

# FOREST MANAGEMENT PLAN



for

Christopher Lair III Et al.

**Owners: David Lair III, Richard & Jessica Maceyra & Christopher Miller**

11926 White Deer Trl.

Tyler, TX 75703

73.853 Acres

Abstract 707 William Sims Survey, Block 842, Tract 2

Abstract 367, Peter Hinds Sr. Survey, Block 839, Tract 10

[illegible]

Prepared

April 2026

by

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## FOREST MANAGEMENT PLAN FOR LAIR CHRISTOPHER ET AL.

- ***Legal***

According to the Anderson County Appraisal District records, the subject property consists of 78.853± total acres in the William Sims Survey, Abstract 707, Block 842, Tract 2 and the Peter Hinds Sr. Survey, Abstract 367, Block 839, Tract 10 in Anderson County, Texas. Parcel ID Numbers are 22289 and 25897.

- ***Location***

The subject property is located on the east side of Cemetery Road about 550 feet south of County Road 359, approximately two (2.0) miles northeast of Loop 256 in Palestine in the northeast quadrant of Anderson County, Texas.

- ***Property Review***

The property is completely forested with no improvements. Access is from County Road 359. The property is in non-industrial fee simple private ownership. Boundary line markers or fence were not found on some of the perimeter boundary. Old, barbed wire fencing was found on the northeastern and northwestern boundaries. Additionally, some fencing was found on the north boundary of the south tract.

- ***Topography***

Elevations on the property range from 530 feet in the north to 450 feet in the south portion, rising again to 510 feet in the southeast part. Slopes are moderate throughout the tract, becoming steeper along the stream.

- ***Soils***

Soils found on the property include Darco, Kirvin and Tenaha soils, sloping, comprising 36.5% of the tract, Larue loamy fine sand on 3 to 8 percent slopes, 19.5%, Elrose fine sandy loam on 1 to 3 percent slopes, 16.7%, the Kirvin-Sacul association, sloping, 16.4%, Kirvin fine sandy loam on 3 to 8 percent slopes, 7.5% and Thenas fine sandy loam, comprising 3.4% of the tract. These soil types support commercial timber. Soil types and forest productivity are summarized in the Soil Report included herein.

Soil Types are divided into four different soil classes by county appraisal districts based on the concept of site index. Site index is a measure of forest productivity based on the average height of the trees at a given age. The United States Department of Agriculture provides data on forest productivity.

### BOYCE STUDY GROWTH ESTIMATES BY SOIL CLASS

| Soil Productivity Class | Site Quality Class (cubic feet) | Site Index Range (feet) | Potential Timber Growth per Acre per Year (cubic feet) |
|-------------------------|---------------------------------|-------------------------|--------------------------------------------------------|
| Class 1                 | 120+                            | 95+                     | 163                                                    |
| Class II                | 85-119                          | 80-94                   | 123                                                    |
| Class III               | 50-84                           | 60-79                   | 85                                                     |
| Class IV                | <50                             | <60                     | 60                                                     |

- **History**

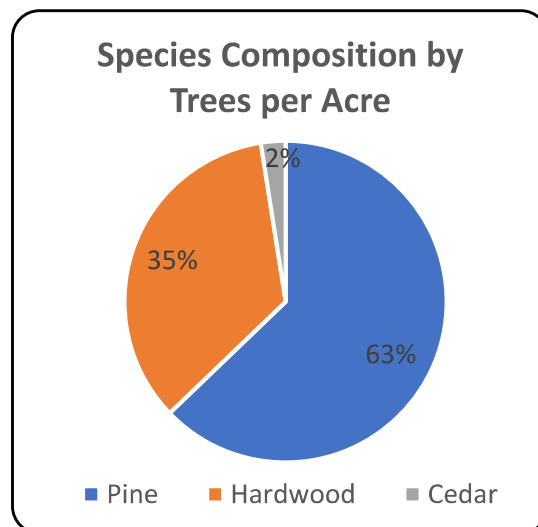
The current Owners have owned the property since March 2025. The property was inherited and has been under ownership of the same family since 2001. Aerial imagery indicates that the wooded areas have been in forested timberland for many years.

