

## Exhibit A


**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
 (936)756-7447 FAX (936)756-7448  
 FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**
**TRACT 3**
**10.500 ACRES**
**IN THE I. G.N. RR. CO. SURVEY, ABSTRACT NUMBER 675  
 POLK COUNTY, TEXAS**

BEING a 10.500 acre tract of land situated in the I. G.N. RR. Co. Survey, Abstract Number 675, Polk County, Texas, being a portion of that certain called 86.874 acre tract described in instrument to Acreage Developments, LLC., recorded in Volume 2591, Page 299, of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 86.874 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said I. G.N. RR. Co. Survey and the S.R. Mallette Survey, Abstract Number 861, the common line between said 86.874 acre tract and that certain called 101.610 acre tract described as "MO 1260" in instrument to MWF V Sabine River, LLC., recorded in Volume 2242, Page 471, O.P.R.P.C.T., being the northwesterly corner of the herein described 10.500 acre tract, from which a 3 inch by 3 inch concrete monument with disk stamped "5-121 KIRBY" found for an apparent common northerly corner of said I. G.N. RR. Co. Survey and said Mallette Survey, in the southerly line of the remainder of that certain tract described as "Tract PLK-29" in instrument to Crown Pine Timber 3, L.P., recorded in Volume 1613, Page 481, O.P.R.P.C.T., for the common northerly corner of said 86.874 acre tract and said 101.610 acre tract bears, North 03°42'03" West, 746.22 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,246,040.75, E: 4,087,876.95**, Central Zone, grid measurements;

THENCE North 83°43'24" East, 1331.25 feet, severing, over and across said 86.874 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of Benny Griffin Road, the common line between said 86.874 acre tract and the remainder of that certain called 69.944 acre tract described as "MO 1242, Tract Two" in instrument to MWF V Sabine River, LLC., recorded in Volume 2242, Page 471, O.P.R.P.C.T., for the northeasterly corner of the herein described 10.500 acre tract;

THENCE South 11°37'35" East, 369.76 feet, with the westerly margin of said Benny Griffin Road, the common line between said 86.874 acre tract and said remainder of 69.944 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 10.500 acre tract;

THENCE South 86°15'09" West, 1380.89 feet, continuing, over and across said 86.874 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said I. & G.N. RR. Co. Survey and said Mallette Survey, the common line between said 86.874 acre tract and said 101.610 acre tract, for the southwesterly corner of the herein described 10.500 acre tract, from which a 3 inch by 3 inch concrete monument with disk stamped "5-122 KIRBY" found for the apparent common southerly corner of said I. G.N. RR. CO. Survey and said Mallette Survey, the common southerly corner of said 86.874 acre tract and said 101.610 acre tract bears, South 03°42'03" East, 1598.41 feet;


THENCE North 03°42'03" West, 307.53 feet, with the apparent common line between said I. G.N. RR. CO. Survey and said Mallette Survey, the common line between said 86.874 acre tract and said 101.610 acre tract, to the **POINT OF BEGINNING**, and containing a computed area of 10.500 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 28, 2025, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 38715.

All coordinates, bearings, distances, and areas shown hereon are grid measurements on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

December 18, 2025  
Date



  
Thomas A. McIntyre  
R.P.L.S. No. 6921