

Exhibit "A" Attachment

Being 26.13 acres of land, situated in the CHRISTIANA SINCLAIR SURVEY, A-399, San Augustine County, Texas and being out of a called 1700.789 acre tract of land described in a Deed dated February 9, 2022 from Weyerhaeuser Company to Whitetail Woods, LLC and recorded in Volume 441, page 242, Official Records, San Augustine County, Texas (SACOR) said 26.13 acres (this tract) being more definitely described by metes and bounds as follows:

BEGINNING at a point in the centerline of County Road 405 (County maintained rock road) for of the following tracts:

- the north corner of this tract,
- an interior corner of Tract 1, surveyed this same date out of said 1700.789 acre Tract,
- from which a 4"x4" concrete monument with brass disk found for the northeast corner of the said 1700.789 acre tract, in a south line of a tract of land described in a Deed to Patton Timber Investments, LTD and recorded in Vol. 318, pg. 668, SACOR and a northwest corner of a tract of land described in a Deed to Louisiana Pacific Corporation and recorded in Vol. 292, pg. 125, Deed Records, San Augustine County (SACDR), bears S 86°19'14" E, a distance of 4544.20 feet;

THENCE S 44°33'39" E, across said parent tract and with the common line of said Tract 1, at 31.09 feet pass a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for reference in the southeast margin of County Road 405, continue for a **TOTAL DISTANCE OF 1,371.68 feet** to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for corner of the following:

- the east corner of this Tract,
- the common corner of said Tract 1, 5 and 6 all surveyed this same date out of said 1700.789 acre Tract;

THENCE S 08°04'14" W, with the common line of said Tract 6 and Tract 7, at 527.45 feet pass a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for corner of said Tract 6 and 7, continue with the said common line for a **TOTAL DISTANCE OF 1105.16 feet** to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for corner of the following:

- in the common line of the JOHN HOWARD SURVEY, A-131 and the said SINCLAIR SURVEY,
- the south corner of this Tract and said Tract 7,
- in an upper south line of said the 1700.789-acre Tract,
- in the north line of a called 202.00-acre Tract described as Tract 4 in a Deed to Patton Timber Investments, LTD. recorded in Vol. 318, Pg. 668, SACOR;

THENCE N 78°38'28" W, a distance of **236.62 feet** with the following boundary lines:

- the south line of this Tract and the upper south line of said 1700.789 acre Tract,
 - the common line of said SINCLAIR and HOWARD SURVEY lines,
 - the north line of the said 202.00 acre Patton Tract,
- to a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for corner of the following Tracts:
- the common corner of this Tracts and said Tract 3;

THENCE N 24°34'16" W, a distance of **1,939.63 feet**, with the common line of Tract 2 and 3, at 1904.83 feet pass a 5/8" iron rod with cap (NAMKEN, RPLS 6533) set for reference in the south margin of said County Road 405, continue with said line to a point in the center of said County Road 405 for corner of the following:

- the common corner of said this Tract and said Tract 1,
- in the upper southeast line of said Tract 1;

THENCE with the centerline of said County Road 405 and the common lines of this Tract and said Tract 1 the following four (4) calls:

- **N 34°58'58" E**, a distance of **50.08 feet** to a point for corner;
- **N 33°54'23" E**, a distance of **148.47 feet** to a point for corner;
- **N 45°50'16" E**, a distance of **100.19 feet** to a point for corner;
- **N 60°38'36" E**, a distance of **54.85 feet** to the **PLACE OF BEGINNING**.

Containing 26.13 acres of land.
Surveyed - APRIL 2022

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