### OWNERS' GOALS AND OBJECTIVES

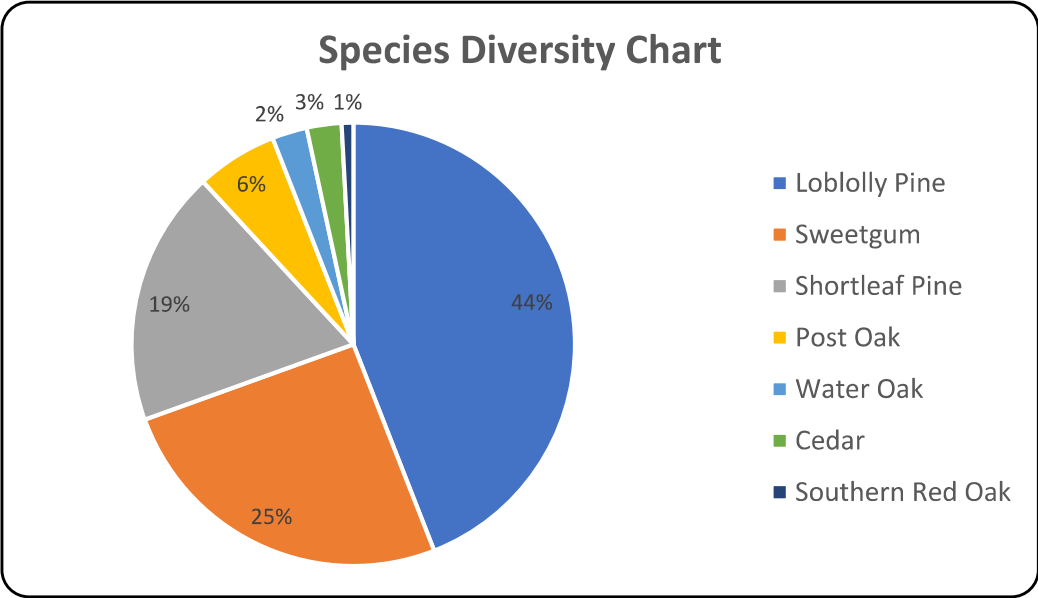
The Owners' primary interest is in long-term financial return from timber production. Secondary interests include recreation.

### TIMBER RESOURCES DESCRIPTION – 73.853 ± Acres Mixed Hardwood Type

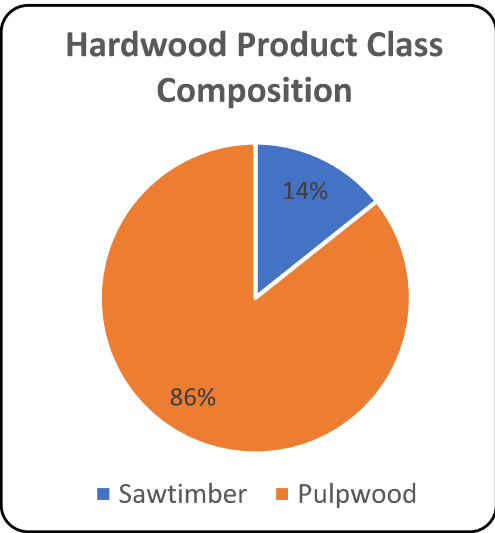
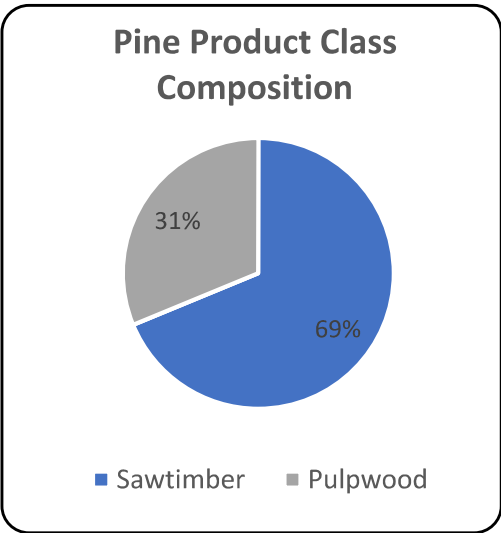
The timber resources on the subject property currently consist of a native forest of various hardwood species and pine. **See area highlighted in green on the included Timber Type Map.** According to data collected from randomly located sample plots, 63% of merchantable trees are of pine species and 35% of trees are hardwood species and 2% of the merchantable trees are cedar species (considered a pine species by appraisal districts), qualifying the property as a MIXED HARDWOOD TYPE, as detailed below.

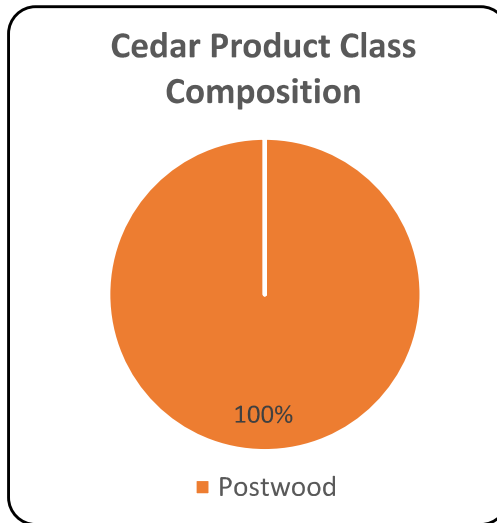


According to data collected from our sample, commercial tree species encountered in the Mixed Hardwood Type include loblolly pine (*Pinus taeda*), sweetgum (*Liquidambar styraciflua*), shortleaf pine (*Pinus echinata*), , post oak (*Quercus stellata*), water oak (*Quercus nigra*), cedar (*Juniperus virginiana*) and southern red oak (*Quercus falcata*).



