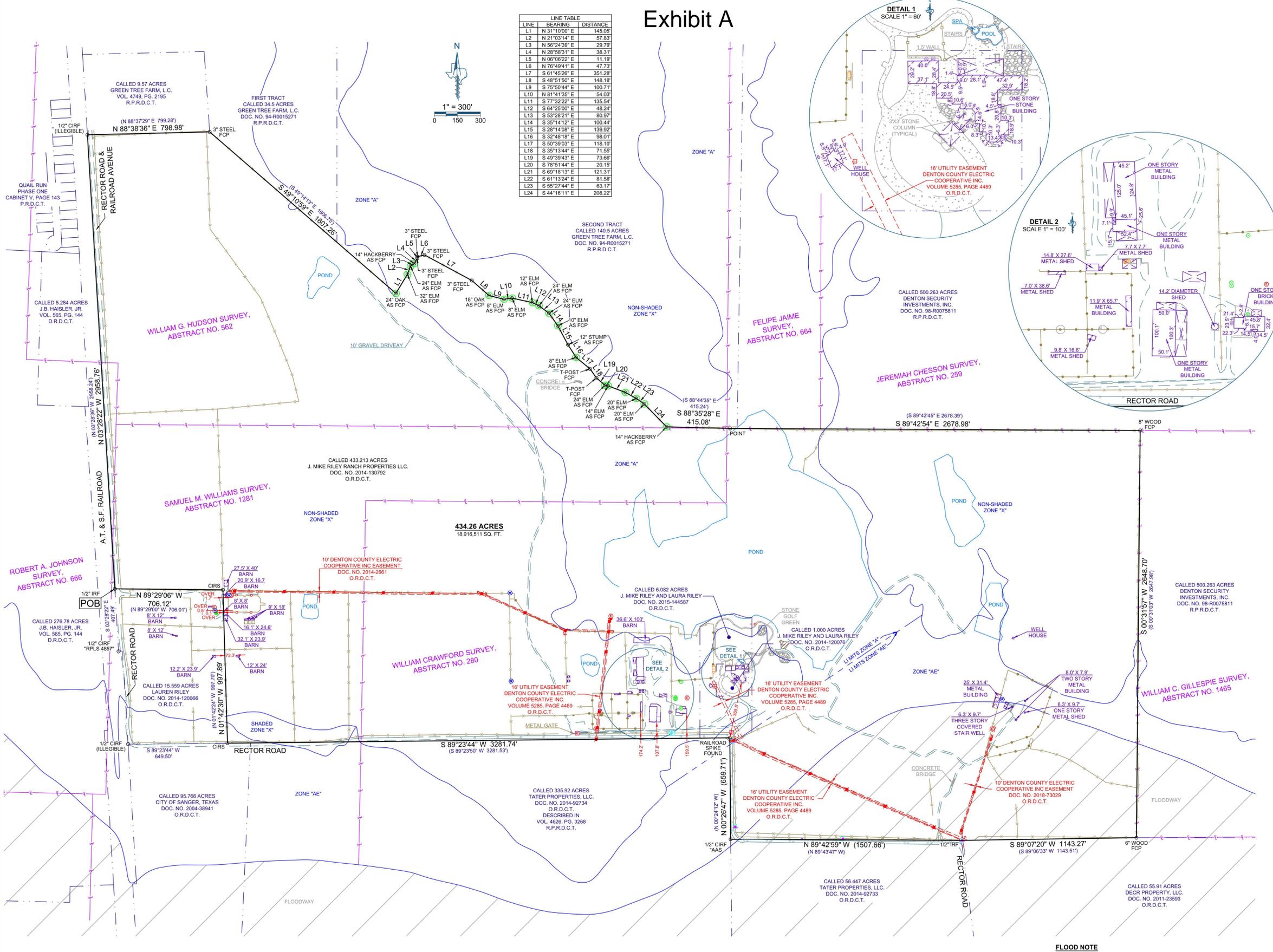
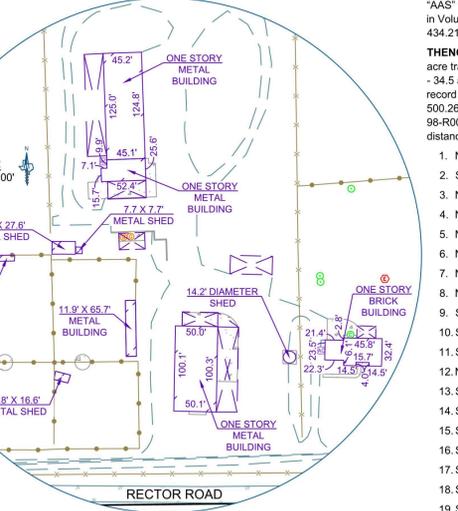
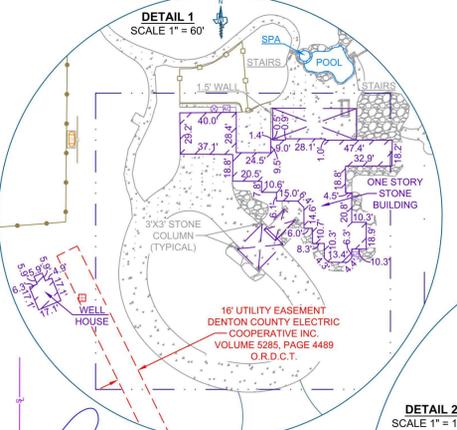


