

BOUNDARY LINE AGREEMENT

STATE OF TEXAS §

COUNTY OF SABINE §

This Boundary Line Agreement ("Agreement") is made and entered into effective as of the 12 day of February, 2026, by and between:

Suzanne Owens, whose mailing address is 405 Placation Shores S., Milam, Texas 75959 ("Owens"),

and

Kingdom Seed, LLC, a Texas limited liability company, whose mailing address is 615 Sabine St., Hemphill, Texas 75948 ("Kingdom Seed").

Owens and Kingdom Seed are sometimes referred to individually as a "Party" and collectively as the "Parties."

I. RECITALS

A. Owens is the owner of certain real property located in Sabine County, Texas, as described in that certain deed recorded in the Official Public Records of Sabine County, Texas (the "Owens Property").

B. Kingdom Seed, LLC is the owner of certain real property adjoining the Owens Property in Sabine County, Texas, as described in that certain deed recorded in the Official Public Records of Sabine County, Texas (the "Kingdom Seed Property").

C. A question or uncertainty has arisen between the Parties concerning the true and correct location of the common boundary line separating the Owens Property and the Kingdom Seed Property.

D. In order to resolve any uncertainty and permanently establish the boundary line, the Parties obtained a boundary survey and field notes prepared by Chief Surveying, LLC, dated Feb. 2, 2026 (the "Survey").

E. A true and correct copy of the Survey and accompanying field notes prepared by Chief Surveying, LLC is attached hereto and incorporated herein for all purposes as Exhibit "A."

II. AGREEMENT AS TO BOUNDARY

The Parties hereby agree that the true, correct, and permanent common boundary line between the Owens Property and the Kingdom Seed Property is the boundary line shown and described in the Survey prepared by Chief Surveying, LLC and attached hereto as Exhibit "A" (the "Agreed Boundary Line").

The Agreed Boundary Line as reflected in Exhibit "A," including all courses, distances, monuments, and calls contained within the attached field notes, is hereby adopted by the Parties as the legal boundary between their respective properties.

III. MUTUAL RELEASE AND SETTLEMENT

Each Party hereby releases and forever discharges the other Party from any and all claims, demands, disputes, or causes of action relating to the location of the common boundary line between the Owens Property and the Kingdom Seed Property, except as established by this Agreement and the Survey attached as Exhibit "A."

This Agreement constitutes a full and final settlement of any boundary dispute or uncertainty between the Parties concerning the common boundary line.

IV. BINDING EFFECT; RUNS WITH THE LAND

This Agreement shall run with the land and shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors, assigns, legal representatives, and all persons claiming under them.

V. RECORDING

The Parties agree that this Agreement, together with Exhibit "A," may be filed and recorded in the Official Public Records of Sabine County, Texas, and shall provide constructive notice of the Agreed Boundary Line to all third parties.

VI. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

VII. ENTIRE AGREEMENT

This Agreement contains the entire agreement between the Parties concerning the boundary line between their respective properties in Sabine County, Texas, and supersedes any prior oral or written agreements or understandings relating thereto.

IN WITNESS WHEREOF, the Parties have executed this Boundary Line Agreement effective as of the date first written above.

SUZANNE OWENS

405 Placation Shores S.

Milam, Texas 75959

Suzanne Owens

Signature: Suzanne Owens

Date: Feb. 12, 2026

KINGDOM SEED, LLC

615 Sabine St.

Hemphill, Texas 75948

A Texas Limited Liability Company

By: W. Shane Allman

Name: W. Shane Allman

Title: Managing Partner

Date: Feb. 12, 2026

ACKNOWLEDGMENTS

STATE OF TEXAS §

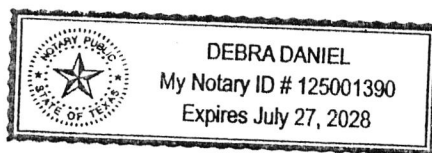
COUNTY OF SABINE §

This instrument was acknowledged before me on the 12 day of Feb., 2026, by Suzanne Owens.



Notary Public, State of Texas

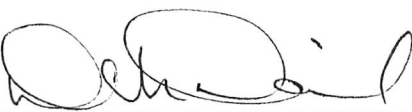
My Commission Expires: 7-27-28



STATE OF TEXAS §

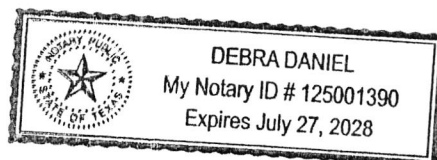
COUNTY OF SABINE §

This instrument was acknowledged before me on the 12 day of Feb., 206, by W. Shan Allen, the Manager of Kingdom Seed, LLC, a Texas limited liability company, on behalf of said limited liability company.



Notary Public, State of Texas

My Commission Expires: 7-27-28



CHIEF SURVEYING, LLC

Firm No. 10194301
717 Sabine Street
Hemphill, Texas 75948
kburch@chiefsurveying.com

936-465-3169 (cell)
409-787-1006 (office)

State of Texas,
County of Sabine

B.A. Alford Survey, A-253

BOUNDARY LINE AGREEMENT

Legal Description to the Agreed boundary line between a called 0.8093-acre tract (North Tract) described in a Warranty Deed conveyed to Suzanne Ownes dated May 12, 2023 and recorded in Volume 500 Page 724 of the Official Public Records of Sabine County, Texas, and a called 27.35-acre tract (South Tract) described in a Warranty Deed with Vendor's Lien conveyed to Kingdom Seed, LLC, dated December 15, 2025 and recorded in Volume 531 Pag 1271 of the Official Public Records of Sabine County, Texas.