Approximately 69% pf the merchantable pine volume appearing in our sample is suitable for sawtimber size and volume, leaving the remaining 31% suitable for pulpwood (fiber), or, alternatively, animal bedding. Approximately 14% of the merchantable hardwood volume is suitable for sawtimber, while 86% is suitable for pulpwood (fiber), or, alternatively, for hardwood pallet production. All of the merchantable cedar volume is suitable for postwood.





Merchantable pine trees are currently averaging about 68ft<sup>2</sup>/acre of basal area, merchantable hardwood trees are averaging approximately 25ft<sup>2</sup>/acre and merchantable cedar trees are averaging about 0.9ft<sup>2</sup>/acre (combined basal area of 85ft<sup>2</sup>/acre). Full stocking on most soils is about 60-100ft<sup>2</sup>/acre of basal area; therefore, the property is currently at the middle range of full stocking. There are about ninety-five (95) merchantable pine trees per acre, fifty-three (53) merchantable hardwood trees per acre and 4 cedar trees per acre.

A medium stand of yaupon, averaging 600 stems per acre (4% exhibiting advanced development), is evenly distributed throughout the understory beneath merchantable trees. Pre-merchantable hardwood seedlings and saplings averaging 738 stems per acre are evenly disbursed throughout the understory, with about 46% considered free-to-grow. Pre-merchantable pine and cedar seedlings and saplings averaging 238 stems per acre are evenly disbursed throughout the understory, with approximately 79% considered free-to-grow. Free-to-grow seedlings and saplings is reproduction that is considered viable and could grow into merchantable timber. Trees that are not free-to-grow are considered suppressed and most likely will not grow into marketable timber. In addition to yaupon, other non-commercial species such as greenbriar, poison ivy, farkleberry, native grasses and American beautyberry populated the understory.

| <b>Density Summary for Pre-merchantable Timber</b> |                       |                        |
|----------------------------------------------------|-----------------------|------------------------|
| <b>Species</b>                                     | <b>Trees per Acre</b> | <b>Trees per Stand</b> |
| Pine & Cedar                                       | 238                   | 17,540                 |
| Hardwood                                           | 738                   | 54,467                 |
| Yaupon                                             | 600                   | 44,312                 |
| Total                                              | 1,575                 | 116,318                |

## FOREST MANAGEMENT RECOMMENDATIONS

The Owners choose to manage the existing stand of Mixed Hardwood Type for commercial timber production. Recommendations herein are tailored to management of the existing timber resources.

All management activities on the subject property should meet or exceed voluntary Best Management Practices guidelines to maintain water quality. These practices are found in *Texas Forestry Best Management Practices, 2022*, a publication of the Texas Forestry Association and the Texas Forest Service. Voluntary compliance with these guidelines may help to forestall statutory regulation within the Texas forestry community.

### Specific Recommendations for 73.853± Acres of Mixed Hardwood Type

#### *Timber Harvesting*

A common error of timber management is to harvest trees before the timber stand is over stocked. Harvesting too early usually results in better quality, faster-growing trees being harvested and removed from the timber stand, leaving inferior, slower-growing trees to populate the forest.

Since the 73.853± acre Mixed Hardwood Type (**highlighted in green on the enclosed Timber Type Map**) is at the middle range of full stocking, we recommend that merchantable trees be permitted to grow until overstocking levels are achieved (approximately 100-110± ft<sup>2</sup>/acre of basal area). **We anticipate that overstocking levels on this stand will be achieved in approximately 4-5 years with favorable growing conditions.**

However, growth rates and stocking levels within a timber stand can be adversely affected by severe weather conditions such as drought, wind and ice damage, and extreme cold that can create stress within a timber stand. The winters of 2021 and 2022 were exceptionally extreme and caused increased stress and mortality in many timber stands. Additionally, disease and pests can cause increased stress. These conditions along with dry periods may lead to higher mortality rates and thereby reduce stocking levels and growth rates. Because of these factors, timber harvesting timelines can change, along with other timber stand management recommendations.

Since timber thinning is recommended during the lifespan of this forest management plan, information regarding selective thinning is included herein for the Owners' long-term planning.

Selective thinning is a commercial timber harvest which has the objective of improving the health and productivity of the timber by favoring the harvest and removal of poorer-quality, slower growing trees and favoring the retention of better-quality trees. Typically, a selective

thinning removes about 1/3 of the merchantable trees, retaining 2/3 of the trees to continue to grow and produce higher value forest products. In a typical well-stocked naturally regenerated mixed hardwood forest, selective thinning harvests may be repeated about every seven to ten years, providing the Owners with periodic income.

As the timber grows, larger and more valuable products will be harvested from the timber stand, ultimately resulting in a mature stand of good quality pine and hardwood sawtimber trees. As this final crop of trees approaches financial maturity, a professional forester should be consulted to assist with reforestation plans.