Exhibit A



LINE	BEARINGS	DISTANCE
L1	N 31°10'00" E	145.05
L2	N 21°02'00" E	57.83
L3	N 56°24'39" E	29.79
L4	N 28°58'31" E	38.31
L5	N 06°06'22" E	11.19
L6	N 76°49'41" E	47.73
L7	S 61°42'26" E	351.29
L8	S 48°51'50" E	148.18
L9	S 75°50'44" E	100.71
L10	N 81°41'35" E	54.03
L11	S 77°32'22" E	135.54
L12	S 64°25'00" E	48.24
L13	S 53°28'21" E	80.97
L14	S 35°14'12" E	100.44
L15	S 28°14'08" E	139.92
L16	S 32°48'18" E	98.01
L17	S 50°39'03" E	118.10
L18	S 39°13'44" E	71.55
L19	S 49°39'43" E	73.66
L20	S 78°51'44" E	20.15
L21	S 69°18'13" E	121.31
L22	S 61°13'24" E	81.58
L23	S 65°27'44" E	63.17
L24	S 44°16'11" E	208.22



LEGAL DESCRIPTION

Being a 434.26 acre tract of land out of the Samuel M. Williams Survey, Abstract No. 1281, the William G. Hudson Survey, Abstract No. 562, and the William Crawford Survey, Abstract No. 280, situated in Denton County, Texas, being the remainder of a called 433.213 acre tract of land conveyed to J. Mike Riley Ranch Properties LLC by deed of record in Document Number 2014-130792 of the Official Records of Denton County, Texas, also being all of a called 1.000 acre tract of land conveyed to J. Mike and Laura Riley by deed of record in Document Number 2014-120076 of said Official Records, also being all of a called 6.082 acre tract of land conveyed to J. Mike and Laura Riley by deed of record in Document Number 2015-144587 of said Official Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the East right-of-way line of the A.T. & S.F. Railroad (100' right-of-way), being in the West margin of Rector Road, also being the Northwest corner of a called 15.559 acre tract of land conveyed to Lauren Riley by deed of record in Document Number 2014-120066 of said Official Records, also being the most Westerly Southwest corner of said 433.213 acre tract;

THENCE, N03°28'22"W, along in the East right-of-way line of the A.T. & S.F. Railroad, being the common West line of said 433.213 acre tract, along Rector Road, a distance of 2,958.76 feet to a 1/2 inch iron rod with yellow plastic cap stamped "AAS" found at the Southwest corner of a called 9.57 acre tract of land conveyed to Green Tree Farm, L.C. by deed of record in Volume 4749, Page 2195 of the Real Property Records of Denton County, Texas, being the Northwest corner of said 434.213 acre tract;

