LEGAL DESCRIPTION

Being a 6.31 acre tract or parcel of land situated in the A. Benge Survey, Abstract No. 57, Henderson County, Texas, and being all of that certain called 6.33 acre tract of land conveyed from Russell Foster, et al, to Michael Foster, et al, by General Warranty Deed, as recorded in File No. 2025–00007158, Official Public Records, Henderson County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

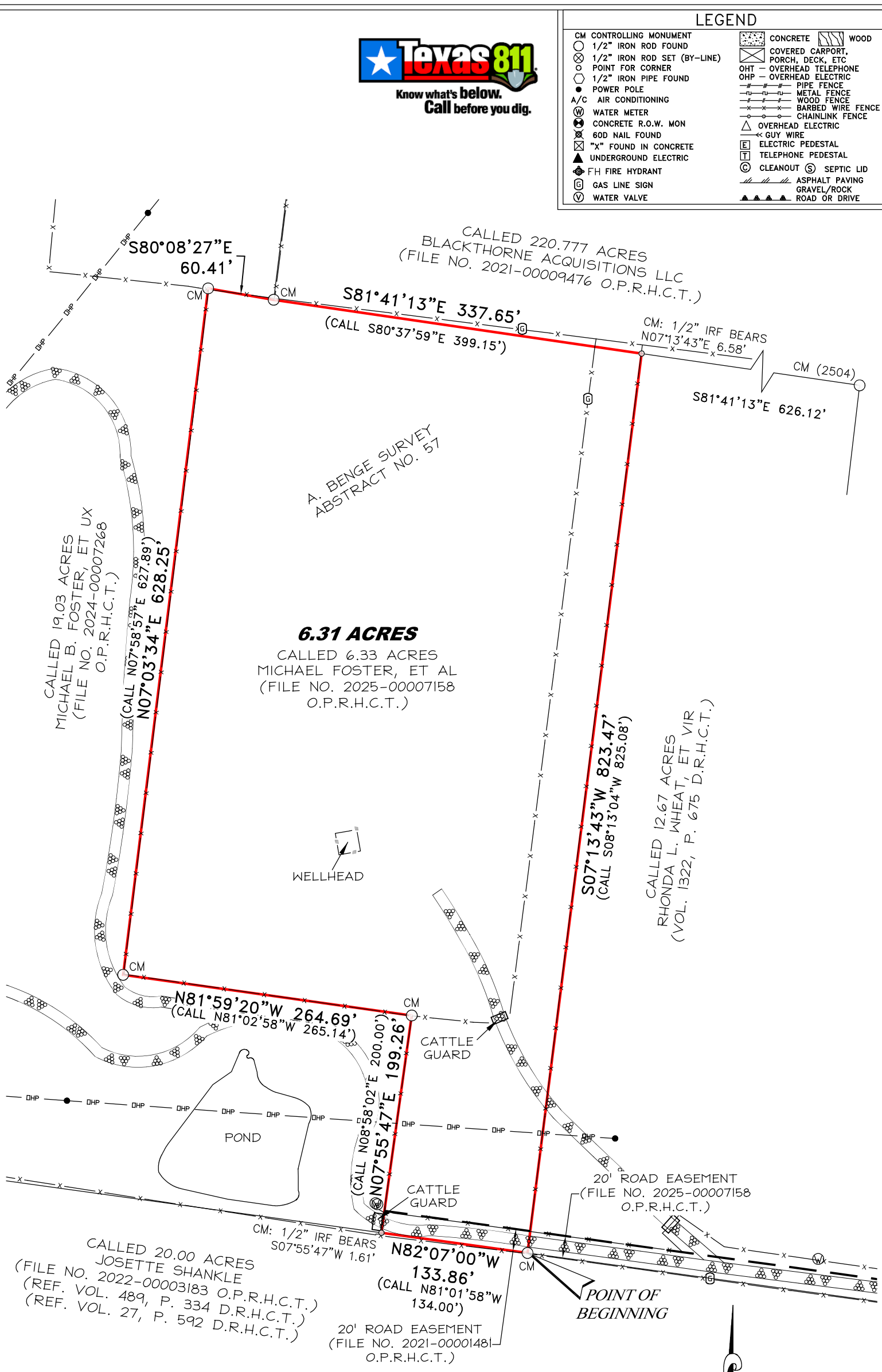
BEGINNING at a 1/2" iron rod found at the Southeast corner of said 6.33 acre tract, at the Southwest corner of a called 12.67 acre tract of land conveyed to Rhonda L. Wheat, et vir, by deed as recorded in Volume 1322, Page 675, Deed Records, Henderson County, Texas, and in the South margin of a gravel road;

THENCE North 82 degrees 07 minutes 00 seconds West, with the South line of said 6.33 acre tract and along the South margin of said gravel road, a distance of 133.86 feet to a point at the most Southerly Southwest corner of said 6.33 acre tract and at the most Southerly Southeast corner of a called 19.03 acre tract of land described in a Deed of Trust to Michael B. Foster, et ux, by deed as recorded in File No. 2024–00007268, Official Public Records, Henderson County, Texas, from which a 1/2" iron rod found bears South 07 degrees 55 minutes 47 seconds West, a distance of 1.61 feet;

THENCE with the common line of said 6.33 acre tract and said 19.03 acre tract, the following courses and distances:
North 07 degrees 55 minutes 47 seconds East, a distance of 199.26 feet to a 1/2" iron rod found;
North 81 degrees 59 minutes 20 seconds West, a distance of 264.69 feet to a 1/2" iron rod found;
North 07 degrees 03 minutes 34 seconds East, a distance of 628.25 feet to a 1/2" iron rod found;
South 80 degrees 08 minutes 27 seconds East, a distance of 60.41 feet to a 1/2" iron rod found at a Southeast corner of said 19.03 acre tract and at a Southwest corner of a called 220.777 acre tract of land conveyed to Blackthorne Acquisitions LLC, by deed as recorded in File No. 2021–00009476, Official Public Records, Henderson County, Texas;

THENCE South 81 degrees 41 minutes 13 seconds East, with the North line of said 6.33 acre tract and with a South line of said 220.777 acre tract, a distance of 337.65 feet to a point at the Northeast corner of said 6.33 acre tract and at the Northwest corner of said 12.67 acre tract, from which a 1/2" iron rod found bears North 07 degrees 13 minutes 43 seconds East, a distance of 6.58 feet and a 1/2" iron rod found capped (2504) at an ell corner of said 220.777 acre tract bears South 81 degrees 41 minutes 13 seconds East, a distance of 626.12 feet;

THENCE South 07 degrees 13 minutes 43 seconds West, with the East line of said 6.33 acre tract and with the West line of said 12.67 acre tract, a distance of 823.47 feet to the POINT OF BEGINNING and CONTAINING 6.31 acres of land.




SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
6) FIELD WORK WAS COMPLETED 11/09/2026.
7) THIS TRACT APPEARS TO HAVE PHYSICAL ACCESS TO U.S. HIGHWAY NO. 175.

| 6.31 ACRES<br>A. BENGE SURVEY, A–57<br>HENDERSON COUNTY, TEXAS | |
|---|---|
| DATE: | 11/12/2026 |
| SCALE: | 1" = 100' |
| JOB NO.: | 2026–1450 |
| CLIENT: | MICHAEL & DEBRA FOSTER |
| TECHNICIAN: | AMN |

I, Shane Graham RPLS No. 6044, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY: Shane Graham
SHANE GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6044

STATE OF TEXAS
REGISTERED
SHANE GRAHAM
6044
PROFESSIONAL
LAND SURVEYOR

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