

**LEGAL DESCRIPTION:**

BEING all of that parcel of land located in the City of Maypearl ETJ and in Ellis County, Texas, being a part of the Jose Antonio Gaona Survey, Abstract Number 386, being a part of Tract 4 and a part of Tract 17, C.H. Sillman's Subdivision, an addition to Ellis County, Texas recorded in Cabinet A, Slide 18, Plat Records Ellis County, Texas and being all of that called 135.87 acre tract of land described in deed to Keefer Ranch Estate Trust recorded in County Clerk's Instrument Number 2004198, Real Property Records Ellis County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "3B" set for the west corner of said 135.87 acre tract of land, said point being in the southeast line of that called First Tract, a 30 acre tract of land described in deed to J B McAlister recorded in Volume 362, Page 25, Deed Records Ellis County, Texas and said point being in the northeasterly right-of-way line of Farm-to-Market Highway No. 157 (a variable width right-of-way);

THENCE along the northwest line of said 135.87 acre tract of land as follows:  
 North 58 degrees 50 minutes 45 seconds East, 2,577.80 feet to an old fence post found at the east corner of that called 129.71 acre tract of land described in deed to Don E. McAlister, Barbara Ann Dollins and Ondus Marcene Hinde recorded in Volume 697, Page 403, Deed Records Ellis County, Texas;  
 North 30 degrees 02 minutes 19 seconds West, 656.40 feet along the northeast line of said 129.71 acre tract of land to an old fence post found at the south corner of that called Third Tract, a 91 acre tract of land described in deed to J B McAlister recorded in Volume 362, Page 25, Deed Records Ellis County, Texas;  
 North 59 degrees 01 minutes 36 seconds East, 1,309.21 feet to an old fence post found for the north corner of said 135.87 acre tract of land, said point being at the east corner of said Third Tract and said point being in the southwest line of that called 240 acre tract of land described in deed to Donald R. Campbell and wife, Betty L. Campbell recorded in Volume 509, Page 902, Deed Records Ellis County, Texas;

THENCE South 30 degrees 36 minutes 10 seconds East, 1,993.20 feet to an old fence post found for the east corner of said 135.87 acre tract of land, said point being at the south corner of said 240 acre tract of land and said point being at the north corner of that called 123.536 acre tract of land described in deed to Kenneth Lynn Lee, et ux, et al recorded in County Clerk's Instrument Number 1611874, Real Property Records Ellis County, Texas;

THENCE along the southeast line of said 135.87 acre tract of land as follows:  
 South 59 degrees 12 minutes 15 seconds West, 3,376.70 feet along the northeast line of said 123.536 acre tract of land to a one-half inch iron rod with cap stamped "3B" set at the east corner of that called 1.197 acre tract of land described in deed to Roy Gene Harris and wife, Joyce Harris recorded in County Clerk's Instrument Number 1829550, Real Property Records Ellis County, Texas;  
 North 30 degrees 28 minutes 06 seconds West, 249.26 feet to a one-half inch iron rod found at the north corner of that called 1.792 acre tract of land described in deed to Michelle Morrow Mitchell recorded in County Clerk's Instrument Number 1829551, Real Property Records Ellis County, Texas;  
 South 59 degrees 17 minutes 08 seconds West, 521.61 feet to a one-half inch iron rod with cap stamped "3B" set for the south corner of said 135.87 acre tract of land, said point being at the west corner of said 1.792 acre tract of land and said point being in the northeasterly right-of-way line of Farm-to-Market Highway No. 157;

THENCE along the southwest line of said 135.87 acre tract of land and along the northeasterly right-of-way line of Farm-to-Market Highway No. 157 as follows:  
 North 30 degrees 38 minutes 17 seconds West, 826.30 feet to a one-half inch iron rod with cap stamped "3B" set for corner;  
 North 24 degrees 47 minutes 43 seconds West, 49.62 feet to a one-half inch iron rod with cap stamped "3B" set for corner;  
 North 30 degrees 38 minutes 26 seconds West, 191.02 feet to the POINT OF BEGINNING and containing 5,907,166 square feet or 135.610 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

Surveyor's Certification:  
 To: Keefer Ranch Estate Trust and Fidelity National Title Insurance Company.

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 direct supervision during the month of March, 2026. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey and meets the current standards as adopted by the Texas Board of Professional Engineers and Land Surveyors.