Retaining better-quality trees while harvesting poorer-quality trees permits trees with the best potential for growth and value increases to thrive and flourish. If the Owners choose in the future to regenerate the forest using natural regeneration techniques, the desirable genetic traits of the favored trees will be passed on to the next generation of trees.

When timber is sold, the property Owners will need to be sure any hidden hazards, such as water lines or old wells are identified. Identification and marking of property boundaries will also keep loggers from cutting over property lines, as it is generally the landowners' responsibility to identify boundaries.

When a timber harvest is planned, we suggest employing a consulting forester to assist with tree selection, rather than relying upon a logging contractor to make the selection. A consulting forester may be hired to represent the Owners' interests, marketing the timber by competitive bids to achieve the best pricing and monitoring harvesting operations to assure contract compliance.

### ***Yaupon Control***

Since there is currently a moderate amount of yaupon that could suppress reproduction on the property in the future, below is additional information about yaupon control should control become necessary in the future.

A native holly species common to acid sandy soils, yaupon competes vigorously with desirable seedling and sapling species in the understory, often suppressing or "smothering" them past the point of recovery. While yaupon is a second choice browse for whitetail deer, yaupon browse often grows out of useful reach of deer when its growth is unchecked. Additionally, the waxy leaves of yaupon burn fiercely during wildfires, and present a hazard to timber resources and improvements. Overgrown yaupon also shades out more desirable woody browse and herbaceous forbs. Yaupon is also a fire hazard. Its leaves and stems contain volatile oils and waxes that flare up and burn hot. When overgrown to the point of reaching tree canopies, yaupon shrubs can function as "ladders," providing a means for a ground fire to become a much more dangerous crown fire.

While yaupon is endemic to East Texas and cannot (and should not) be eradicated, we recommend control of yaupon underbrush as much as practical. Repeated prescribed burning, a traditional control method in pine stands, is not recommended in hardwood stands or mixed stands with a larger component of hardwood, since fire scars provide an entry for wood-rot fungi to enter hardwood trees. Understory fruit-producers like dogwood and sparkleberry also suffer.

Other methods of yaupon control are mulching and chemical applications. Mulching is highly effective but can be expensive. Mulching may also destroy desired species unless they are specifically flagged or marked to be left. Chemical applications are also sometimes used. Unless care is taken in applying chemicals, damage to desired species and/or the mature timber can occur. Therefore, a chemical professional should be consulted before application.

With proper care and instructions, chemicals can be applied using handheld spray applicators to achieve control of yaupon and other undesired species. Foliar treatment on small young plants and a basal treatment on larger plants can be effective in controlling unwanted species.

### ***Feral Hogs***

Feral hogs compete with wildlife for mast. Additionally, hogs can limit hardwood regeneration by eating acorns and other masts needed for natural regeneration and uprooting newly established tree saplings. Feral hog populations can be controlled by hunting and/or trapping.

### ***Wildlife***

Although timber is the primary use of the property, practices such as selective thinning and prescribed burning that are favorable for timber management are also favorable for habitat improvement for many species of wildlife, especially whitetail deer. Retention of mast trees (especially in groups) when harvesting will increase the availability of hard mast (nuts, acorns) for deer and squirrels by allowing crown development.

It should be recognized that while hard mast provides fats and energy to help condition deer for breeding season, acorns and various nuts are available, at best, for two months per year. Deer subsist primarily upon woody browse, herbaceous forbs, and fruits during most of the year. While good quality oak trees with well-developed crowns and several species should be retained as acorn-producers during selective harvesting, removing poorly developed oaks and non-mast producing trees such as sweetgum and elm helps sunlight reach the forest floor. The increased sunlight encourages the proliferation of America beautyberries, and many other favorable soft masts browse species such as blackberries.

Biological diversity (the amount of life in an area) can benefit wildlife populations on your land. The more plant diversity you have, the better the chance of maintaining a diverse wildlife population. You may have diversity in tree species and age class in the same habitat, or you may simply provide different diverse stands on your property.

One can encourage a varied wildlife population by leaving some mast-producing hardwood during harvesting operations or planting or releasing some hardwoods or browse (shrubs and trees used by wildlife). Wildlife food plots can also be helpful. Roadsides and right of ways also are good areas for vegetation management.

While no endangered, threatened, or rare species were observed on the subject property, we encourage the Owner to consult the Texas Parks and Wildlife website listed below for information regarding such species, their required habitats, and management guidelines.

<http://www.tpwd.state.tx.us/huntwild/wild/species/endang/index.phtml>

### ***Water Resources***

A small pond and an ephemeral stream are located on the property. The pond was in the middle portion of the tract and the stream flowed south from the pond. No other water resources were noted.

### ***Other Improvement Practices***

The perimeter boundaries should be identified staked prior to any harvesting. A survey may be necessary to designate these boundaries. After selective thinning activities in the future are complete, skid trails can be opened for ATV trails, and loading areas can be developed for supplemental food plots for wildlife. Firebreaks should be constructed along the boundary perimeters where it is possible to improve access to boundary fences as well as reduce the risk of wildfire occurrence. These firebreaks can be constructed when a harvest is planned.

