

EXHIBIT A

LEGAL DESCRIPTION

BEING a 202.49 acre tract of land out of the Reuben Bebee Survey, Abstract No. 29, situated in Denton County, Texas and being the same called 202.69 acre tract of land conveyed to STC Group Miller, LLC by deed of record in Document Number 2021-195695 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail found at or near the center of Lois Road, being in the East right-of-way line of the Gulf Coast and Santa Fe Railroad (100' right-of-way), also being the Southwest corner of that certain 40' right-of-way dedication of record in Kenning Addition, a subdivision of record in Document Number 2021-48 of the Plat Records of Denton County, Texas, for the Northwest corner hereof;

THENCE, S89°32'19"E, leaving the East right-of-way line of the Gulf Coast and Santa Fe Railroad, along or near the center of Lois Road, along the South line of said Kenning Addition, a distance of 689.60 feet to a Mag Nail set at the Southwest corner of that certain 30' right of way dedication of record in McCormick Addition, a subdivision of record in Document Number 2012-53 of said Plat Records, being the Southeast corner of said 40' right of way dedication of record;

THENCE, S89°22'38"E, continuing along or near the center of Lois Road, being in part, the South line of a called McCormick Addition, in part, the South line of a called 6.151 acre tract of land conveyed to Jerry McCulstun et ux, by deed of record in in Volume 1010, Page 761 of the Real Property Records of Denton County, Texas, in part, the South line of a called 6.151 acre tract of land conveyed to Danny et ux, by deed of record in in Volume 1010, Page 770 of said Real Property Records and in part, the South line of a called 1.798 acre tract of land conveyed to Jody Roberts by deed of record in Document Number 2006-77770 of said Official Records, a distance of 1420.42 feet to a Mag Nail set at the Southwest corner of that certain 30' right-of-way dedication of record in Jordan Acres, a subdivision of record in Cabinet A, Page 159 of said Plat Records, being the Southeast corner of said 1.798 acre tract;

THENCE, S89°07'42"E, continuing along or near the center of Lois Road, being the South line of said Jordan Acres, a distance of 453.34 feet to a Mag Nail set at the Northwest corner of a called 15.00 acre tract of land conveyed to Mildred E. Hunt by deed of record in Document Number 2019-5766 of said Official Records, being the Northeast corner of said 202.69 acre tract and hereof;

TENNE. 50111121W, leaving the South line of said Jordan acres, along the East line of said 202.69 acre tract, being in part, the common West line of said 15.00 acre tract and in part, the common West line of Lots 1-4 of Block One of Abney Acres, a subdivision of record in Cabinet M, Page 64 of said Plat Records, a distance of 3187.36 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of a called 223.35 acre tract of land conveyed to Sanger Land Development LLC. by deed of record in Document Number 2019-16167 of said Official Records, being the Southwest corner of said Lot 4, also being the Southeast corner of said 202.69 acre tract and hereof;

THENCE, N88°57'52"W, along the South line of said 202.69 acre tract, being in part, the common North line of said 223.35 acre tract and in part, the common North lines of Lots 15-39 of Block L of Sanger Circle, Phase 6B, a subdivision of record in Document Number 2022-196 of said Plat Records, a distance of 1826.11 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of a called 25.35 acre tract of land conveyed to the City of Sanger by deed of record in Volume 1125, Page 943 of the Deed Records of Denton County, Texas, being the Northwest corner of said Lot 15;

THENCE, N89°01'56"W, along the North line of said 25.35 acre tract, being the common South line of said 202.69 acre tract, a distance of 1026.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of the Gulf Coast and Santa Fe Railroad, being the Northwest corner of said 25.35 acre tract, also being the Southwest corner of said 202.69 acre tract and hereof;

THENCE, along the East right-of-way line of the Gulf Coast and Santa Fe Railroad, being the common West line of said 202.69 acre tract, the following three (3) courses and distances:

1. N03°23'27"W, a distance of 68.42 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the right;
2. Along said non-tangent curve to the right, having a radius of 6737.93 feet, a chord bearing of N03°15'27"E, a chord length of 1573.49 feet, a delta angle of 13°24'39", an arc length of 1577.09 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480786 as shown on Map Number 48121C0070G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by First American Title Guaranty Company with G.F. No. 1009-372688-RTT as listed:

10(a.) Easement granted by Elizabeth Huling to the Gulf Colorado and Santa Fe Railway Company, filed 07/07/1886, recorded in Volume 31, Page 331, Real Property Records, Denton County, Texas.
AFFECTS - NO PLOTTABLE EASEMENTS

10**(b.)** Easement granted by Mark J. Nash and wife, Bettie Dane Nash, et al to Sinclair Refining Company, filed 01/13/1948, recorded in Volume 341, Page 482, Real Property Records, Denton County, Texas.

Together with and as affected by Agreement Amending Right of Way Easement, filed 03/31/1986, recorded in Volume 1851, Page 578, Real Property Records, Denton County, Texas.
DOES NOT AFFECT

10(c.) Easement granted by Mark J. Nash, et all to Denton County Electric Cooperative, Inc., filed 03/16/1954, recorded in Volume 403, Page 412, Real Property Records, Denton County, Texas.

Together with and as affected by Agreement Defining Area Embraced Within Easement, filed 05/05/2022, recorded in cc# 2022-68384, Real Property Records, Denton County, Texas.
AFFECTS - AS SHOWN

10(d). Easement granted by Condemnation in Cause No. 1:99-CV-415 in the Eastern District of Texas to QWest Communications Company, LLC, f/k/a QWest Communications Corporation, et al, filed 05/29/2015, recorded in cc# 2015-58153, Real Property Records, Denton County, Texas.