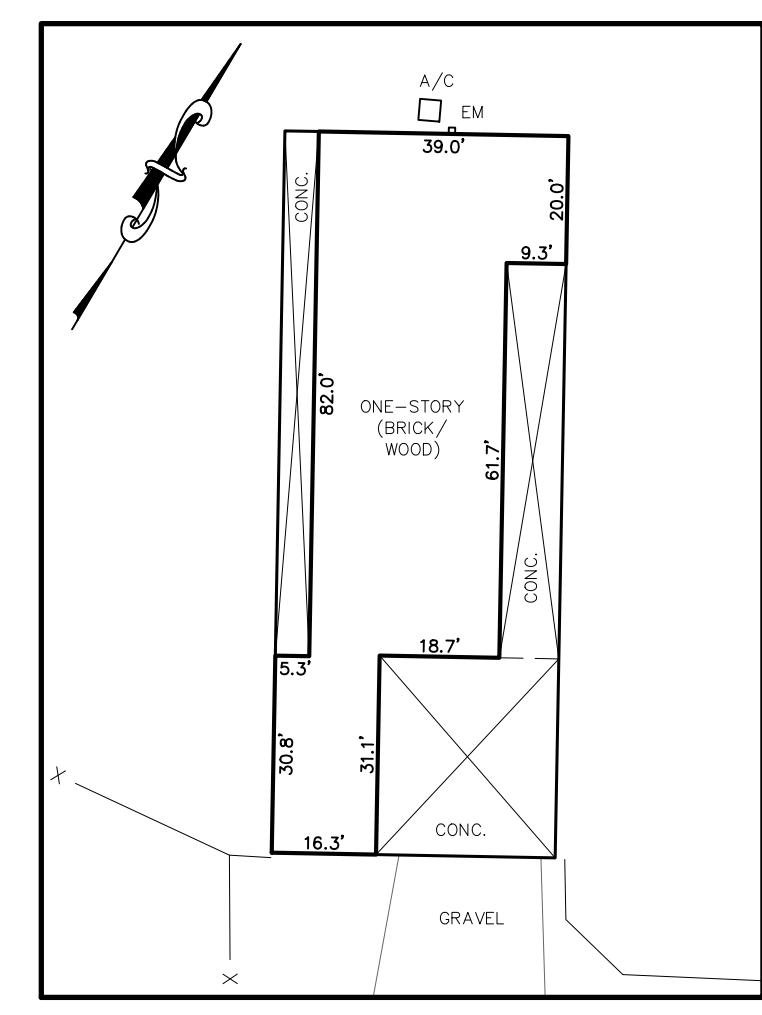
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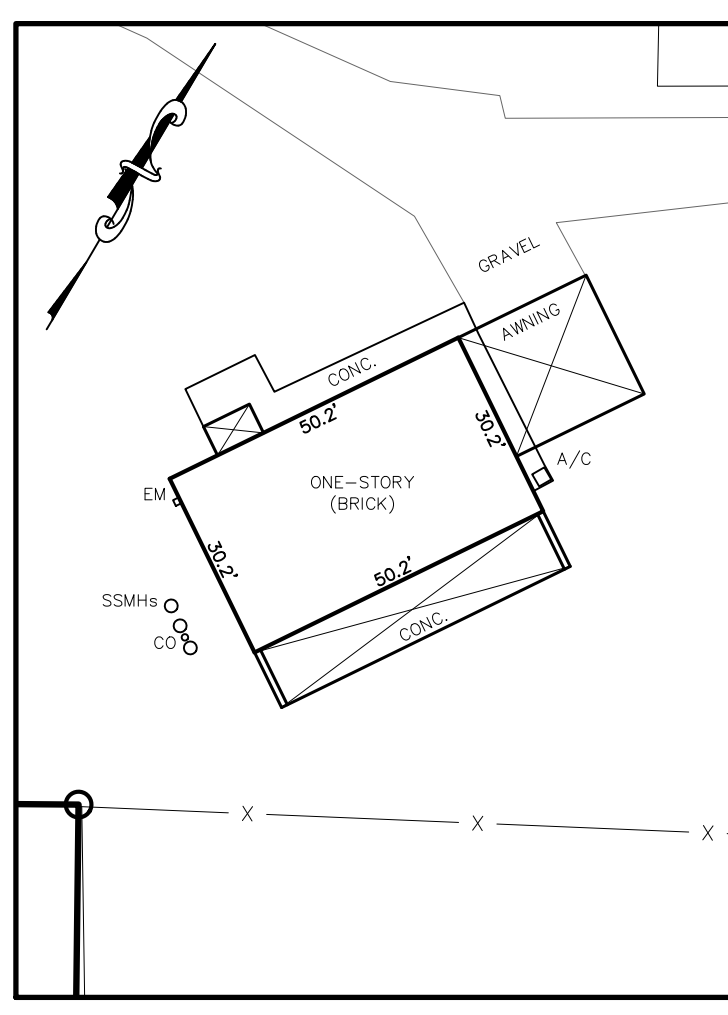
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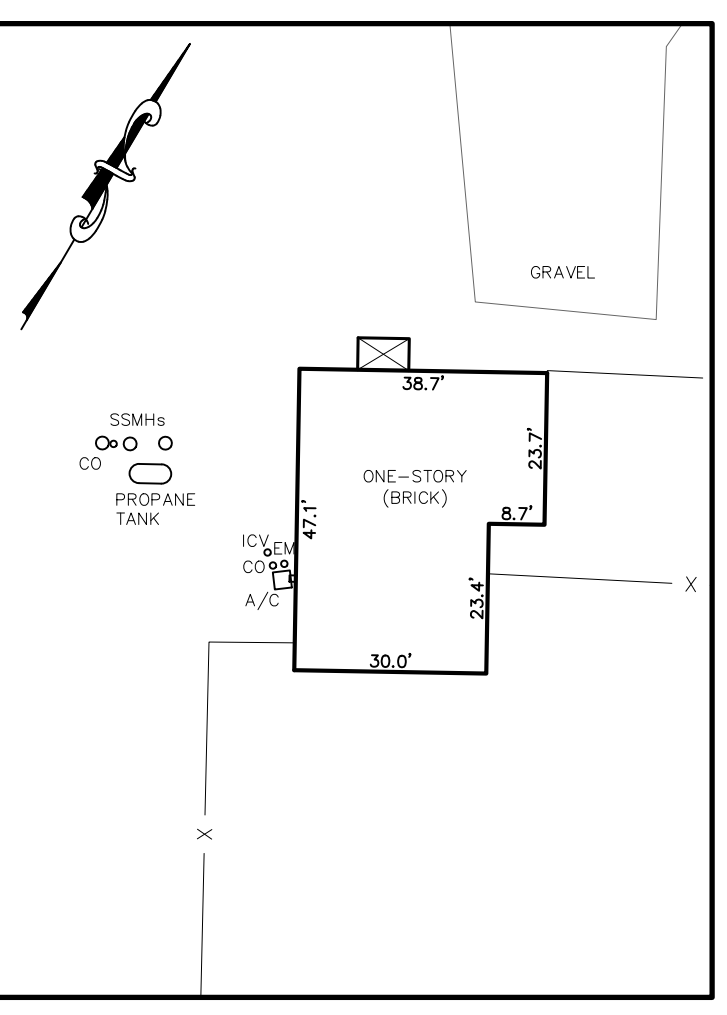
- LEGEND**
- 1/2" IRS IRON ROD SET
  - 1/2" CRF IRON ROD WITH CAP FOUND
  - A/C AIR CONDITION UNIT
  - CO CLEAN OUT
  - CONC. CONCRETE
  - CPP CORRUGATED PLASTIC PIPE
  - EM ELECTRIC METER
  - ICV IRRIGATION CONTROL VALVE
  - MB MAILBOX
  - RCP REINFORCE CONCRETE PIPE
  - SSMH SANITARY SEWER MANHOLE
  - SWR SEWER CONTROL BOX
  - UCL UNDERGROUND UTILITY MARKER
  - WF WATER FAUCET
  - CAB. CABINET
  - DOC. DOCUMENT
  - 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
  - P.R.E.C.T. PLAT RECORDS ELLIS COUNTY, TEXAS
  - Ø POWER POLE



