

EXHIBIT A

465,649 Square Feet or 10.690 Acres

Eve Boyet Survey, Abstr. No. 804

William Elliott Survey, Abst. No. 622,

Hood County, Texas

BEING a tract of land situated in the William Elliott Survey, Abstract Number 622, and the Eve Boyet Survey, Abstract Number 804, 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 6802460.65, Easting 2144361.77;

THENCE with the said common line the following courses and distances:

North 58°20'08" East, a distance of 121.11 feet to a found 3-inch wood post;

North 57°46'33" East, a distance of 511.10 feet to an IRS having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6802796.74, Easting 2144897.18;

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

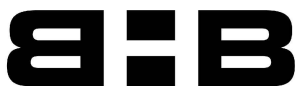
South 24°19'55" East, a distance of 877.94 feet to an IRS;

South 71°17'36" West, a distance of 525.35 feet to an IRS;

North 32°17'25" West, a distance of 748.01 feet to the **POINT OF BEGINNING** and containing 465,649 square feet or 10.690 acres of land more or less.

SURVEYOR'S CERTIFICATION

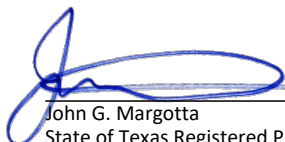
I, John G. Margotta, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices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

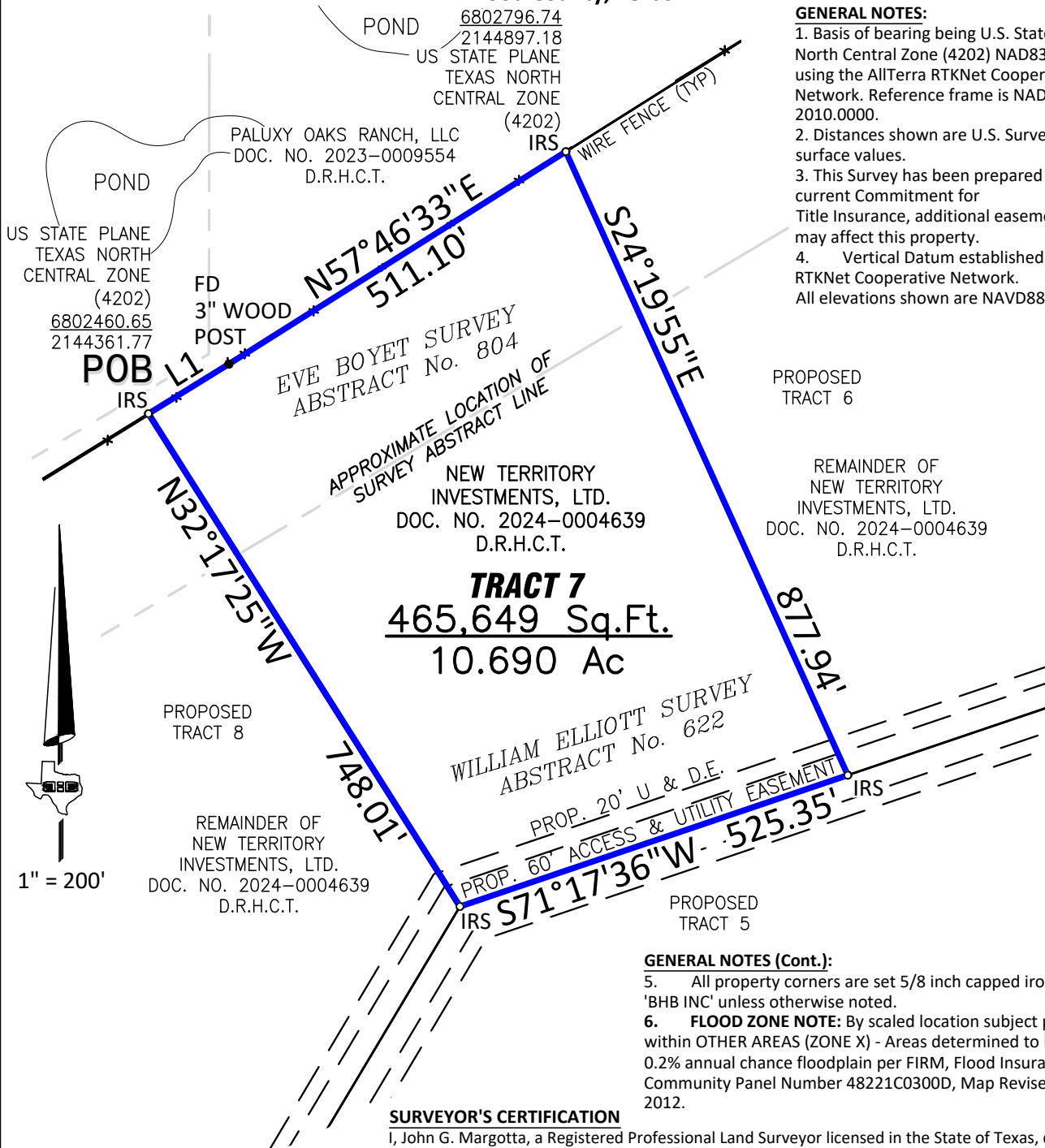


465,649 Square Feet or 10.690 Acres
Eve Boyet Survey, Abstr. No. 804
William Elliott Survey, Abst. No. 622,
Hood County, Texas

Line Table		
Line #	Direction	Length
L1	N58°20'08"E	121.11

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
PROP.....Proposed
U & DE.....Utility & Drainage Easement

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.

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.



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

