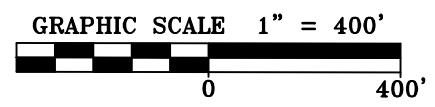


ALTA / NSPS LAND TITLE SURVEY

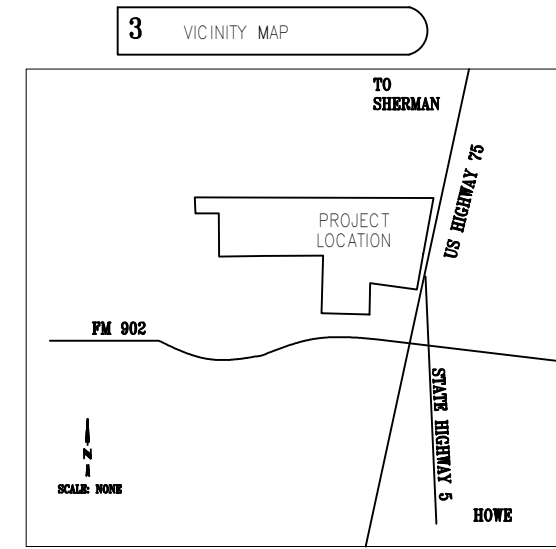
KEY TO ALTA-SURVEY

- | | | | |
|---|---------------------|----|------------------------|
| 1 | SCALE | 10 | PARKING INFORMATION |
| 2 | LEGEND | 11 | FLOOD INFORMATION |
| 3 | VICINITY MAP | 12 | UTILITY INFORMATION |
| 4 | SURVEY DRAWING | 13 | TITLE INFORMATION |
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| 6 | CLIENT INFORMATION | 15 | BASIS OF BEARINGS |
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| 8 | CEMETERY | 17 | PROPERTY DESCRIPTION |
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1 SCALE



- ### 2 LEGEND
- IRON ROD FOUND (SEE DETAIL)
 - () RECORD INFORMATION
 - IRON PIPE FOUND
 - ⊕ UTILITY POLE
 - OVERHEAD UTILITY LINE(S)
 - TX DOT CONCRETE MONUMENT FOUND
 - FENCE POST FOR CORNER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ WATER VALVE
 - ⊙ CALCULATED POINT
 - 1/2" ROD SET



4 SURVEY DRAWING

5 ADDRESS OF PROPERTY

US HIGHWAY 75
BOWE, TEXAS

6 CLIENT INFORMATION

VENTURA SEVEN LLC

7 LAND AREA

226.87 ACRES

8 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 RECORD INFORMATION

ALL BEARINGS AND DISTANCES ARE SHOWN AS MEASURED.

10 PARKING INFORMATION

NO PARKING AREAS OBSERVED ON SUBJECT PROPERTY.

11 FLOOD INFORMATION

This property does lie within the 100 year flood hazard zone per FEMA, and has a Zone "X" & "A" flood rating per the recorded map: 48181C 04257, dated September 29, 2010.

12 UTILITY INFORMATION

The underground utilities shown on this plot have been located from field survey information and existing drawings. The size, type or pressure of the underground utilities is not known (water lines, gas lines, etc.). The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor, further, does not warrant that the underground utilities shown on this plot are in the most accurate location indicated; although, he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Call Texas One Call before digging at 811.

13 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM TITAN TITLE & CLOSING OF TEXAS LLC, CP NO. 71228-0069, DATED FEBRUARY 19, 2026.