"HOUSE DETAIL A"  
SCALE: 1" = 30'



"HOUSE DETAIL B"  
SCALE: 1" = 30'

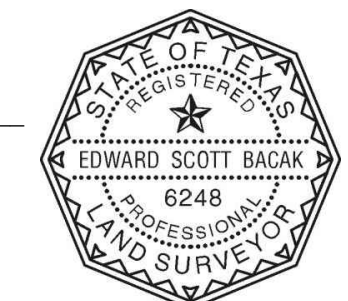


"HOUSE DETAIL C"  
SCALE: 1" = 30'

**FLOOD STATEMENT:** According to Community Panel No. 48139C0300F, dated June 3, 2013 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplains), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

- EASEMENT NOTES:**
- Reference to Fidelity National Title Insurance Company's Commitment GF Number 025-64208, with an effective date of December 05, 2025, as issued on December 15, 2025.
- ITEM 10:**
- a. 30' Right-of-way Easement to Mountain Peak Water Supply Corporation recorded in Volume 547, Page 83, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.
  - b. 20' Right-of-way Easement to Hill County Electric Cooperative, Inc. recorded in Volume 687, Page 512, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.
  - c. Subject tract is a part of that tract of land described in the Affidavit recorded in Volume 2513, Page 184, Deed Records Ellis County, Texas and recorded in County Clerk's Instrument Number 1517265, Real Property Records Ellis County, Texas.
  - d. 20' Electric Utility Easement and Covenant of access to Hilco Electric Cooperative, Inc. recorded in County Clerk's Instrument Number 1714672, Real Property Records Ellis County, Texas is blanket in nature and does affect the subject tract.

Edward Scott Bacak, R.P.L.S. No. 6248



| BOUNDARY SURVEY - 135.610 ACRES                 |                |    |              |
|---|----------------|----|--------------|
| JOSE ANTONIO GAONA SURVEY,                      |                |    |              |
| ABSTRACT NO. 386                                |                |    |              |
| City of Maypearl ETJ and in Ellis County, Texas |                |    |              |
| NO.   | REVISION       | BY | DATE         |
| PROJECT NO.:                                    | TST014         |    |              |
| DATED:  | March 09, 2026 |    |              |
|   |                |    | SHEET 1 OF 1 |

**3B LAND SURVEYING**  
 TRPLS FIRM NO. 10194480

656 Bacak Road  
 Ennis, Texas 75119  
 972-825-7949

Plotted by: EdwardBacak Plot Date: 3/9/2026 11:05 AM  
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