THENCE, leaving the East right-of-way line of the A.T. & S.F. Railroad and Rector Road, along the North line of said 433.213 acre tract, being in part, the common South line of said 9.57 acre tract, in part, the common South lines of a called First Tract - 34.5 acre tract of land and a called Second Tract - 140.5 acre tract of land conveyed to Green Tree Farm, L.C. by deed of record in Document Number 94-R0015271 of said Real Property Records, and in part, the common South line of a called 500.263 acre tract of land conveyed to Denton Security Investments, Inc. by deed of record in Document Number 98-R0075811 of said Real Property Records, along or near a wire fence, the following twenty-eight (28) courses and distances:

1. N88°38'36"E, a distance of 798.98 feet to a 3 inch steel post found;
2. S49°10'59"E, a distance of 1,607.26 feet to a 24 inch oak tree found;
3. N31°10'00"E, a distance of 145.05 feet to a 32 inch elm tree found;
4. N21°03'14"E, a distance of 57.83 feet to a 24 inch elm tree found;
5. N56°24'39"E, a distance of 29.79 feet to a 14 inch hackberry tree found;
6. N28°58'31"E, a distance of 38.31 feet to a 3 inch steel post found;
7. N06°06'22"E, a distance of 11.19 feet to a 3 inch steel post found;
8. N76°49'41"E, a distance of 47.73 feet to a 3 inch steel post found;
9. S61°45'26"E, a distance of 351.28 feet to a 3 inch steel post found;
10. S48°51'50"E, a distance of 148.18 feet to an 18 inch elm tree found;
11. S75°50'44"E, a distance of 100.71 feet to an 18 inch elm tree found;
12. N81°41'35"E, a distance of 54.03 feet to an 18 inch elm tree found;
13. S77°32'22"E, a distance of 135.54 feet to a 12 inch elm tree found;
14. S64°25'00"E, a distance of 48.24 feet to a 20 inch elm tree found;
15. S53°28'21"E, a distance of 80.97 feet to a 24 inch elm tree found;
16. S35°14'12"E, a distance of 100.44 feet to a 10 inch elm tree found;
17. S28°14'08"E, a distance of 139.92 feet to a 12 inch tree stump found;
18. S32°48'18"E, a distance of 98.01 feet to an 8 inch elm tree found;
19. S50°39'03"E, a distance of 118.10 feet to a tee post found;
20. S35°13'44"E, a distance of 71.55 feet to a tee post found;
21. S49°39'43"E, a distance of 73.66 feet to a 24 inch elm tree found;
22. S78°51'44"E, a distance of 20.15 feet to a 14 inch elm tree found;
23. S69°18'13"E, a distance of 121.31 feet to a 14 inch elm tree found;
24. S61°13'24"E, a distance of 81.58 feet to an 8 inch elm tree found;
25. S65°27'44"E, a distance of 63.17 feet to a 20 inch elm tree found;
26. S44°16'11"E, a distance of 208.22 feet to a 14 inch hackberry tree found;
27. S88°35'28"E, a distance of 415.08 feet to a point;
28. S89°42'54"E, a distance of 2,678.98 feet to an 8 inch wood post at an interior ell corner of said 500.263 acre tract, being the Northeast corner of said 433.213 acre tract;

THENCE, S00°31'57"W, along the West line of said 500.263 acre tract, being the common East line of said 433.213 acre tract, a distance of 2,648.70 feet to a 6 inch wood post found in the North line of a called 55.91 acre tract of land conveyed to DECR Property, LLC by deed of record in Document Number 2011-23593 of said Official Records, being the common South corner of said 500.263 acre tract and said 433.213 acre tract;

THENCE, S89°07'20"W, along the South line of said 434.213 acre tract, being the common North line of said 55.91 acre tract, a distance of 1,143.27 feet to a 1/2 inch iron rod found at a bend in Rector Road, being the Northeast corner of a called 56.447 acre tract of land conveyed to Tater Properties, LLC by deed of record in Document Number 2014-92733 of said Official Records, also being the Northwest corner of said 55.91 acre tract;