14 SCHEDULE "B" ITEMS

10. The following matters and all terms of the documents creating or offering evidence of the matters:

- a. a. g. Water line easement to North Texas Municipal Water District dated August 3, 1988, and recorded in Volume 2005, Page 653, Real Property Records of Grayson County, Texas. DOES AFFECT SUBJECT PROPERTY - SEE DRAWING
- f. Sanitary Sewer Line easement to City of Sherman dated April 29, 1969, and recorded in Volume 1133, Page 143, Real Property Records of Grayson County, Texas. DOES AFFECT SUBJECT PROPERTY - SEE DRAWING
- h. Channeled Easement to the State of Texas dated July 6, 1954 and recorded in Volume 76, Page 253, Real Property Records of Grayson County, Texas. DOES NOT AFFECT SUBJECT PROPERTY
- i. Electric Easement to Grayson-Collins Electric Co-op, Inc. dated June 23, 1968, and recorded in Volume 1056, Pages 597 and 601, Real Property Records of Grayson County, Texas. DOES NOT AFFECT SUBJECT PROPERTY
- j. Electric Easement to Texas Power & Light Company dated June 23, 1972 and recorded in Volume 1221, Page 481, Real Property Records of Grayson County, Texas. DOES NOT AFFECT SUBJECT PROPERTY
- k. Electric Easement to Texas Power & Light Company dated April 10, 1968, and recorded in Volume 1104, Page 488, Real Property Records of Grayson County, Texas. DOES NOT AFFECT SUBJECT PROPERTY
- l. Electric Easement to Grayson-Collins Electric Cooperative recorded in Volume 1056, Page 595 and Volume 1061, Page 747, Real Property Records of Grayson County, Texas. DOES NOT AFFECT SUBJECT PROPERTY
- m. Easement to the State of Texas dated December 15, 2003, and recorded in Volume 3586, Page 719, Real Property Records of Grayson County, Texas. DOES NOT AFFECT SUBJECT PROPERTY
- n. Waterline easement to the City of Sherman dated October 22, 2003, and recorded in Volume 3555, Page 683, Real Property Records of Grayson County, Texas. DOES NOT AFFECT SUBJECT PROPERTY

15 BASIS OF BEARINGS

The bearings are based on Grid North within the Texas Coordinate System of 1983, North Central Zone, NAD83 (CORSE), EPOCH 2023.03, grid, with a bearing of North 10 degrees 13 minutes 30 seconds East. The following control monuments were used to establish the basis of bearings:
CONTROL MONUMENT #1: N= 724839.42, E= 254480.39
CONTROL MONUMENT #2: N= 724839.47, E= 254480.31

16 SURVEYOR'S NOTES

- 1 - This survey substantially complies with the current professional and technical standards of the Texas Board of Professional Land Surveying.
- 2 - Upon conducting the survey, no evidence was observed that the property is being used as a solid waste dump, sump, or sanitary landfill.
- 3 - No evidence of recent earth moving work and no existing buildings were observed in the process of conducting the fieldwork.
- 4 - No evidence of wetland delineation were observed in the process of conducting the fieldwork.
- 5 - All monuments are set 1/2" steel rods capped mlg 101011-00, unless otherwise indicated.
- 6 - BEARING BASIS is Texas State Plane Coordinate System of 1983, Texas North Central Zone 4202 (NAD83).

