

EXHIBIT A

1,343,909 Square Feet or 30.852 Acres
W.T. Collins Survey, Abst. No. 767,
G.K. Goss Survey, Abst. No. 806,
Eve Boyet Survey, Abst. No. 804
Hood County, Texas

BEING a tract of land situated in the W.T. Collins Survey, Abstract Number 767, Eve Boyet Survey, Abstract Number 804 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 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 BEBDT Realty, Ltd., as recorded in Volume 1687, Page 945, D.R.H.C.T. having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6801264.51, Easting 2140691.46;

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

South 89°21'31" East, a distance of 1727.71 feet to an IRS having a US State Plane Coordinate - Texas North Central Zone (4202) NAD83 (Grid) of Northing 6801245.18, Easting 2142418.90;

North 13°49'01" East, a distance of 198.01 feet to an IRS;

North 22°12'58" East, a distance of 30.00 feet to an IRS;

South 67°47'02" East, a distance of 1173.23 feet to an IRS in the common line between the aforementioned New Territory Investments tract and a tract of land as described by deed to Mandy Ann Management, Ltd., (Tract Two), as recorded in Document Number 2016-0011682, DRHCT;

THENCE South 71°17'37" West, with the said common line, a distance of 783.48 feet to a found 1/2-inch iron rod for the northwest corner of the said Mandy Ann Management tract, same being the northeast corner of a tract of land as described by deed to Circle 23 Brand Ranch, Ltd., (Parcel III, Third Tract) as recorded in Volume 2068, Page 674, DRHCT;

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

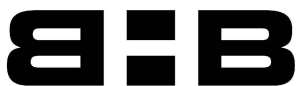
South 88°43'09" West, a distance of 1555.25 feet to a found 2-inch wood post;

South 88°44'50" West, a distance of 579.01 feet to a found 2-3/4-inch metal post for the southwest corner of the aforementioned New Territory Investments tract, same being the northwest corner of the said Circle 23 Brand Ranch tract and being in the east line of the aforementioned BEBDT Realty tract;

THENCE North 00°21'57" East, with the said common line, a distance of 541.60 feet to the **POINT OF BEGINNING** and containing 1,343,909 square feet or 30.852 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

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956

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

Revised Date: January 08, 2026 added recording information to Road/Access Easement



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