

EXHIBIT A

468,457 Square Feet or 10.754 Acres
W.T Collins Survey, Abst. No. 767,
G.K. Goss Survey, Abts. 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 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 6802051.43, Easting 2143080.02;

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

South 00°49'50" West, a distance of 827.57 feet to an IRS;

North 67°47'02" West, a distance of 499.97 feet to an IRS;

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

North 11°23'11" East, a distance of 328.36 feet to an IRS in the aforementioned common line having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6802292.44, Easting 2142525.03;

THENCE South 66°31'36" East, with the said common line, a distance of 605.12 feet to the **POINT OF BEGINNING** and containing 468,457 square feet or 10.754 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.

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

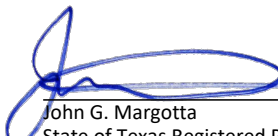

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: July 03, 2024
Revised Date: July 16, 2024



EXHIBIT B

468,457 Square Feet or 10.754 Acres
W.T Collins Survey, Abst. No. 767,
G.K. Goss Survey, Abts. No. 806
Hood County, Texas

LEGEND

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



1" = 200'

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

PROPOSED
 TRACT 12

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

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

WT COLLINS SURVEY
 ABSTRACT No. 767

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

TRACT 11
468,457 Sq.Ft.
10.754 Ac

605.12'

POB
 CIRF

US STATE PLANE
 TEXAS NORTH
 CENTRAL ZONE
 (4202)
 6802051.43
 2143080.02

PROPOSED
 TRACT 10

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.

APPROXIMATE LOCATION OF
 SURVEY ABSTRACT LINE

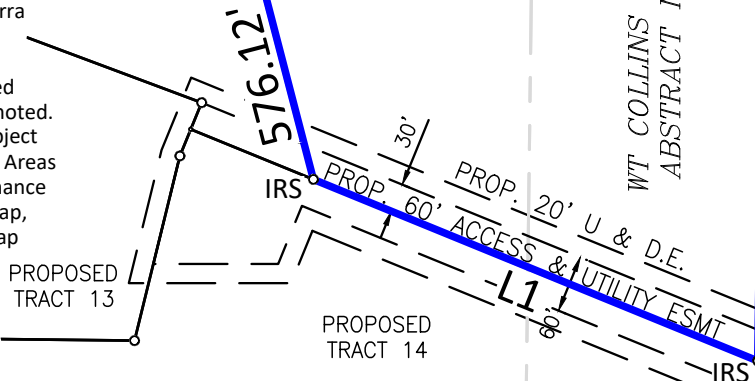
GK GOSS SURVEY
 ABSTRACT No. 806

WT COLLINS SURVEY
 ABSTRACT No. 767

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

PROPOSED
 TRACT 13

PROPOSED
 TRACT 14

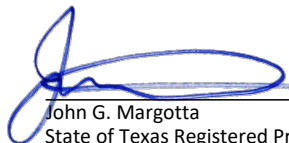


Line Table		
Line #	Direction	Length
L1	N67°47'02"W	499.97
L2	N11°23'11"E	328.36

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