

Exhibit A - PAGE 1

FIELD NOTES
FOR
MORGENSTERN-ANDREWS RANCH
1,696.28 ACRES
SAVE AND EXCEPT
TRACT 1-27.6 ACRES AND TRACT 2-108.4 ACRES
TOTAL=1,568.28 ACRES

A TRACT OF LAND CONTAINING 1,696.28 ACRES, SAVE AND EXCEPT 27.6 ACRES AND 108.4 ACRES FOR A TOTAL OF 1,568.28 ACRES, more or less, being out of the (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, recorded in Volume 1486, Page 260, Real Property Records of Webb County, Texas and the (North Part of Mendioleno), Morgenstern Group, 9,008.04 Acres, recorded in Volume 1486, Page 260, Real Property Records of Webb County, Texas, and being situated in Survey 1035, Leona L. & A.A., Abstract 1535, Survey 343, J. Pollevont, Abstract 1624, Survey 2232, M. Montgomery, Abstract 2057, Survey 2235, M. Montgomery, Abstract 2058, Survey 83, Carl L. Gihhard, Abstract 1233, Survey 2030, Mrs. Mary Latham, Abstract 1330, Survey 247, J. Pollevont, Abstract 1644 and Survey 341, J. Pollevont, Abstract 1623, Webb County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found pipe monument, being the northwest corner of (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, recorded in Volume 1486, Page 260, Real Property Records of Webb County, Texas, same being the northeast corner of Tract 148, Callaghan Land & Pastoral Company, 655.5 Acres, recorded in Volume 111, Page 554, Deed Records of Webb County, Texas, the southeast corner of Tract 227, Callaghan Land & Pastoral Company, 640 Acres, recorded in Volume 111, Page 554, Deed Records of Webb County, Texas, the southwest corner of Tract 228, Callaghan Land & Pastoral Company, 640 Acres, recorded in Volume 111, Page 554, Deed Records of Webb County, Texas, for the northwest corner hereof;

THENCE, N 89°16'01" E, along the north line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being the south line of said Tract 228, a distance of 5,204.21 feet, to a found pipe monument, being the southeast corner of said Tract 228, same being the southwest corner of RSTM Partners, Ltd., 2,231.01 Acres, recorded in Volume 2531, Page 775, Official Public Records of Webb County, Texas, also being a point on the north line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, for an angle point hereof;

THENCE, N 88°51'23" E, along the north line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being the south line of said RSTM Partners, Ltd., 2,231.01 Acres, a distance of 3,362.72 feet, to a fence P.I., being an angle point of said RSTM Partners, Ltd., 2,231.01 Acres, also being an angle point of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, for an angle point hereof;

THENCE, N 71°53'08" E, along the south line of said RSTM Partners, Ltd., 2,231.01 Acres, same being the south line of said (North Part of Mendioleno), Morgenstern Group, 9,008.04 Acres, a distance of 2,959.52 feet, to a fence corner, being an exterior corner of said RSTM Partners, Ltd., 2,231.01 Acres, same being an interior corner of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, also being the south corner of "Morgenstern Exchange Tract", RSTM Partners, Ltd., 3.47 Acres, recorded in Volume 2644, Page 219, Official Public Records of Webb County, Texas, for an angle point hereof;

THENCE, N 31°40'50" E, along the east line of said "Morgenstern Exchange Tract", RSTM Partners, Ltd., 3.47 Acres, a distance of 673.77 feet, to a fence P.I., being an exterior corner of "RSTM Exchange Tract", Morgenstern, 3.82 Acres, recorded in Volume 2644, Page 219, Official Public Records of Webb County, Texas, for an angle point hereof;

THENCE, N 76°23'26" E, along the north line of said "RSTM Exchange Tract", Morgenstern, 3.82 Acres, a distance of 1,858.08 feet, to a fence P.I., being the most easterly corner of said "RSTM Exchange Tract", Morgenstern, 3.82 Acres, same being a point on the north line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, for an angle point hereof;

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THENCE, N 54°31'53" E, along the south line of said RSTM Partners, Ltd., 2,231.01 Acres, same being north line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, a distance of 106.24 feet, to a fence corner, being an exterior corner of said RSTM Partners, Ltd., 2,231.01 Acres, same being an interior corner of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, for the northeast corner hereof;