### ***Water Quality***

All management activities on the subject property should meet or exceed Best Management Practices guidelines to maintain water quality. Forest management practices, such as logging, can cause erosion and pollute surface water with sediment, and pollute ground water from fuel and lubricant spills. Following Best Management Practices helps to control or avoid negative impacts from forestry activities.

[https://tpwd.texas.gov/landwater/water/habitats/private\\_water/](https://tpwd.texas.gov/landwater/water/habitats/private_water/).

### ***Ag/Timber Registration Number***

When your Forest Management Plan and application for timber appraisal have been approved by the appraisal district, items that are purchased and used expressly in growing agricultural products such as timber can be exempted from the sales tax. Application for an Agricultural/Timber Registration number can be made online, and the tax exemption card can be printed for your wallet. You can also have the Comptroller's office mail a card for you to present to a business when purchasing qualifying items. Examples of items that qualify for the sales tax are listed on the website below, as is the application.

<https://comptroller.texas.gov/taxes/ag-timber/>

### ***Forestry Organizations***

The Texas Forestry Association and the Trinity-Neches Forest Landowners Association can provide forest landowners with a wealth of educational opportunities to enhance their forestry knowledge and to increase their ability to successfully manage their timberlands. The Trinity-Neches Forest Landowners Association serves members in Anderson, Cherokee, Freestone, Van Zandt, Henderson, Houston, and Leon Counties. You can check out the websites linked below for more information on these forestry organizations.

Trinity-Neches Forest Landowners Association ([www.tnfla.org](http://www.tnfla.org))

Texas Forestry Association ([www.texasforestry.org](http://www.texasforestry.org))

## SUGGESTED SCHEDULE OF MANAGEMENT ACTIVITIES

**2026** - Apply for 1-d-1 (Open-Space) Timberland Appraisal on 73.853± acres of Mixed Hardwood Type.

**2027 to 2029** – Permit timber resources to continue to grow and develop. Inspect timber biannually for tree mortality or other signs of insect or disease problems. Implement yaupon control where needed to promote hardwood and pine reproduction. Identify and mark the boundaries.

**2030** – Review the mature timber (**highlighted in green on the included Timber Type Map**) for a potential timber sale. Conduct a sale if the timber is ready and market conditions are favorable. Construct firelanes around the perimeter of the property when a timber sale is conducted.

**2031 to 2035** – Permit timber resources to continue to grow and develop. Inspect timber biannually for tree mortality or other signs of insect or disease problems. Implement yaupon control where needed to promote hardwood and pine reproduction. Maintain the firelanes around the boundary perimeter.

**2036**– Update Forest Management Plan.

***Note: This forest management plan and accompanying recommendations are intended to be flexible and adaptive. Assumption and completion of recommended management activities will depend upon the Owners' financial situation. The timing of harvesting operations will be influenced by growth of the timber, market conditions, and the Owners' income needs. Other goals and management activities may be incorporated into this plan by a written addendum.***

