

EXHIBIT A

493,919 Square Feet or 11.339 Acres
W.T. Collins Survey, Abst. No. 767
Eve Boyet Survey, Abstr. No. 804
William Elliott Survey, Abst. No. 622
S.R. Dunagan Survey, Abts. No. 164
Hood County, Texas

BEING a tract of land situated in the W.T. Collins Survey, Abstract Number 767, William Elliott Survey, Abstract Number 622, Eve Boyet Survey, Abstract Number 804, and the S.R. Dunagan Survey, Abstract Number 164, Hood County, Texas and being a portion of a tract of land as described by deed to New Territory Investments, Ltd., as recorded in Document No. 2024-0004639, Deed Records, Hood County, Texas (D.R.H.C.T.), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values);

BEGINNING at a set 5/8-inch capped iron rod marked "BHB INC" (IRS) in the common line between the said New Territory Investments tract and a tract of land as described by deed to Paluxy Oaks Ranch, LLC as recorded in Document Number 2023-0009554, D.R.H.C.T. having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6802082.75, Easting 2143175.98;

THENCE North 71°55'29" East, with the said common line, a distance of 635.25 feet to an IRS having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6802279.83, Easting 2143779.83;

THENCE South 24°01'20" East, departing the said common line and over and across the said New Territory Investments tract, a distance of 1127.31 feet to an IRS in the common line between the said New Territory Investments tract and a tract of land as described by deed to James F. Coleman and wife, Norma Sue Coleman (Tract Three) as recorded in Volume 2161, Page 58, D.R.H.C.T.;

THENCE South 71°17'37" West, with the said common line, at a distance of 22.61 feet passing a found 2-1/4-inch metal fence post for the northwest corner of the said Tract Three, same being the northeast corner of a tract of land as described by deed to Mandy Ann Management, Ltd., (Tract Two) as recorded in Document Number 2016-0011682, D.R.H.C.T., and now continuing with the common line between the said New Territory Investments tract and the said Tract Two, in all, for a total distance of 294.00 feet to an IRS;

THENCE departing the said common line and over and across the said New Territory Investments tract the following courses and distances:

North 35°44'36" West, a distance of 681.59 feet to a 3-inch metal post;

North 61°10'23" West, a distance of 186.05 feet to a 3-inch metal post;

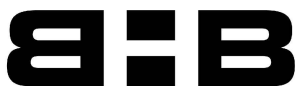
North 06°00'41" West, a distance of 65.79 feet to a found 60D nail;

North 38°34'48" West, a distance of 158.97 feet to an IRS;

North 51°11'24" West, a distance of 150.38 feet to the **POINT OF BEGINNING** and containing 493,919 square feet or 11.339 acres of land more or less.

SURVEYOR'S CERTIFICATION

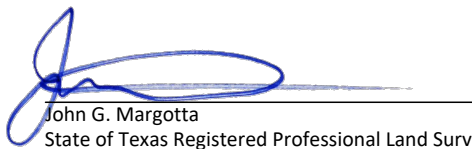
I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.



BAIRD, HAMPTON & BROWN

engineering and surveying

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TBPELS Firm #44, #10011300


John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: July 03, 2024
Revised Date: July 16, 2024



PALUXY OAKS RANCH, LLC
 DOC. NO. 2023-0009554
 D.R.H.C.T.

EXHIBIT B

493,919 Square Feet or 11.339 Acres
Collins Survey, Abst. No. 767
Eve Boyet Survey, Abst. No. 804
William Elliott Survey, Abst. No. 622
S.R. Dunagan Survey, Abts. No. 164
Hood County, Texas

LEGEND

- CIRF.....Found 5/8" Capped Iron Rod Marked "BHB"
- D.R.H.C.T....Deed Records, Hood County, Texas
- IRF.....Iron Rod Found
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- MP.....Metal Pipe Fence Post Corner
- NF.....Nail Found
- PROP.....Proposed
- U & DE.....Utility & Drainage Easement

GENERAL NOTES:

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
2. Distances shown are U.S. Survey feet displayed in surface values.
3. This Survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
4. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
5. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
6. **FLOOD ZONE NOTE:** By scaled location subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48221C0300D, Map Revised August 16, 2012.

US STATE PLANE
 TEXAS NORTH
 CENTRAL ZONE
 (4202)
 6802082.75
 2143175.98

US STATE PLANE
 TEXAS NORTH
 CENTRAL ZONE
 (4202) 6802279.83
 2143779.83

POB

IRS

L5

IRS

L4

60d NF

3"MP

L3

L2

3"MP

N35°44'36"W

681.59'

PROP. 20' U & D.E.

PROP. 60' ACCESS

2-1/4" MP

PROP. 8' & UTILITY EASEMENT

FD

IRS

IRS

IRS

IRS

IRS

WT COLLINS SURVEY
 ABSTRACT No. 767
 APPROXIMATE LOCATION OF
 SURVEY ABSTRACT LINE
 WIRE FENCE (TYP)

TRACT 9
493,919 Sq.Ft.
11.339 Ac

NEW TERRITORY
 INVESTMENTS, LTD.
 DOC. NO. 2024-0004639
 D.R.H.C.T.

PROPOSED
 TRACT 8

WILLIAM ELLIOTT SURVEY
 ABSTRACT No. 622

APPROXIMATE LOCATION OF
 SURVEY ABSTRACT LINE

PROPOSED
 TRACT 10

REMAINDER OF
 NEW TERRITORY
 INVESTMENTS, LTD.
 DOC. NO. 2024-0004639
 D.R.H.C.T.

JAMES F. COLEMAN AND WIFE,
 NORMA SUE COLEMAN (TRACT THREE)
 VOL. 2161, PG. 58
 D.R.H.C.T.

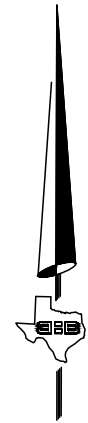
SR DUNAGAN SURVEY
 ABSTRACT No. 164

MANDY ANN MANAGEMENT, LTD.
 (TRACT TWO)
 DOC. NO. 2016-0011682
 D.R.H.C.T.

SURVEYOR'S CERTIFICATION

I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

Line Table		
Line #	Direction	Length
L1	S71°17'37"W	294.00
L2	N61°10'23"W	186.05
L3	N06°00'41"W	65.79
L4	N38°34'48"W	158.97
L5	N51°11'24"W	150.38



1" = 200'

BHB
BAIRD, HAMPTON & BROWN
 engineering and surveying

[Signature]
 John G. Margotta
 State of Texas Registered Professional Land Surveyor
 No. 5956

Date: July 03, 2024
 Revised Date: July 16, 2024



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