

EXHIBIT A

438,304 Square Feet or 10.062 Acres
William Elliott Survey, Abst. No. 622,
Hood County, Texas

BEING a tract of land situated in the William Elloit Survey, Abstract Number 622, 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), having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6802757.23, Easting 2145383.99;

THENCE North 60°26'53" East, over and across the said New Territory Investments tract, a distance of 1349.72 feet to an IRS in the common line between the said New Territory Investments tract and the westerly right-of-way line of Coleman Ranch Road having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6803422.87, Easting 2146558.02;

THENCE South 30°34'03" East, with the said common line, a distance of 333.83 feet to an IRS;

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

South 60°59'34" West, a distance of 1327.95 feet to an IRS;

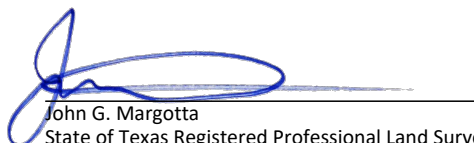
North 34°29'26" West, a distance of 322.35 feet to the **POINT OF BEGINNING** and containing 438,304 square feet or 10.062 acres of land more or less.

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.



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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



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
UE.....Utility 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.

EXHIBIT B

438,304 Square Feet or 10.062 Acres
William Elliott Survey, Abst. No. 622,
Hood County, Texas

US STATE PLANE
TEXAS NORTH
CENTRAL ZONE
(4202) 6803422.87
2146558.02

LEWIS' BOATRIGHT
SURVEY
ABSTRACT No. 33

COLEMAN RANCH
APPROXIMATE LOCATION OF
SURVEY ABSTRACT LINE

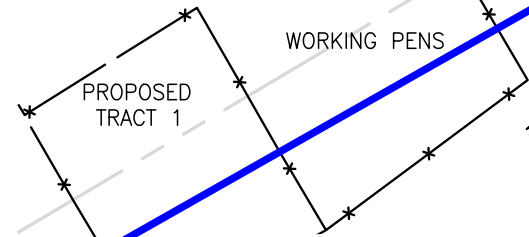
1349.72'

S30°34'03"E
333.83'
PROP. 20' UE

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

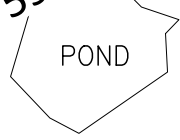
1327.95'

PROPOSED
TRACT 3



TRACT 2
438,304 Sq.Ft.
10.062 Ac

WIRE FENCE(TYP)
WILLIAM ELLIOTT SURVEY
ABSTRACT No. 622



PROPOSED
TRACT 6

POB

IRS
US STATE PLANE
TEXAS NORTH
CENTRAL ZONE
(4202)
6802757.23
2145383.99

N34°29'26"W
322.35'

S60°59'34"W

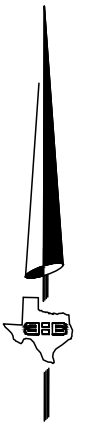
REMAINDER OF
NEW TERRITORY INVESTMENTS, LTD.
DOC. NO. 2024-0004639
D.R.H.C.T.

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 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.

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1" = 200'



BAIRD, HAMPTON & BROWN

engineering and surveying

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