

EXHIBIT A

1,240,555 Square Feet or 28.479 Acres

W.T. Collins Survey, Abst. No. 767,

G.K. Goss Survey, Abst. No. 806

Hood County, Texas

BEING a tract of land situated in the W.T. Collins Survey, Abstract Number 767, and the G.K. Goss Survey, Abstract Number 806, 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 found 5/8-inch capped iron rod marked "BHB INC" (CIRF) in the common line between the said New Territory Investments tract, 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. and a tract of land as described by deed to BEBDT Realty, Ltd., as recorded in Volume 1687, Page 945, D.R.H.C.T., having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6802546.13, Easting 2140699.64;

THENCE departing the said common line and with the common line between the said New Territory Investments tract and the said Paluxy Oaks Ranch tract the following courses and distances:

South 89°38'52" East, a distance of 1259.17 feet to a CIRF;

South 66°31'36" East, a distance of 617.51 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS), having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6802292.44, Easting 2142525.03;

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

South 11°23'11" West, a distance of 328.36 feet to an IRS;

South 14°34'44" East, a distance of 576.12 feet to an IRS;

North 67°47'02" West, a distance of 137.94 feet to an IRS;

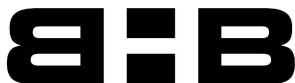
North 22°12'58" East, a distance of 30.00 feet to an IRS;

North 69°31'13" West, a distance of 1912.74 feet to an IRS in the common line between the aforementioned New Territory Investments tract and the aforementioned BEBDT Realty tract;

THENCE North 00°21'57" East, with the said common line, a distance of 384.04 feet to the **POINT OF BEGINNING** and containing 1,240,555 square feet or 28.479 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



EXHIBIT B

1,240,555 Square Feet or 28.479 Acres
W.T. Collins Survey, Abst. No. 767,
G.K. Goss Survey, Abst. No. 806
Hood County, Texas

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

LEGEND

CIRF.....Found 5/8" Capped Iron Rod Marked "BHB"
 CIRF(BB).....Found 5/8" Capped Iron Rod
 Marked "BROOKES BAKER SURVEYORS"
 D.R.H.C.T.....Deed Records, Hood County, Texas
 IRF.....Iron Rod Found
 IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
 PROP.....Proposed
 U & DE.....Utility & Drainage Easement

Line Table		
Line #	Direction	Length
L1	S11°23'11"W	328.36
L2	N67°47'02"W	137.94
L3	N22°12'58"E	30.00

APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE

S89°38'52"E

1259.17'

Hood County, Texas

CIRF S66°31'36"E

617.51'

US STATE PLANE
 TEXAS NORTH
 CENTRAL ZONE
 (4202)
 6802292.44
 2142525.03

PROPOSED TRACT 11

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

GENERAL NOTES (Cont.):

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 a portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (ZONE A) - Without Base Flood Elevation (BFE) per FIRM, Flood Insurance Rate Map, Community Panel Number 48221C0300D, Map Revised August 16, 2012. By scaled location the remainder of the 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.

N00°21'57"E

POB

CIRF
 US STATE PLANE
 TEXAS NORTH
 CENTRAL ZONE
 (4202)
 6802546.13
 2140699.64

WIRE FENCE(TYP)

IRS

N69°31'13"W

TRACT 12
1,240,555 Sq.Ft.
28.479 Ac

WT COLLINS SURVEY
 ABSTRACT No. 767

ZONE X

ZONE A

APPROXIMATE LOCATION OF SURVEY ABSTRACT LINE

GK GOSS SURVEY
 ABSTRACT No. 806

PROP.
 20' U & D.E.

1912.74'

L3

IRS

L2

IRS

L1

IRS

30'

PROPOSED TRACT 14

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

PROP. 60' ACCESS & UTILITY EASEMENT

HT & B RR CO SURVEY
 ABSTRACT No. 924
 SEC 4
 BEBDT REALTY, LTD
 VOL. 1687, PG. 945
 D.R.H.C.T.

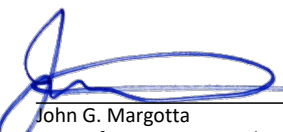
1" = 200'

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.

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.


 John G. Margotta
 State of Texas Registered Professional Land Surveyor
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 Revised Date: July 16, 2024



BHB
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