'16" W | 201.27' |
| L3 | N 39°32'04" W | 187.28' |
| L4 | S 85°41'04" E | 164.06' |
| L5 | N 69°48'50" E | 172.53' |
| L6 | S 20°11'10" E | 127.69' |

CURVE TABLE:

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|---------------|--------------|
| C1 | 326.00' | 270.42' | S 47°27'16" E | 262.74' |
| C2 | 226.00' | 165.91' | N 29°26'06" E | 162.21' |

- LEGEND:**
- = 1/2" IRON ROD W/CAP FOUND
 - = CALCULATED POINT
 - x — = FENCE
 - ★ = FIRE HYDRANT
 - = GUY ANCHOR
 - OHE — = OVERHEAD ELECTRIC LINE