THENCE, S 05°30'01" E, along fence over and across said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, a distance of 999.00 feet, to a fence corner, for an angle point hereof;

THENCE, S 05°40'03" E, along fence over and across said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, a distance of 552.65 feet, to a fence P.I., for an angle point hereof;

THENCE, S 12°32'25" E, along fence over and across said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, a distance of 179.89 feet, to a fence P.I., for an angle point hereof;

THENCE, S 09°08'22" E, along fence over and across said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, a distance of 118.27 feet, to a fence P.I., for an angle point hereof;

THENCE, S 11°01'46" E, along fence over and across said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, a distance of 1,498.36 feet, to a fence P.I., for an angle point hereof;

THENCE, S 34°23'44" E, along fence over and across said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, a distance of 1,466.08 feet, to a fence corner, for an angle point hereof;

THENCE, S 04°38'35" E, along fence over and across said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, a distance of 2,058.41 feet, to a found Hirsch concrete monument, being an interior corner of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being the northeast corner of Share 1B, (East Half of Share 1), K4 Ranches, 2,494.735 Acres, recorded in Volume 2430, Page 190, Official Public Records of Webb County, Texas, for the southeast corner hereof;

THENCE, N 89°44'11" W, along the south line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being the north line of said Share 1B, a distance of 3,470.16 feet, to a found Hirsch concrete monument, being an exterior corner of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being an interior corner of said Share 1B, for an exterior corner hereof;

THENCE, N 06°47'37" W, along a line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being a line of said Share 1B, a distance of 392.53 feet, to a found 2" pipe at fence corner, being an interior corner of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being an exterior corner of said Share 1B, also being the southeast corner of Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, recorded in Volume 296, Page 680, Official Public Records of Webb County, Texas, dated March 3, 1995, for an interior corner hereof;

THENCE, N 89°40'01" W, along south line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being the north line of said Share 1B, and the north line of Share 1A, (West Half of Share 1), Kathryn Dix Brady, 2,494.735 Acres, recorded in Volume 2430, Page 190, Official Public Records of Webb County, Texas, also being the south line of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, a distance of 3,052.83 feet, to a found 2" pipe at fence corner, being an exterior corner of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being an interior corner of said Share 1A, also being the southwest corner of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, for an exterior corner hereof;

THENCE, N 00°37'28" W, along a line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being a line of said Share 1A, also being the west line of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, a distance of 410.15 feet, to a found 2" pipe at fence corner, being an interior corner of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being the most northeasterly corner of said Share 1A, also being a point on the west line of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, for an interior corner hereof;

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THENCE, S 89°28'06" W, along the south line of said (South Part of Mendiola), Morgenstern Group, 5,063.10 Acres, same being the north line of said Share 1A, a distance of 3,757.24 feet, to a fence corner, being an interior corner of said (South Part of Mendiola), Morgenstern Group, 5,063.10 Acres, same being the most northwesterly corner of said Share 1A, for an interior corner hereof;

THENCE, S 00°20'47" E, along a line of said (South Part of Mendiola), Morgenstern Group, 5,063.10 Acres, same being a line of said Share 1A, a distance of 1,685.03 feet, to a fence corner, being an exterior corner of said (South Part of Mendiola), Morgenstern Group, 5,063.10 Acres, same being the northeast corner of Tract 258, Callaghan Land & Pastoral Company, 657.8 Acres, recorded in Volume 111, Page 554, Deed Records of Webb County, Texas, also being a point on the west line of said Share 1A, for an exterior corner hereof;

THENCE, S 89°37'12" W, along the south line of said (South Part of Mendiola), Morgenstern Group, 5,063.10 Acres, same being the north line of said Tract 258, a distance of 5,296.70 feet, to a found pipe monument, being the southeast corner of said (South Part of Mendiola), Morgenstern Group, 5,063.10 Acres, same being the southeast corner of said Tract 148, also being a point on the north line of said Tract 258, for the southwest corner hereof;

THENCE, N 00°18'57" W, along the west line of said (South Part of Mendiola), Morgenstern Group, 5,063.10 Acres, same being the east line of said Tract 148, a distance of 5,354.69 feet, to the POINT OF BEGINNING and containing 1,696.28 Acres of land (gross), save and except 27.6 Acres and 100.4 Acres, for a total of 1,568.28 Acres (net), more or less.

