

Exhibit "A"

EXHIBIT "A"

ANGELINA FOREST PRODUCTS REAL ESTATE, LLC

98.83 ACRE TRACT

**SETH DUNAGAN SURVEY, ABSTRACT NO. 199, HENRY BUTLER SURVEY,
ABSTRACT NO. 123, JAMES L. DUPREY SURVEY, ABSTRACT NO. 208 AND J.L.
DAUGHERTY & M.M. ROBERTS SURVEY, ABSTRACT NO. 1179
ANGELINA COUNTY, TEXAS**

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the SETH DUNAGAN SURVEY, ABSTRACT NO. 199, HENRY BUTLER SURVEY, ABSTRACT NO. 123, JAMES L. DUPREY SURVEY, ABSTRACT NO. 208 AND J.L. DAUGHERTY & M.M. ROBERTS SURVEY, ABSTRACT NO. 1179 and being 1) all of the residue of that certain 99.06 acre tract-Exhibit "A" described in a deed conveyed from Lufkin Industries, LLC to Angelina Forest Products Real Estate, LLC dated March 29, 2018 and recorded in Document # 2018-00363972 and 2) all of that certain 4.965 acre tract-Exhibit "A" described in the deed conveyed from SMYRNA Limited Partnership to Angelina Forest Products Real Estate, LLC dated May 8, 2018 and recorded in Document # 2018-00367407, both of the Official Public Records of Angelina County, Texas, to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron pipe found, on the North Right-of-Way line of US Highway No. 69 (ROW varies), for the Southeast corner of the aforesaid referred to residue tract of the said 99.06 acre tract and the Southwest corner of the residue tract of that certain 144.99 acre tract-TRACT 35-EXHIBIT "A" described in a deed conveyed from Elvin Lowery, et ux to SMYRNA Limited Partnership dated May 1, 2003 and recorded in Volume 1768 on Page 1 of the Real Property Records of the said County, from which a 1/2" iron rod found for reference bears N 09° 09' 37" E at 0.66 feet and a concrete ROW monument found for reference bears S 80° 43' 52" E at 94.03 feet;

THENCE, along the South boundary lines of the said residue tract of the said 99.06 acre tract and along the North ROW lines of said US 69 the following four courses:

- 1) N 80° 43' 52" W at 607.71 feet a 5/8" iron rod w/ aluminum TxDot cap found for an angle corner;
- 2) N 76° 22' 28" W at 263.40 feet a 5/8" iron rod w/ aluminum TxDot cap found for an angle corner;
- 3) N 80° 40' 55" W at 425.77 feet a 5/8" iron rod w/ aluminum TxDot cap found for an angle corner;
- 4) N 38° 27' 16" W at 72.35 feet a 5/8" iron rod w/ aluminum TxDot cap found at the intersection of the said North ROW line of the said US 69 and the East ROW line of FM Highway No. 326 (ROW varies), for the Southwest corner of the said residue tract of the said 99.06 acre tract;

THENCE, along the West boundary lines of the said residue tract of the said 99.06 acre tract and along the East ROW lines of said FM 326 the following eight courses:

- 4) N 07° 09' 59" W at 233.52 feet a 1/2" iron pipe found for the point of the beginning of curvature;
- 5) 74.34 feet along a 02° 01' 42" curve to the right, having a radius of 2824.79, a central angle of 01° 30' 28" and a long chord bearing of N 06° 35' 12" W at a distance of 74.34 feet a concrete ROW monument found for the point of end of curvature;
- 6) N 03° 51' 29" W at 138.60 feet a concrete ROW monument found for an angle corner;
- 7) N 01° 27' 36" E at 214.83 feet a concrete ROW monument found for an angle corner;
- 8) N 01° 23' 32" E at 918.65 feet a 1/2" iron pipe found for the most Westerly Northwest corner of the said residue tract of the said 99.06 acre tract and the Southwest corner of that certain 5.198 acre tract-Exhibit "A" described in a deed conveyed from Angelina Forest Products Real Estate, LLC to SMYRNA Limited Partnership dated May 8, 2018 and recorded in Document # 2018-00367408 of the said Official Public Records (the said 5.198 acre tract severed from the said 99.06 acre tract), from which a concrete ROW monument found for reference bears N 01° 23' 32" E at 222.12 feet;

THENCE, along the common boundary lines of the said residue tract of the said 99.06 acre tract and the 5.198 acre tract the following three courses:

- 1) S 86° 51' 20" E, at 233.76 feet pass on line a 1/2" iron rod found for reference, at a total distance of 609.55 feet a 1/2" iron rod, at fence corner, found for an interior angle corner of the said residue tract of the said 99.06 acre tract and the Southeast corner of the said 5.198 acre tract;
- 2) N 05° 40' 40" W at 179.10 feet a concrete monument found for the most Easterly Northwest corner of the said residue tract of the said 99.06 acre tract and an interior angle corner of the said 5.198 acre tract;
- 3) N 80° 15' 12" E at 609.87 feet a 1/2" iron pipe found for an angle corner of the said residue tract of the said 99.06 acre tract, the Northeast corner of the said 5.198 acre tract and a common corner of the residue tract of that certain 67.811 acre tract-TRACT 12 tract-EXHIBIT "A" described in a deed conveyed from Elvin Lowery, et ux to SMYRNA Limited Partnership dated May 1, 2003 and recorded in Volume 1768 on Page 1 of the said Real Property Records and the said residue tract of that certain 144.99 acre tract;

THENCE, along the most Easterly North boundary line of the said residue tract of the said 99.06 acre tract and the along a Northerly South boundary line of the of the said residue tract of the said 144.99 acre tract, S 86° 52' 05" E at 390.09 feet a 1/2" iron rod found for the most Northerly Northeast corner of the said residue tract of the said 99.06 acre tract and an angle corner of the said residue tract of the said 144.99 acre tract;

THENCE, along the common boundary line of the said residue tract of the said 99.06 acre

- 3) N 80° 50' 23" W at 175.12 feet a 1/2" iron pipe found for the Southwest corner of the said 4.965 acre tract and a Northwest corner of the said residue tract of the said 144.99 acre tract, on the most Southerly East boundary line of the said residue tract of the said 99.06 acre tract;

THENCE along the common boundary line of the said residue tract of the said 99.06 acre tract and the said residue tract of the said 144.99 acre tract, S 09° 09' 37" W at 1289.05 feet to the **POINT AND PLACE OF BEGINNING** and containing 98.83 acres of land, more or less.

Basis of Bearings: The 4th boundary line of that certain 144.99 acre tract-TRACT 35-EXHIBIT "A" described in a deed conveyed from Elvin Lowery, et ux to Smyrna Limited Partnership dated May 1, 2003 and recorded in Volume 1768 on Page 1 of the Real Property Records of Angelina County, Texas - (Deed call - N 88° 16' 57" W at 237.59 feet - concrete monument and 1/2" iron rod found 237.87 feet apart).

EVERETT GRIFFITH, JR. & ASSOCIATES, INC.
Engineering and Surveying



Errol A. Collins (signature in blue ink)
Registered Professional Land Surveyor No. 5412
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March 14, 2018 and April 20, 2018