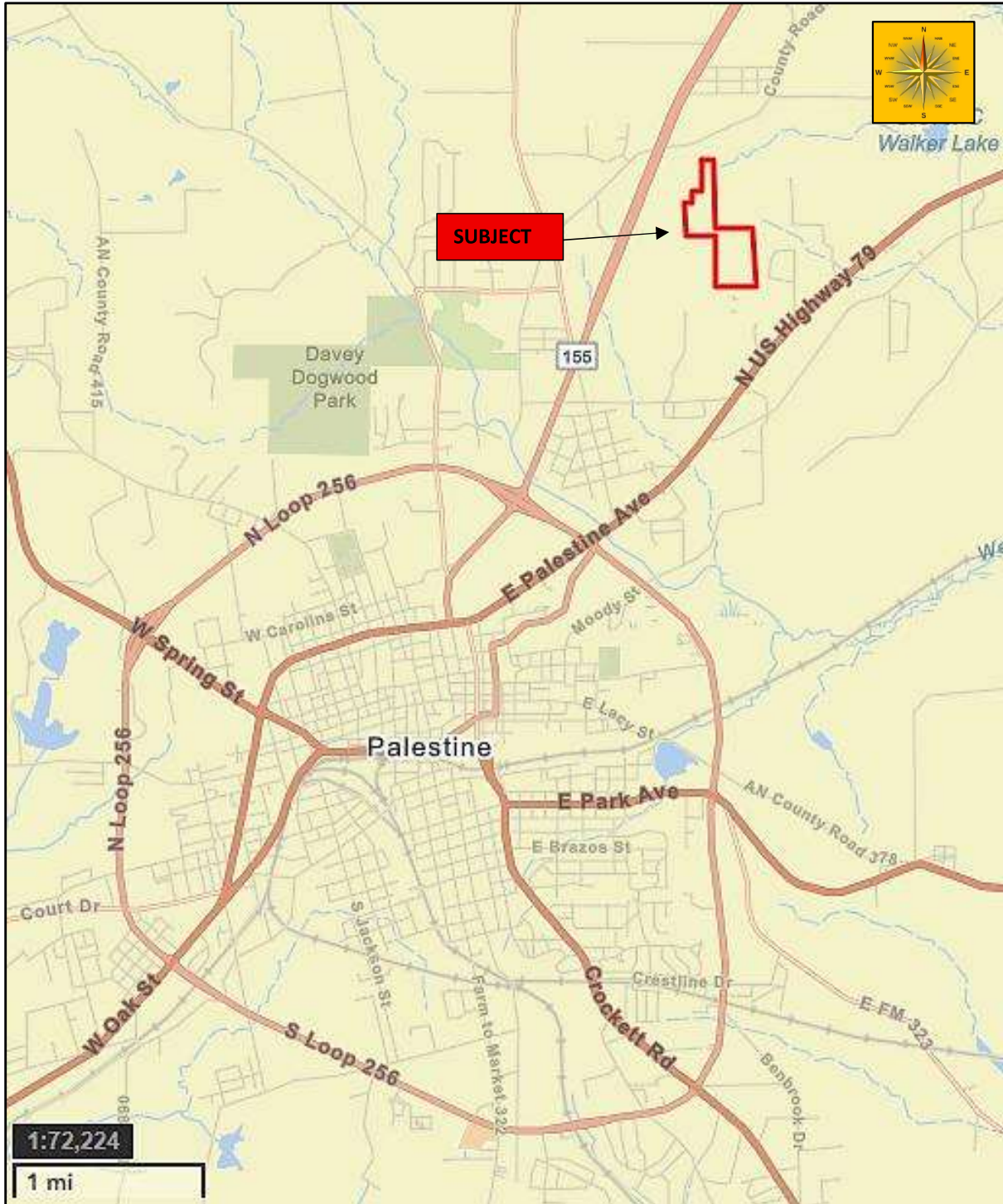
This Forest Management Plan completed in April 2026 by



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John Kilian  
Field Coordinator  
Burns Forestry, LLC