BASIS OF BEARING: A found pipe monument being the northwest corner of (South Part of Mendiola), Morgenstern Group, 5,063.10 Acres, recorded in Volume 1486, Page 260, Real Property Records of Webb County, Texas, dated May 21, 1991 and a found pipe monument being the southwest corner of RSTM Partners, Ltd, 2,231.01 Acres, recorded in Volume 2531, Page 775, Official Public Records of Webb County, Texas, dated February 15, 2008.

Deed (1991): N 89°16'39" E - 5,204.07 Feet
GPS Methods (2009): N 89°16'01" E - 5,204.21 Feet

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FIELD NOTES FOR TRACT 1 27.6 ACRES

A TRACT OF LAND CONTAINING 27.6 ACRES, more or less, being all of Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, recorded in Volume 296, Page 680, Official Public Records of Webb County, Texas, dated March 3, 1995, and being all of Survey 2232, M. Montgomery, Abstract 2057, and being more particularly described by metes and bounds as follows:

BEGINNING at a found concrete monument, being the northeast corner of Survey 83, Carl L. Giffard, Abstract 1233, being the southeast corner of Survey 2232, M. Montgomery, Abstract 2057, the northeast corner of Survey 2233, M. Montgomery, Abstract 2058, also being a point on the west line of Survey 341, J. Poitevent, Abstract 1623, for an exterior corner hereof;

THENCE, N 79°58'10" W, along the south line of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being the south line of said Survey 2232, also being the north line of said Survey 83, a distance of 2,640.00 feet, to a set 1/2" iron rod with Howland cap, being an interior corner of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being an interior corner of said Survey 2232, also being the northwest corner of said Survey 83, for an interior corner hereof;

THENCE, S 10°01'50" W, along the southeast line of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being the southwesterly line of said Survey 2232, also being the west line of said Survey 83, a distance of 2,640.00 feet, to a set 1/2" iron rod with Howland cap, being the most southwesterly corner of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being the southwest corner of said Survey 2232, being the southwest corner of said Survey 83, also being the most westerly northwest corner of Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, recorded in Volume 296, Page 680, Official Public Records of Webb County, Texas, dated March 3, 1995, same being the most westerly northwest corner of Survey 2233, M. Montgomery, Abstract 2058, for the most southwesterly corner hereof;

THENCE, N 00°16'02" E, along the westerly line of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being the southwesterly line of said Survey 2232, also being the east line of Survey 343, J. Poitevent, Abstract 1624, a distance of 2,643.43 feet, to a set 1/2" iron rod with Howland cap, being the northwesterly corner of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being the northwesterly corner of said Survey 2232, being the northeast corner of said Survey 343, for the most northwesterly corner hereof;

THENCE, S 89°58'10" E, along the north line of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being the north line of said Survey 2232, also being the south line of Survey 2030, Mrs. Mary Latham, Abstract 1510, a distance of 2,812.69 feet, to a set 1/2" iron rod with Howland cap, being the northeasterly corner of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being the northeasterly corner of said Survey 2232, for the most northeasterly corner hereof;

THENCE, S 00°01'50" W, along the east line of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being the east line of said Survey 2232, also being the west line of Survey 247, J. Poitevent, Abstract 1644, a distance of 468.56 feet, to a set 1/2" iron rod with Howland cap, being an interior corner of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being an interior corner of said Survey 2232, also being the southwest corner of said Survey 247, for an interior corner hereof;

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THENCE, S 89°58'10" E, along the north line of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being the north line of said Survey 2232, also being the south line of said Survey 247, a distance of 234.71 feet, to a set 1/2" iron rod with Howland cap, being the most easterly corner of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being the most easterly corner of said Survey 2232, also being the northwest corner of said Survey 341, J. Polzevent, Abstract 1623, for the most easterly corner hereof;

THENCE, S 00°01'58" W, along the most easterly line of said Finley Grandchildren Power of Appointment Trusts, 27.6 Acres, same being the most easterly line of said Survey 2232, also being the west line of said Survey 341, a distance of 41.39 feet, to the POINT OF BEGINNING and containing 27.6 Acres of land, more or less.