17 PROPERTY DESCRIPTION

BEING A 226.075 ACRE TRACT OF LAND OUT OF THE MEMUCAN HUNT SURVEY, ABSTRACT NO. 603, FRIAR MONEELEY SURVEY, ABSTRACT NO. 826, SHERMAN-HOWE RANCH LLC TRACT, AND BEING ALL OF THAT SAME TRACT OF LAND CALLED 226.075 ACRES AS CONVEYED TO SOUTH 266 LLC AND DESCRIBED IN DOCUMENT NUMBER 2018-23515, REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS. SAID 226.075 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8" iron rod found in the westerly right-of-way line of U.S. Highway 75, corner being the northeast corner of a called 21.385 acre tract conveyed to Sherman-Howe Ranch LLC and described in Document Number 2018-13290, Real Property Records of Grayson County, Texas, for our southeast corner of the said 226.075 acre tract, and the **POINT OF BEGINNING**, THENCE N89°50'32" W, with the northerly line of the said Sherman-Howe Ranch LLC tract, and a southerly line of the 266.083 acre tract, for a southerly line of our subject tract, a distance of 1136.45 feet to a 5/8" iron rod found for the northeast corner of the Sherman-Howe Ranch LLC tract; THENCE S01°12'38" W, with an iron rod found in the 266.083 acre tract, and an east line of our subject tract, a distance of 754.38 feet to a capped 1/2" iron rod found for corner marked "MTO ENCL", and corner being a southeast corner of the 266.083 acre tract, and a southeast corner of our subject tract; THENCE N87°43'29" W, across the interior of the 266.083 acre tract, a distance of 1002.80 feet to a capped 1/2" iron rod found for corner marked MTO ENCL; THENCE S01°12'38" W, through and across the interior of the 266.083 acre tract, a distance of 1611.05 feet to a 1/2" steel rod with plastic cap stamped "MTO ENCL", and for a corner along the southerly line of the Subject Tract and along the northerly right-of-way line of Farm-to-Market # 902; THENCE N89°50'32" W, a distance of 65.02 feet along the northerly right-of-way line of Farm-to-Market # 902, and the most southerly line of the Subject Tract to a 1/2" steel rod with plastic cap stamped "MTO ENCL" set for corner, said corner being along a west line of the 266.083 acre tract, and the east line of a called 118.3 acre tract conveyed to WW Collins Holdings LP, and described in Volume 4492, Page 9, Real Property Records of Grayson County, Texas, for a southeast corner of our subject tract; THENCE N01°48'37" E, with the east line of the WW Collins Holdings LP tract, and a west line of the 266.083 acre tract, for a west line of our subject tract, a distance of 3053.34 feet to a 1" galvanized pipe found for corner, said corner being the northeast corner of the 118.3 acre WW Collins Holdings LP tract; THENCE S89°29'38" W, with the north line of the 118.3 acre WW Collins Holdings LP tract, and a south line of the 266.083 acre tract, for our south line, at a distance of 1038.25 feet passing a 2" iron fence post found for reference, in a total distance of 1423.01 feet is calculated point for corner in the center of Clear Creek; THENCE S89°29'38" W, with the north line of the 118.3 acre WW Collins Holdings LP tract, and a south line of the 266.083 acre tract, for our south line, a distance of 1006.19 feet to a 1/2" iron rod found for corner, said corner being a southeast corner of a called 532.527 acre tract (Parcel) conveyed to WCH Family Partnership, L.P., and described in Volume 4568, Page 789, Real Property Records of Grayson County, Texas; THENCE N00°42'47" W, with an east line of the 532.527 acre tract, and a west line of the 266.083 acre tract, for a west line of our subject tract, a distance of 1038.25 feet to a 1/2" iron rod found for corner, said corner being a northeast corner of the 532.527 acre tract, for an angle corner of the 266.083 acre tract, and an angle corner of our subject tract; THENCE N89°50'32" W, with a north line of the 532.527 acre tract, and a south line of the 266.083 acre tract, for our south line, a distance of 952.16 feet to a 3" steel fencepost found for corner; THENCE N01°12'38" W, with an iron rod in the 532.527 acre tract, and the most westerly line of the 266.083 acre tract, for our most westerly line, a distance of 881.84 feet to a capped 1/2" iron rod found for corner, said corner being the northeast corner of the 266.083 acre tract, corner being the southwest corner of a called 531.87 acre tract conveyed to Sparks Shepard Ventures LLC, and described in Document Number 2021-43265, Real Property Records of Grayson County, Texas, for the northeast corner of our subject tract; THENCE S89°49'08" E, with the south line of the 531.87 acre Sparks Shepard Ventures LLC tract, and the most northerly line of the 266.083 acre tract, for our most northerly line, a distance of 5738.05 feet to a capped 1/2" iron rod found for the northeast corner of our subject tract marked "J.E. SMITH 3700"; said corner being the southeast corner of the said Sparks Shepard Ventures LLC tract, and along the westerly right-of-way line U.S. Highway # 75, for the northeast corner of the 266.083 acre tract, and the northeast corner of our subject tract; THENCE S10°14'21" W, with the westerly right-of-way line of U.S. Highway 75, and an easterly line of the 266.083 acre tract, for our easterly line, a distance of 1368.84 feet to a concrete monument found for corner; THENCE S02°40'49" W, with the westerly right-of-way line of U.S. Highway 75, and an easterly line of the 266.083 acre tract, for our easterly line, a distance of 5.85 feet to a concrete monument found for corner; THENCE S01°18'49" W, with the westerly right-of-way line of U.S. Highway # 75, and an easterly line of the 266.083 acre tract, for our easterly line, a distance of 37.12 feet to a concrete monument found for corner; THENCE S10°12'38" W, with the westerly right-of-way line of U.S. Highway # 75, and an easterly line of the 266.083 acre tract, for our easterly line, a distance of 824.40 feet to the **POINT OF BEGINNING** and containing 226.075 acres of land.

