

EXHIBIT A

528,032 Square Feet or 12.122 Acres
W.T. Collins Survey, Abst. No. 767,
Eve Boyet Survey, Abstr. No. 804,
S.R. Dunagan Survey, Abts. No. 164
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 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 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 North 71°55'29" East, with the said common line, a distance of 100.95 feet to 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 6802082.75, Easting 2143175.98;

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

South 51°11'24" East, a distance of 150.38 feet to an IRS;

South 38°34'48" East, a distance of 158.97 feet to a found 60D Nail

South 06°00'41" East, a distance of 65.79 feet to a 3-inch metal post;

South 61°10'23" East, a distance of 186.05 feet to a 3-inch metal post;

South 35°44'36" East, a distance of 681.59 feet to an IRS in the common line between the said 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, D.R.H.C.T.,

THENCE South 71°17'37" West, with the said common line, a distance of 418.87 feet to an IRS;

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

North 67°47'02" West, a distance of 535.31 feet to an IRS;

North 00°49'50" East, a distance of 827.57 feet to the **POINT OF BEGINNING** and containing 528,032 square feet or 12.122 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.



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

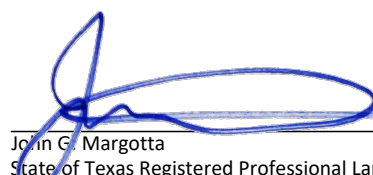

John G. Margotta
State of Texas Registered Professional Land Surveyor
No. 5956
Date: July 03, 2024
Revised Date: July 16, 2024
Revised Date: January 08, 2026 added recording information to Road/Access Easement



EXHIBIT B

528,032 Square Feet or 12.122 Acres
W.T Collins Survey, Abstr. No. 767,
Eve Boyet Survey, Abstr. No. 804,
S.R. Dunagan Survey, Abts. No. 164
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
 MP.....Metal Pipe Fence Post Corner

GENERAL NOTES:

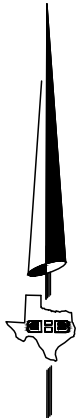
1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000.
2. Distances shown are U.S. Survey feet displayed in surface values.
3. This Survey has been prepared without 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.

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

US STATE PLANE
 TEXAS NORTH 6802082.75
 CENTRAL ZONE 2143175.98
 (4202)
 IRS

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

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



1" = 200'

POB
 CIRF

PROPOSED
 TRACT 9

PROPOSED
 TRACT 11

WT COLLINS SURVEY
 ABSTRACT No. 767

TRACT 10
528,032 Sq.Ft.

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

NON-EXCLUSIVE
 ROAD ACCESS AND
 UTILITY EASEMENT
 AGREEMENT
 DOC. NO.
 2025-0007845
 DRHCT

APPROXIMATE LOCATION OF
 SURVEY ABSTRACT LINE

EVE BOYET SURVEY
 ABSTRACT No. 804

APPROXIMATE LOCATION OF
 SURVEY ABSTRACT LINE

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

IRS
 N67°47'02"W

PROPOSED
 TRACT 14

535.31'

IRS
 MANDY ANN MANAGEMENT, LTD.
 (TRACT TWO)
 DOC. NO. 2016-0011682
 D.R.H.C.T.

IRS

L6

SR DUNAGAN SURVEY
 ABSTRACT No. 164

Line Table		
Line #	Direction	Length
L1	N71°55'29"E	100.95
L2	S51°11'24"E	150.38
L3	S38°34'48"E	158.97
L4	S06°00'41"E	65.79
L5	S61°10'23"E	186.05
L6	S71°17'37"W	418.87

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

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

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