BEGINNING: At a 3/8" iron rod with cap Stamped "Chief Surveying" set in the South boundary line of said 0.8093-acre tract, at the intersection of the boundary line of said 27.35-acre tract and said 0.8093-acre tract, for an angle corner of a called 3.74-acre tract owned by Toledo Bend Reservoir, and for the **POINT OF BEGINNING OF THIS AGREEMENT**; from which a 1/2" iron rod with cap "Stamped DDM RPLS #4164" found for the Northwest corner of said 27.35-acre tract within the boundary of said 0.8093-acre tract bears N 41°08'07" E 0.87' and a 1/2" iron rod found for the Southwest corner of said 0.8093-acre tract and in the boundary line of said Toledo Bend Tract bears S 70°28'20" W 42.35';

THENCE: N 70°28'20" E 234.73' with the agreed upon boundary line also being the original South boundary line of said 0.8093-acre tract to a 3/8" iron rod with cap Stamped "Chief Surveying" set at the intersection of the boundary line said 0.8093-acre tract and said 27.35-acre tract being an angle corner of the Take Line Traverse of said Toledo Bend Reservoir and the **POINT OF TREMINATION OF THIS BOUNDARY LINE AGREEMENT**; from which a 1/2" iron rod with cap Stamped "DDM RPLS #4164" found for the Northeast corner of said 27.35-acre tract and within the boundary of said 0.8093-acre tract bears N 70°10'58" W 1.11', a 1/2" iron rod found for the Southeast corner of said 0.8093-acre tract and an angle corner of said Take Line bears N 70°28'20" E 43.54', and a 1/2" iron rod with cap Stamped "DDM RPLS #4164" found for an angle corner of said 27.35-acre tract and said Take Line bears S 70°10'58" E 104.38';

NOTES:

- 1) This tract was Surveyed without the benefit of a current title report.
- 2) Non-Parenthetical bearing and distances are referenced to the Texas, Central Zone, State Plane Coordinate System, NAD 83.
- 3) "South Tract" called 27.35-acre tract owned by Kingdom Seed, LLC, is forfeiting 0.003 acres of land.

Survey Prepared By:
Kristopher Burch RPLS #6646

K Burch

Reference is made to a Survey Plat of even date.

If this document is not signed in blue and sealed in orange, it shall be deemed void.

DATE 02-03-2026

JOB NO. BEALL SUB

Drawing NO. BOUNDARY LINE AGREEMENT



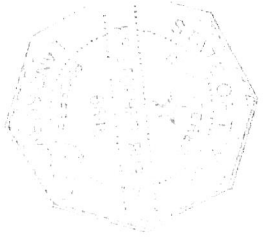
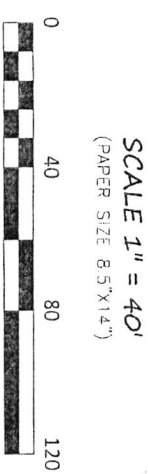
SURVEY PLAT SHOWING
AN AGREED UPON BOUNDARY LINE BETWEEN
A CALLED 0.8093 AC. TR.
(NORTH TRACT)
OWNED BY SUZANNE OWENS
RECORDED IN VOL. 500 PG. 724 OPR
AND A CALLED 27.35 AC. TR.
(SOUTH TRACT)
OWNED BY KINGDOM SEED LLC
RECORDED IN VOL. 531 PG. 1271 OPR
IN THE
B.A. ALFORD SURVEY, A-253
SABINE COUNTY, TEXAS

Chief Surveying, LLC
Firm No. 10191301
717 Sober Street
Houston, Texas 77030
Krisopher Burch RPLS #5545
936-465-3193 (cell)
409-787-1006 (office)
kburch@chiefsurveying.com
Job No. BEALL 519
BENCH MARK BOUNDARY LINE AGREEMENT
BENCH MARK



- LEGEND**
- o = POINT
 - ⊙ = END 1/2" IRON ROD
 - ⊙ = SET 3/8" IRON ROD W/ CAP
STAMPED "CHIEF SURVEYING"
- UNLESS OTHERWISE NOTED

- NOTES:**
- 1) PLEASE KEEP ORIGINALS IN A SAFE LOCATION AFTER 30 DAYS MY RECORDS ARE ARCHIVED AND NO COPIES WILL BE PULLED NO EXCEPTIONS.
 - 2) THIS TRACT WAS SURVEYED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - 3) SURVEYOR DID NOT LOCATE ANY UNDERGROUND UTILITIES OR SEPTIC SYSTEM ON THIS TRACT.
 - 4) NON-PATENTED BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS CENTRAL ZONE, STATE PLANE COORDINATE SYSTEM, NAD 83.
 - 5) "SOUTH TRACT" CALLED 27.35 AC. TR. OWNED BY KINGDOM SEED LLC IS FORESEEING 0.003 ACRES OF LAND.



I, Krisopher Burch, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the information shown hereon represents an actual on the ground survey conducted by me or under my direct supervision, and meets the standards set forth by the Texas Board of Professional Engineers and Land Surveyors.

Krisopher Burch
RPLS #5545
DATE: 02-03-2025

If this plat is not signed in blue and sealed in orange I shall be deemed void.
Reference is made to a Legal Description of even date.

2026 BK VOL PG
26000357 OR 533 807

Jamie Clark

COUNTY CLERK



280 Main Street Suite 100
Hemphill, Texas 75948

PHONE 409-787-3786
FAX 409-787-3795

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 26000357

FILED FOR RECORD ON: FEBRUARY 12, 2026 01:49PM 6PGS \$45.00

SUBMITTER: KINGDOM SEED

RETURN TO:

KINGDOM SEED
COUNTER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
AND TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE VOLUME AND PAGE BY THE NAMED
RECORDS OF SABINE COUNTY TEXAS AS STAMPED HEREON
BY ME.

Jamie Clark

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

VOL 44 PG 515