18 SURVEYOR CERTIFICATION

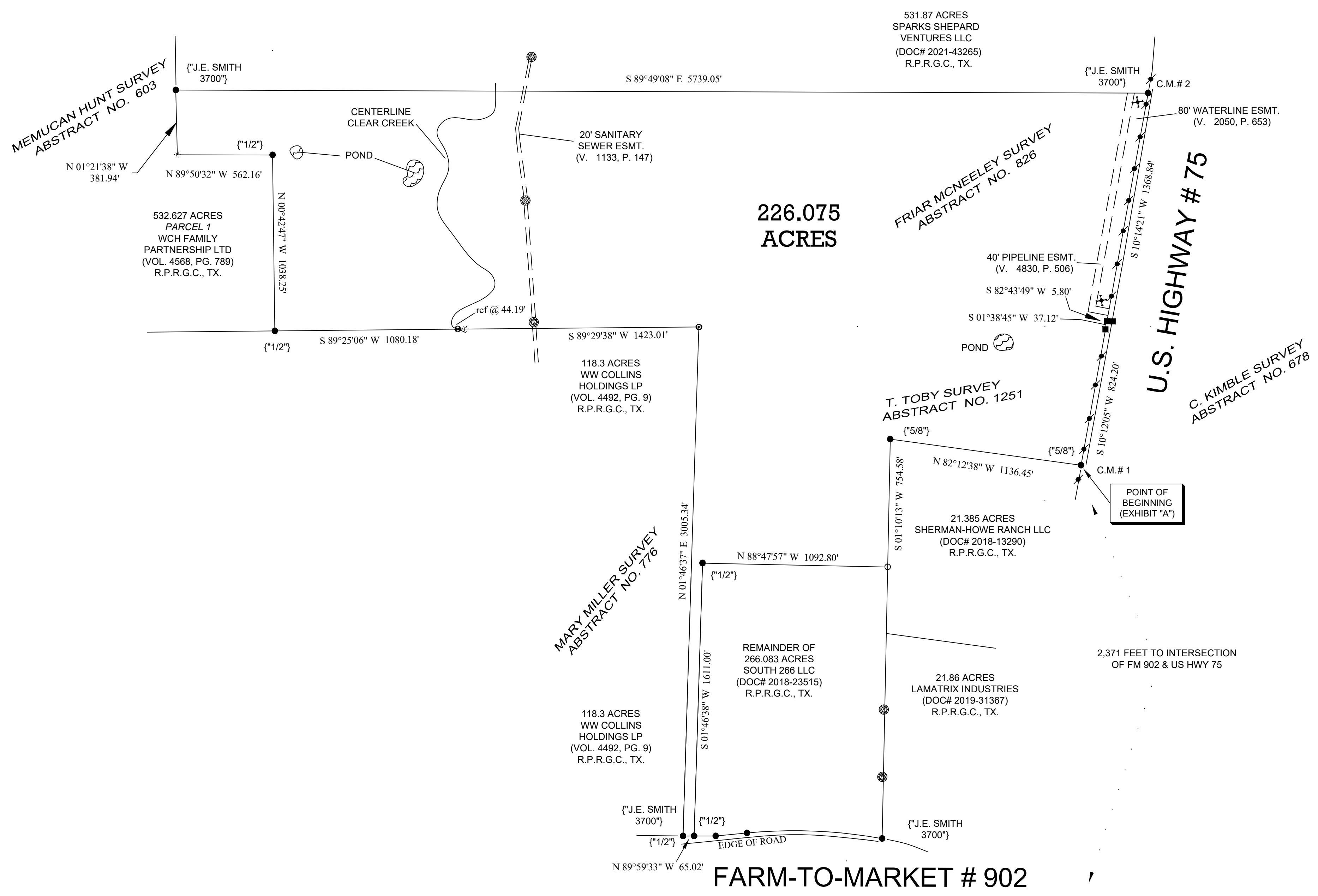
To: TITAN TITLE & CLOSING OF TEXAS LLC, AND TO AG TRUST, ACA

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1.3, 4.8, 1.14 of Table A thereof. The fieldwork was completed on February 19, 2026.

Paul Rust



PAUL RUST
PROFESSIONAL LAND SURVEYOR
NO. 6003, STATE OF TEXAS
E-MAIL: paul@mtgengineers.com
FIRM CERTIFICATE NO. 125
DATE: FEBRUARY 26, 2026



59.30 SUMMERHILL ROAD TEXARKANA, TEXAS 75501-1101 P 903.838.8533 www.mtgengineers.com 1848 N. CO. RD. 304 BAR CO. TX 75002	<p>MTG ENGINEERS & SURVEYORS</p> <p>Scale: 1" = 400' Drawn By: [Blank] Checked By: [Blank] Date: [Blank]</p> <p>226.075 ACRE TRACT OF LAND OUT OF THE MEMUCAN HUNT SURVEY, AB. S. NO. 603, FRIAR MONEELEY SURVEY, AB. NO. 826, MARY MILLER SURVEY, AB. NO. 776, T. TOBY SURVEY, AB. NO. 1251, C. KIMBLE SURVEY, AB. NO. 678, GRAYSON COUNTY, TEXAS</p>
<p>Drawing Date: 03/04/2026</p> <p>Project Number: 260014</p> <p>Sheet Number: 1 OF 1</p>	<p>Revision/Description</p>