

Exhibit A

LEGAL DESCRIPTION

BEING a tract of land located in the City of Sanger, Denton County Texas, part of the Rueben Bebee Survey, Abstract No. 299, being all of that called 5.034 acre tract of land described as Tract One in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Deed Records, Denton County, Texas (O.P.R.D.C.T.) and being all of that called 125.97 acre tract of land described as Tract Two in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Deed Records, Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 125.97 acre tract, being the southwest corner of a called 95.136 acre tract of land described as Tract 2 in a Special Warranty Deed to Forestar (USA) Real Estate Group, Inc, recorded in Instrument No. 2022-157980, (O.P.R.D.C.T.) and being in the east line right-of-way line of Gulf Colorado & Santa Fe Railroad(a 100 foot railroad right-of-way);

THENCE South 88 degrees 53 minutes 59 seconds East, 3,707.18 feet along the north line of said 125.97 acre tract of land to the northeast corner of said 125.97 acre tract of land to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the west line of Marion Road (a variable width right-of-way);

THENCE South 02 degrees 30 minutes 28 seconds West, 341.99 feet along the east line of said 125.97 acre tract of land and along the west line of Marion Road to the southeast corner of said 125.97 acre tract of land, Wooden Monument Found for corner, said point being at the intersection of the west line of Marion Road with the north line of Farm to Market Road No 455 (aka E. Chapman Drive);

THENCE along the south line of said 125.97 acre tract and along the north line of Chapman Drive as follows:

Southwesterly, 613.08 feet along a curve to the left, having a central angle of 46 degrees 08 minutes 47 seconds, a radius of 761.20 feet, a tangent of 324.26 feet and whose chord bears South 68 degrees 53 minutes 16 seconds West, 596.64 feet to a one-half inch iron rod with cap stamped "Eagle Surveying" found for corner;

South 45 degrees 56 minutes 18 seconds West, 136.60 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Southwesterly, 403.97 feet along a curve to the left, having a central angle of 11 degrees 11 minutes 04 seconds, a radius of 2,069.50 feet, a tangent of 202.63 feet and whose chord bears South 51 degrees 32 minutes 22 seconds West, 403.33 feet to a five-eighths inch iron rod found for corner;

South 45 degrees 57 minutes 08 seconds West, 1,209.00 feet to a one-half inch iron rod with cap stamped "TxDOT" found for corner;

South 43 degrees 51 minutes 46 seconds East, 9.91 feet to a one-half inch iron rod with cap stamped "TxDOT" found for corner;

Southwesterly, 250.41 feet along a curve to the right, having a central angle of 09 degrees 57 minutes 48 seconds, a radius of 1,440.00 feet, a tangent of 125.52 feet and whose chord bears

South 50 degrees 58 minutes 25 seconds West, 250.09 feet to a one-half inch iron rod with cap stamped "TxDot" found for corner, said point being the southeast corner of said 5.034 acre tract;

THENCE along the south line of said 5.034 acre tract and continuing along the north line of Chapman Drive as follows:

Southwesterly, 302.69 feet along a curve to the right, having a central angle of 12 degrees 02 minutes 37 seconds, a radius of 1,440.00 feet, a tangent of 151.90 feet and whose chord bears South 62 degrees 03 minutes 01 seconds West, 302.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

South 69 degrees 10 minutes 48 seconds West, 327.40 feet to a Metal Fence Corner Post found for corner at the southwest corner of said 5.034 acre tract, said point also being in the south line of said 125.97 acre tract;

THENCE along the south line of said 125.97 acre tract and along the north line of Chapman Drive as follows:

South 69 degrees 08 minutes 21 seconds West, 570.96 feet to a one-half inch iron rod with yellow cap stamped "Eagle Surveying" found for corner;

North 20 degrees 34 minutes 28 seconds West, 21.25 feet to a one-half inch iron rod with cap stamped "TxDOT" found for corner;

South 69 degrees 12 minutes 05 seconds West, 180.79 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Southwesterly, 235.69 feet along a curve to the right, having a central angle of 14 degrees 05 minutes 45 seconds, a radius of 958.00 feet, a tangent of 118.44 feet and whose chord bears South 76 degrees 14 minutes 57 seconds West, 235.09 feet to a one-half inch iron rod with cap stamped "Eagle Surveying" found for corner, said point being the southwest corner of said 125.97 acre tract, said point also being in the east right-of-way line of said Gulf Colorado & Santa Fe Railroad;

THENCE North 03 degrees 27 minutes 11 seconds West, 2,544.89 feet along the west line of said 125.97 acre tract and along the east right-of-way line of said Gulf Colorado & Santa Fe Railroad to the POINT OF BEGINNING and containing 5,702,307 square feet or 130.907 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from GPS observations using the City of Van Alstyne geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)