

EXHIBIT A

557,041 Square Feet or 12.788 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 6802491.57, Easting 2145566.51;

THENCE North 60°59'34" East, over and across the said New Territory Investments tract, a distance of 1327.95 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 6803135.46, Easting 2146727.78;

THENCE South 30°34'03" East, with the said common line, a distance of 459.77 feet to an IRS;

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

South 60°09'37" West, a distance of 815.40 feet to an IRS;

South 71°17'36" West, a distance of 305.85 feet to an IRS;

North 57°17'19" West, a distance of 473.25 feet to the **POINT OF BEGINNING** and containing 557,041 square feet or 12.788 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

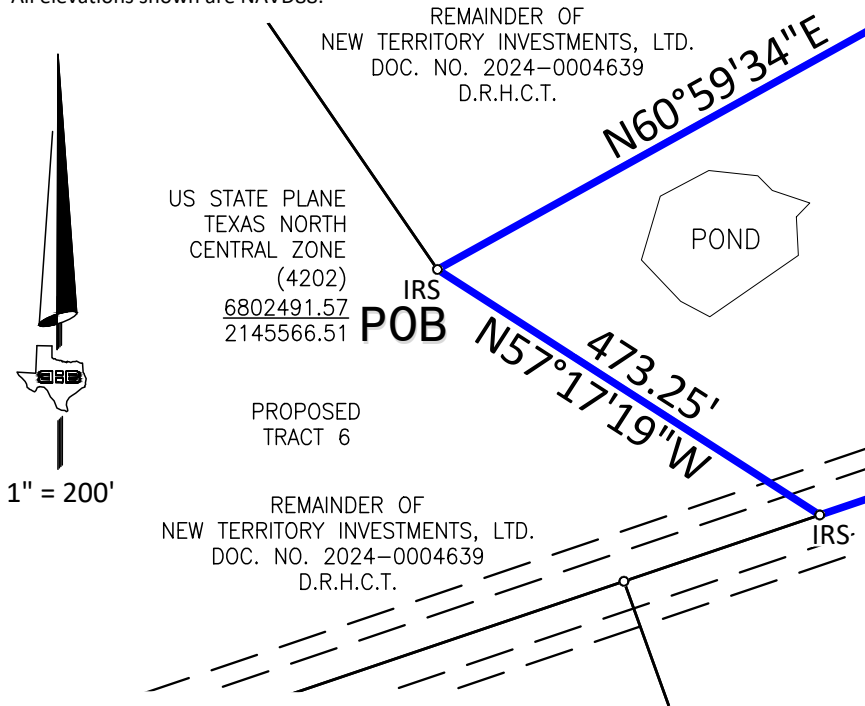


LEGEND

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
 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.



1" = 200'

EXHIBIT B

557,041 Square Feet or 12.788 Acres
William Elliott Survey, Abst. No. 622,
Hood County, Texas

PROPOSED
TRACT 2

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

TRACT 3
557,041 Sq.Ft.
12.788 Ac

PROPOSED
TRACT 4**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.

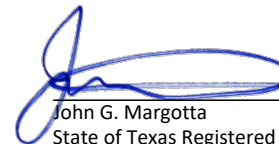
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BHB
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Line Table		
Line #	Direction	Length
L1	S71°17'36"W	305.85


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