## LOCATION MAP



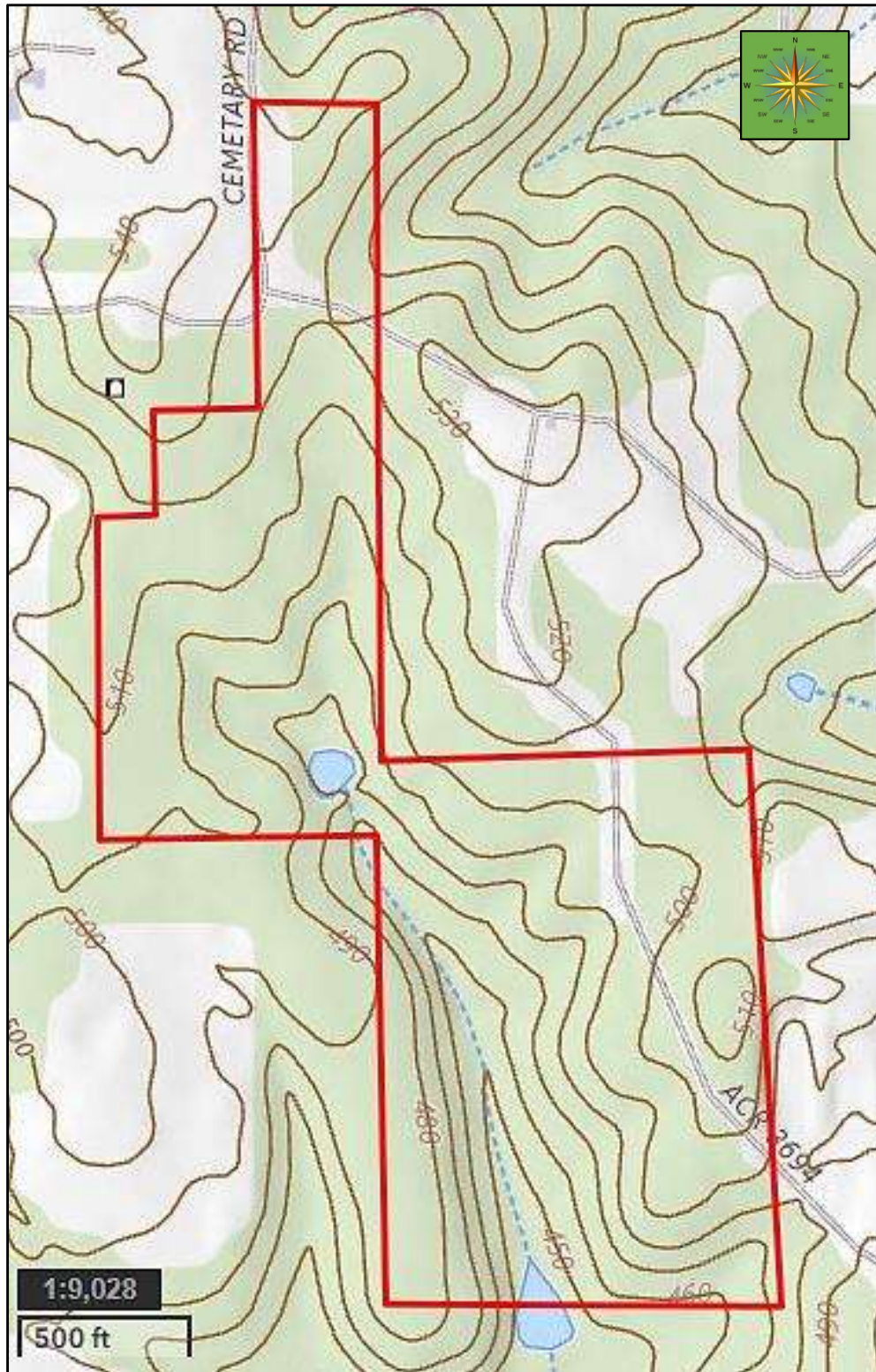
# AERIAL MAP



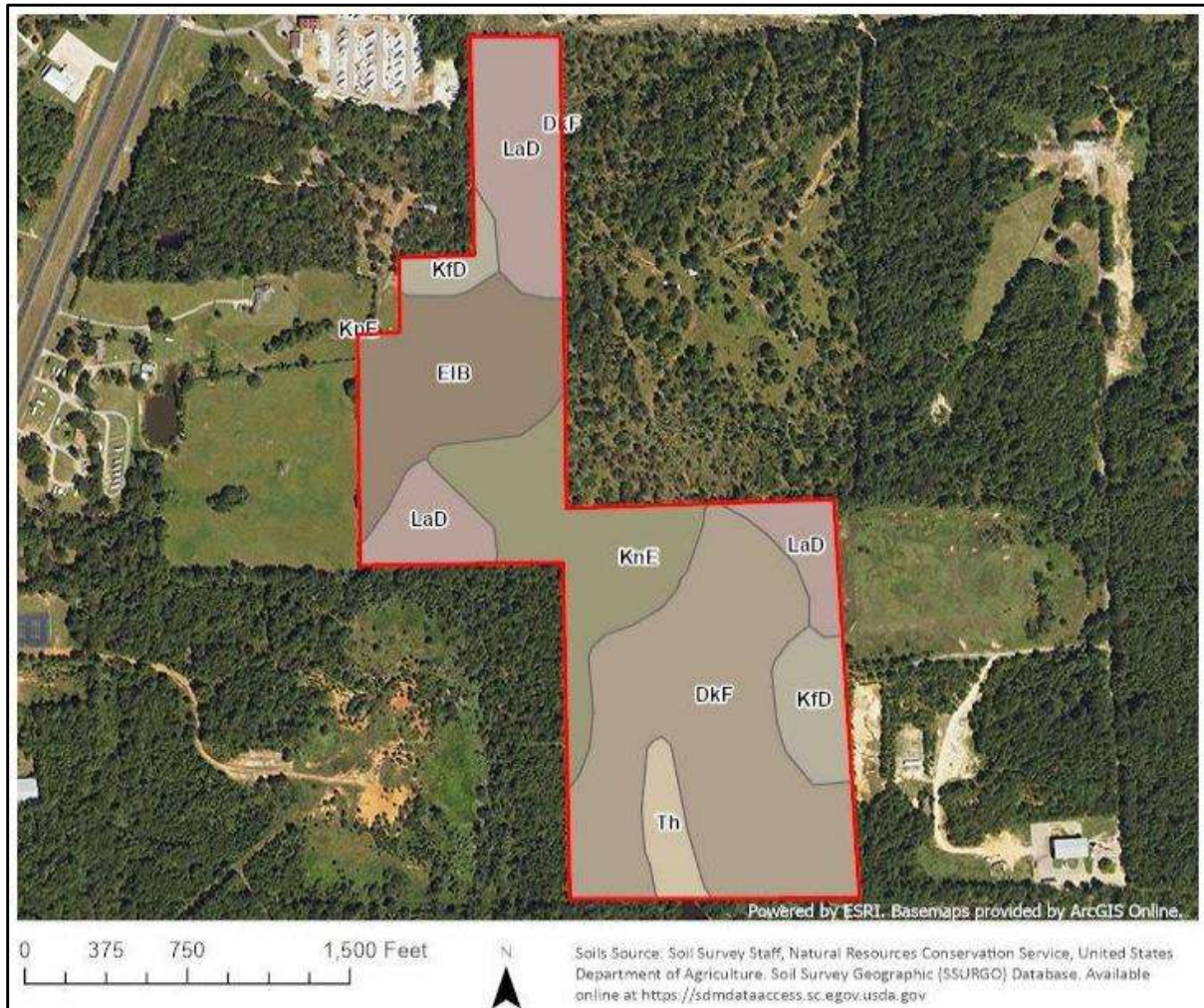
# TIMBER TYPE MAP



# TOPOGRAPHY MAP



## SOIL MAP



## SOIL REPORT (continued)

| Soil Area |        |                                               |       |         |
|-----------|--------|-----------------------------------------------|-------|---------|
| Color     | Symbol | Name                                          | Acres | Percent |
|           | DkF    | Darco, Kirvin, and Tenaha soils, sloping      | 24.9  | 36.5%   |
|           | LaD    | Larue loamy fine sand, 3 to 8 percent slopes  | 13.3  | 19.5%   |
|           | EIB    | Elrose fine sandy loam, 1 to 3 percent slopes | 11.4  | 16.7%   |
|           | KnE    | Kirvin-Sacul association, sloping             | 11.2  | 16.4%   |
|           | KfD    | Kirvin fine sandy loam, 3 to 8 percent slopes | 5.1   | 7.5%    |
|           | Th     | Thenas fine sandy loam                        | 2.3   | 3.4%    |

### Soil Select Attributes

| Color | Symbol | Slope Gradient (%) | Erosion Hazard | Flooding Frequency | Drainage Class | Hydric Rating (%) | pH Top Horizon | Depth to Bedrock (cm) |
|-------|--------|--------------------|----------------|--------------------|----------------|-------------------|----------------|-----------------------|
|       | DkF    | 10.1               | Severe         | None               | Well drained   | 0                 | 6.2            | 135                   |

### Soil Select Attributes

| Color | Symbol | Slope Gradient (%) | Erosion Hazard | Flooding Frequency | Drainage Class          | Hydric Rating (%) | pH Top Horizon | Depth to Bedrock (cm) |
|-------|--------|--------------------|----------------|--------------------|-------------------------|-------------------|----------------|-----------------------|
|       | LaD    | 6                  | Moderate       | None               | Well drained            | 0                 | 5.8            | >200                  |
|       | EIB    | 2.3                | Slight         | None               | Well drained            | 0                 | 5.5            | >200                  |
|       | KnE    | 6                  | Moderate       | None               | Well drained            | 0                 | 6.2            | 102                   |
|       | KfD    | 6.6                | Moderate       | None               | Well drained            | 0                 | 6.2            | 127                   |
