

Exhibit A

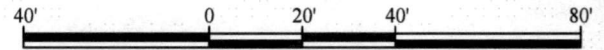
That certain 47.74 acres in the Benjamin Bland Survey, Sheet 2, Tract 20, A-0029, Collin County, Texas, which property is more commonly known as 8478 CR 623, Blue Ridge, TX 75424

LEGEND OF ABBREVIATIONS

- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT

NOTE:

Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271

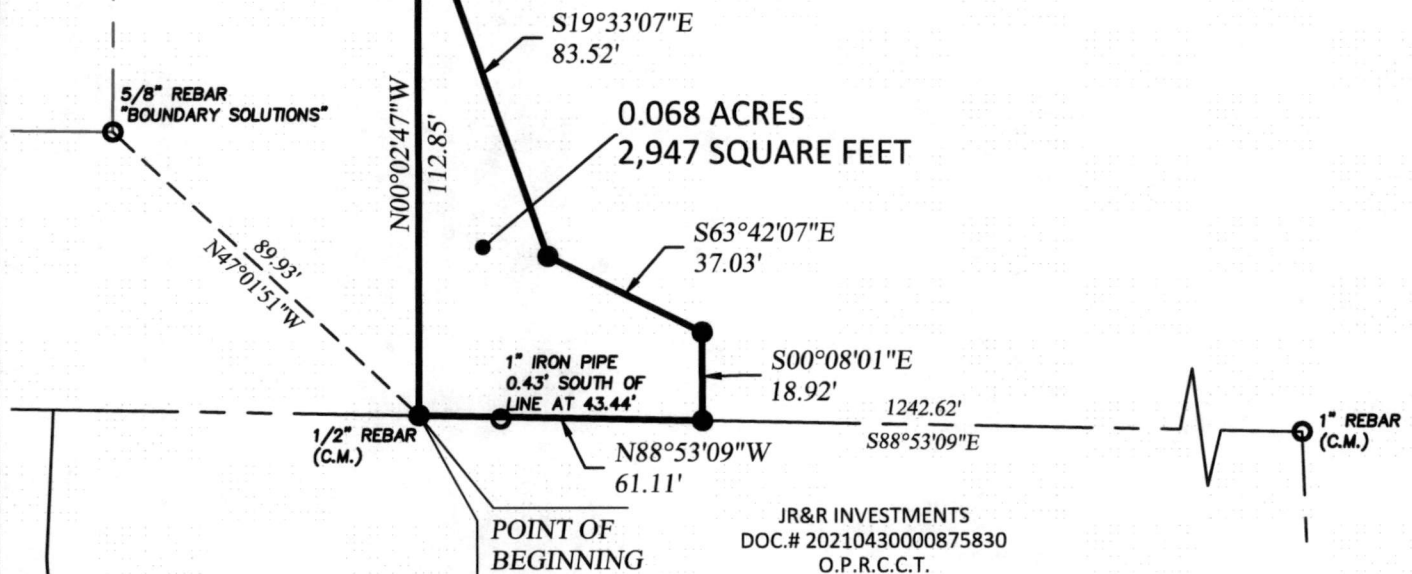


SCALE: 1" = 40'

COUNTY ROAD 623

R.O.W. VARIES
(CALLED 60' R.O.W. DEDICATION
BY PLAT ~ VOL. 2022, PG. 2, P.R.T.C.T.)

TRACT DESCRIBED IN DEED TO CHARLES T.
OGDEN, ET. AL, TRUSTEES
OGDEN FAMILY TRUST
DOC.# 2024000028615, O.P.R.C.C.T.



**BARTON CHAPA
SURVEYING**

3601 NE Loop 820, Ste. 108
Fort Worth, TX 76137
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

EXHIBIT "B"
2,947 SQUARE FEET IN THE
B. BLAND SURVEY, ABSTRACT NO. 29
COLLIN COUNTY, TX

PROPERTY DESCRIPTION

BEING a tract situated in the B. Bland survey, abstract number 29, Collin County, Texas, being part of the tract described in the deed to Charles T. Ogden, et. al., trustees of the Ogden Family Trust, recorded in document number 2024000028615, Official Public Records, Collin County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southwest corner of said Ogden tract, from which a 5/8 inch rebar with cap stamped "BOUNDARY SOLUTIONS found at angle point on the western side of a right-of-way dedication by plat recorded in volume 2022, page 2 bears NORTH 47 degrees 01 minute 51 seconds WEST, 89.93 feet;

THENCE with the west line of said Ogden tract, NORTH 00 degrees 02 minutes 47 seconds WEST, a distance of 112.85 feet;

THENCE through the interior of said Ogden tract, the following calls:

1. SOUTH 19 degrees 33 minutes 07 seconds EAST, a distance of 83.52 feet;
2. SOUTH 63 degrees 42 minutes 07 seconds EAST, a distance of 37.03 feet;
3. SOUTH 00 degrees 08 minutes 01 second EAST, a distance of 18.92 feet to a point in the south line of said Ogden tract, from which a 1" rebar found at its re-entrant corner bears SOUTH 88 degrees 53 minutes 09 seconds EAST, 1,242.62 feet;

THENCE with the south line of said Ogden tract, NORTH 88 degrees 53 minutes 09 seconds WEST, passing at a distance of 43.44 feet a point from which a 1" iron pipe found bears SOUTH 0.43 feet, continuing for a total distance of 61.11 feet, returning to the **POINT OF BEGINNING** and enclosing 0.068 acres (2,947 square feet) of land, more or less.

THE SOLE PURPOSE OF THIS EXHIBIT/DESCRIPTION IS TO DESCRIBE A PROPOSED EASEMENT WITH RESPECT TO THE PARENT DEED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, AND SURVEYOR HAS PERFORMED NO INDEPENDENT TITLE SEARCH. THEREFORE, THERE MAY EXIST EASEMENTS, ENCUMBRANCES, DEDICATIONS, OR OTHER RECORDED DOCUMENTS WHICH AFFECT THE SUBJECT PROPERTY, AND ARE NOT REFLECTED HEREON. SURVEYOR RECOMMENDS PERFORMANCE OF A FULL TITLE SURVEY WITH TITLE COMMITMENT PRIOR TO ENGAGING IN ANY DESIGN, CONSTRUCTION, OR PLANNING.



A handwritten signature in black ink, appearing to read "John Barton".



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