

EXHIBIT A

786,972 Square Feet or 11.179 Acres
William Elliott Survey, Abst. No. 622,
S.R. Dunagan Survey, Abst. No. 164
Hood County, Texas

BEING a tract of land situated in the William Elloit Survey, Abstract Number 622, 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), having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6802166.78, Easting 2145760.70;

THENCE South 19°48'29" East, over and across the said New Territory Investments tract, a distance of distance of 380.07 to an IRS in the north line of 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 common line between the said New Territory Investments tract and the said Tract Three, a distance of 1507.79 feet to an IRS having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6801325.69, Easting 2144461.48;

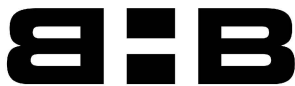
THENCE departing the said common line and over and across the said New Territory Investments tract the following courses and distances:

North 30°48'59" East, a distance of 585.38 feet to an IRS;

North 71°17'36" East, a distance of 1055.21 feet to the **POINT OF BEGINNING** and containing 486,972 square feet or 11.179 acres of land more or less.

SURVEYOR'S CERTIFICATION

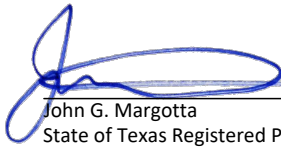
I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices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



BAIRD, HAMPTON & BROWN

engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinco.com • 817.338.1277 • bhbinco.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



LEGEND

CIRF.....Found 5/8" Capped Iron Rod Marked "BHB"
 CIRF(BB).....Found 5/8" Capped Iron Rod
 Marked "BROOKES BAKER SURVEYORS"
 U & DE.....Utility & Drainage Easement
 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

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

786,972 Square Feet or 11.179 Acres
William Elliott Survey, Abst. No. 622,
S.R. Dunagan Survey, Abst. No. 164
Hood County, Texas

US STATE PLANE
 TEXAS NORTH
 CENTRAL ZONE
 (4202)
 6802166.78
 2145760.70

PROPOSED
 TRACT 6

POB

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

PROPOSED
 TRACT 7

PROPOSED
 TRACT 4

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

TRACT 5
486,972 Sq.Ft.
11.179 Ac

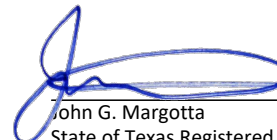
JAMES F. COLEMAN AND WIFE,
 NORMA SUE COLEMAN (TRACT THREE)
 VOL. 2161, PG. 58
 D.R.H.C.T.

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.

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
 No. 5956

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



1" = 200'

BHB

BAIRD, HAMPTON & BROWN

engineering and surveying

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