10(e). Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 11/30/1959, recorded in Volume 452, Page 118, Real Property Records, Denton County, Texas. Company makes no representation as to the present ownership of any such interests.

10(f). Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 10/25/2021, recorded in cc# 2021-195695, Real Property Records, Denton County, Texas. Company makes no representation as to the present ownership of any such interests.

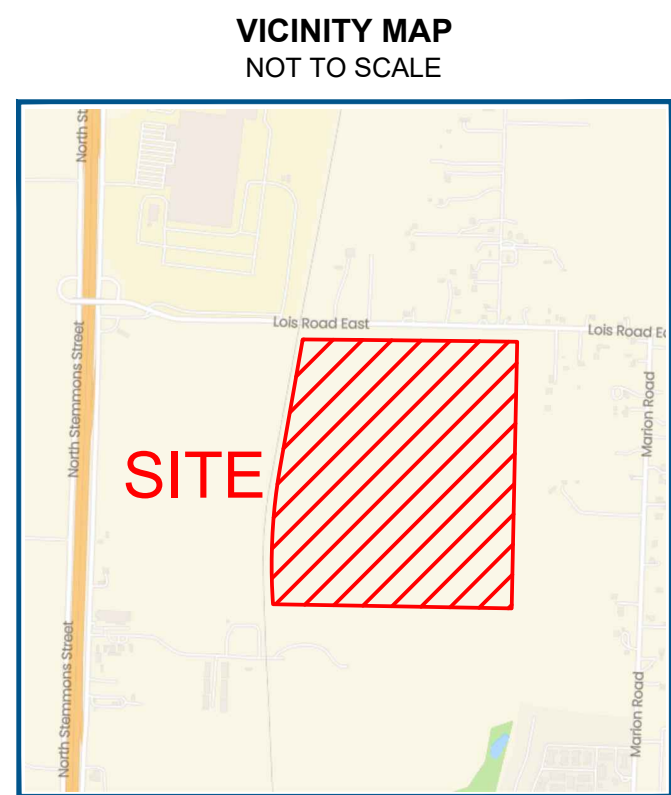
GENERAL NOTES

1. Eagle Surveying, LLC did not abstract the subject property. This survey was based on a legal description provided by First American Title Guaranty Company with G.F. No. 1009-372688-RTT, an effective date of January 23, 2023, and issued date of February 2, 2023. This survey is only valid for G.F. No. 1009-372688-RTT. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
2. This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
3. Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
4. There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
6. Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7. There were no visible encroachments or overlapping of improvements observed except as shown herein.
8. There were no buildings observed on the subject property in the process of conducting the fieldwork.
9. No substantial features were observed in the process of conducting the fieldwork except as shown herein.
10. Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
11. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
12. All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".

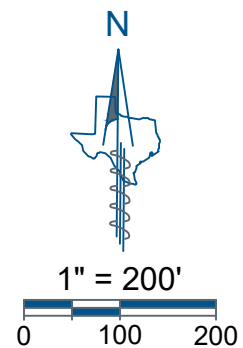
ALTERATIONS AND ERRORS

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 other than 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 1909.018-03		Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177	<u>PROPERTY ADDRESS</u>
DATE 04/30/2024			
REVISION -			
DRAWN BY TER			LOIS ROAD EAST SANGER, TX



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1577.09'	6737.93'	13°24'39"	N 03°15'27" E	1573.49'



ALTA / NSPS LAND TITLE SURVEY

Being 202.45 Acres of Land
out of the Reuben Bebee Survey, Abstract Number 29
in the City of Sanger, Denton County, Texas

LEGEND

CHRS	1/2" Gapped Iron Rod Set Stamped "Eagle Surveying"	CHLU	Overhead Utilities	RT	Railroad Traffic Signal	PH	Fire Hydrant	U	Unidentified Vault
GRP	Capped Iron Rod Set		Edge of Asphalt	ES	Electric Meter	WM	Water Meter	SM	Sanitary Manhole
YOL	Volume		Edge of Gravel	QW	Qwp Wire	WV	Water Valve	S	Slurry
PG	Page		Wire Fence	PP	Power Pole	SG	Sign	CC	Concrete
D.R.D.C.T.	Dredge Records, Denton County, Texas		Pipe Rail Fence	LP	Light Pole	B	Boatland	BL	Building
P.R.D.C.T.	Plat Records, Denton County, Texas		Wood Fence	CB	Buried Cable Sign	MB	Mail Box	W	Water
P.R.D.C.T.	Private Property Records, Denton County, Texas		Railroad Tracks	UM	Utility Mark	UTL	Telecommunications Utility Sign	DOC. NO.	Document Number
O.R.D.C.T.	Official Records, Denton County, Texas		Boundary Monumentation	CR	Cable Riser	FUS	Fiber Optic Utility Sign	GAB.	Gabinet
								POB	Point of Beginning

SURVEYORS CERTIFICATION

This survey is certified to Republic Title, First American Title Guaranty Company and STC Group Miller, LLC, a Texas limited liability company, and is only valid for G.F. No. 1009-372688-RTT with an effective date of January 23, 2023 and issued on February 2, 2023.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 9, 11(a) & (b), 17 & 18 of Table A thereof. The fieldwork was completed on April 25, 2025.

This map or plat was prepared on 05-06-24

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