|       | Th     | 0.5                | Slight         | Frequent           | Moderately well drained | 20                | 6.2            | >200                  |

### Ecological Class

| Color | Symbol | Ecological Class ID         | Ecological Class Name      |
|-------|--------|-----------------------------|----------------------------|
|       | DkF    | <a href="#">F133BY003TX</a> | Loamy Over Clayey Upland   |
|       | LaD    | <a href="#">F133BY006TX</a> | Northern Sandy Loam Upland |
|       | EIB    | <a href="#">F133BY005TX</a> | Loamy Upland               |
|       | KnE    | <a href="#">F133BY003TX</a> | Loamy Over Clayey Upland   |
|       | KfD    | <a href="#">F133BY003TX</a> | Loamy Over Clayey Upland   |
|       | Th     | <a href="#">F133BY014TX</a> | Creek Bottomland           |

### Productivity

| Color | Symbol | Maximum Site Index | Site Index Species | Range Productivity (lb/ac/yr) | Forest Productivity (cuft/ac/yr) |
|-------|--------|--------------------|--------------------|-------------------------------|----------------------------------|
|       | DkF    | 83                 | Loblolly pine      |                               | 117.3                            |
|       | LaD    | 80                 | Loblolly pine      |                               | 114                              |
|       | EIB    | 92                 | Loblolly pine      |                               | 143                              |
|       | KnE    | 83                 | Loblolly pine      |                               | 119.4                            |
|       | KfD    | 83                 | Loblolly pine      |                               | 114                              |
|       | Th     | 110                | Loblolly pine      |                               | 172                              |

### Version

| Color | Symbol | Soil Survey Area  | Tabular           | Spatial          |
|-------|--------|-------------------|-------------------|------------------|
|       | DkF    | v25, Sep 04, 2025 | v23, Sep 04, 2025 | v9, Sep 04, 2025 |
|       | LaD    | v25, Sep 04, 2025 | v23, Sep 04, 2025 | v9, Sep 04, 2025 |
|       | EIB    | v25, Sep 04, 2025 | v23, Sep 04, 2025 | v9, Sep 04, 2025 |
|       | KnE    | v25, Sep 04, 2025 | v23, Sep 04, 2025 | v9, Sep 04, 2025 |
|       | KfD    | v25, Sep 04, 2025 | v23, Sep 04, 2025 | v9, Sep 04, 2025 |
|       | Th     | v25, Sep 04, 2025 | v23, Sep 04, 2025 | v9, Sep 04, 2025 |

**Source of Soil Information:** Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Soil Survey Geographic (SSURGO) Database. Available online at <https://sdmdataaccess.sc.egov.usda.gov>.