THENCE, along Rector Road and the South line of said 434.213 acre tract, being in part, the common North line of said 56.447 acre tract, in part, the common East and North lines of a called 335.92 acre tract of land conveyed to Tater Properties, LLC by deed of record in Document Number 2014-92734 of said Official Records, and in part, the common North line of a called 95.766 acre tract of land conveyed to the City of Sanger, Texas by deed of record in Document Number 2004-38941 of said Official Records, the following four (4) courses and distances:

1. N89°42'59"W, a distance of 1,507.66 feet to a 1/2 inch iron rod with yellow plastic cap stamped "AAS" found;
2. N00°26'47"W, a distance of 659.71 feet to a railroad spike found;
3. S89°23'44"W, a distance of 3,281.74 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said 15.559 acre tract;

THENCE, leaving the North line of said 95.766 acre tract and Rector Road, continuing along the South line of said 433.213 acre tract, being the common East and North lines of said 15.559 acre tract, the following two (2) courses and distances:

1. N01°42'30"W, passing at a distance of 9.00 feet, a 1/2 inch iron rod with illegible yellow plastic cap found, and continuing a total distance of 997.89 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N89°29'06"W, a distance of 706.12 feet to the **POINT OF BEGINNING**, and containing an area of 434.26 acres (18,916,511 square feet) of land, more or less.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Title Resources LLC with G.F. No. 235242 as listed below:

10. (f) Road Easement executed by D.M. JONES to JOHN H. HUGHES, JR. filed February 14, 1930, recorded in Volume 229, Page 210, Deed Records of Denton County, Texas. (Blanket Easement) Affects by rights of ingress & egress.
10. (g.) Agreement Defining Area Embraced Within Easement executed by and between BIOFIX HOLDING, INC. and DENTON COUNTY ELECTRIC COOPERATIVE, INC. d/b/a COSERV ELECTRIC, referencing Volume 402 Pages 386 and 387, filed March 7, 2003, recorded in Volume 5285, Page 4489, Real Property Records of Denton County, Texas. Affects as shown.
10. (h.) Easement executed by RILEY MDT HOLDINGS, LP to DENTON COUNTY ELECTRIC COOPERATIVE, INC., d/b/a COSERV ELECTRIC filed January 10, 2014, recorded under CCR# 2014-2661, Real Property Records of Denton County, Texas. Affects as shown.
10. (i.) Easement executed by J. MIKE RILEY RANCH PROPERTIES LLC to DENTON COUNTY ELECTRIC COOPERATIVE, INC. d/b/a COSERV ELECTRIC filed June 25, 2018, recorded under CCR# 2018-73029, Real Property Records of Denton County, Texas. Affects as shown.

SURVEYOR NOTES

1. This survey is certified to Title Resources LLC, Title Resources Guaranty Company, The City of Sanger, J. Mike Riley Ranch Properties LLC, a Texas limited liability company, J. Mike Riley & Laura Riley and is only valid for G.F. No. 235242.
2. The bearings shown on this survey are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
3. Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
4. All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
5. This document represents an accurate on the ground survey of 12200 Rector Road in Denton County, Texas, on May 03, 2023.

This property is located in Non-shaded Zone "X", Shaded Zone "X", Zone "A", Zone "AE" & Zone "AE Floodway" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480774 as shown on Map Number 48121C0210G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

JOB NUMBER
2304.064

DATE
05/16/2023

REVISION

DRAWN BY
CF

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

Math Raabe 05-16-23

Matthew Raabe
R.P.L.S. # 6402

LEGEND

Light Pink	Light Blue	Wood Fence	Boundary Monumentation
Dark Pink	Dark Blue	Wood Fence	Iron Rod Found
Green	Red	Whitewash Iron Fence	Capped Iron Rod Set
Blue	Orange	Overhead Utilities	Document Number
Yellow	Purple	Edge of Gravel	R.P.R.D.C.T.
Grey	Light Green	Edge of Asphalt	O.R.D.C.T.
Dark Green	Light Purple	Survey Abandonment Line	O.P.R.D.C.T.
Light Green	Dark Purple	Tree	Denton County, Texas