BASIS OF BEARING: A found pipe monument being the northwest corner of (South Part of Mendoleno), Morgestern Group, 5,063.10 Acres, recorded in Volume 1486, Page 260, Real Property Records of Webb County, Texas, dated May 21, 1991 and a found pipe monument being the southwest corner of RSLM Partners, Ltd, 2,231.01 Acres, recorded in Volume 2531, Page 775, Official Public Records of Webb County, Texas, dated February 15, 2008.

Deed(1991): N 89°16'39" E ~ 5,204.07 Feet
GPS Methods(2009): N 89°16'01" E ~ 5,204.21 Feet

FIELD NOTES
FOR
TRACT 2
100.4 ACRES

A TRACT OF LAND CONTAINING 100.4 ACRES, more or less, being all of Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, recorded in Volume 296, Page 680, Official Public Records of Webb County, Texas, dated March 3, 1995, and being all of Survey 2233, M. Montgomery, Abstract 2058, and being more particularly described by notes and bearings as follows:

BEGINNING at a found concrete monument, being the northeast corner of Survey 85, Carl L. Gibbard, Abstract 1233, being the southeast corner of Survey 2232, M. Montgomery, Abstract 2057, the northeast corner of Survey 2233, M. Montgomery, Abstract 2058, also being a point on the west line of Survey 341, J. Polzevent, Abstract 1623, for an exterior corner hereof;

THENCE, S 00°08'58" E, along the east line of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, same being the east line of said Survey 2233, also being the west line of said Survey 341, a distance of 3,644.22 feet, to a found 2" pipe at fence corner, being the southeast corner of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, same being the southeast corner of said Survey 2233, also being an exterior corner of Share 1B, (East Half of Share 1), K4 Ranches, 2,494.735 Acres, recorded in Volume 2430, Page 190, Official Public Records of Webb County, Texas, for the southeast corner hereof;

THENCE, N 89°40'01" W, along the south line of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, same being the south line of said Survey 2233, being the north line of said Survey 893, also being the north line of said Share 1B and Share 1A, (West Half of Share 1), Kathryn Dix Brady, 2,494.735 Acres, recorded in Volume 2450, Page 190, Official Public Records of Webb County, Texas, a distance of 3,032.83 feet, to a found 2" pipe at fence corner, being the southwest corner of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, same being the southwest corner of said Survey 2233, also being an interior corner of said Share 1A, for the southwest corner hereof;

THENCE, N 00°37'28" W, along the west line of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, same being the west line of said Survey 2233, also being the east line of said Share 1A, passing a found 2" pipe at fence corner at a distance of 410.15 feet, and continuing a total distance of 1,486.71 feet, to a set 1/2" iron rod with Howland cap, being the northwesterly corner of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, same being the northwesterly corner of said Survey 2233, also being the southwest corner of said Survey 83, for the northwesterly corner hereof;

THENCE, S 79°58'10" E, along the north line of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, same being the north line of said Survey 2233, also being the south line of said Survey 83, a distance of 2,648.04 feet, to a set 1/2" iron rod with Howland cap, being an interior corner of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, same being an interior corner of said Survey 2233, also being the southeast corner of said Survey 83, for an interior corner hereof;

THENCE, N 10°01'50" E, along the most northerly west line of said Finley Grandchildren Power of Appointment Trusts, 100.4 Acres, same being the most northerly west line of said Survey 2233, also being the east line of said Survey 83, a distance of 2,640.00 feet, to the POINT OF BEGINNING and containing 100.4 Acres of land, more or less.

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FIELD NOTES FOR PROPOSED 50' (FOOT) EASEMENT 3.56 ACRES

A TRACT OF LAND CONTAINING 3.56 ACRES; more or less, being out of the (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, recorded in Volume 1486, Page 260, Real Property Records of Webb County, Texas, and being situated in Survey 247, J. Poitevint, Abstract 1844, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5" pipe at fence corner, being an exterior corner of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being an interior corner of (North Part of Mendioleno), Morgenstern Group, 9,008.04 Acres, recorded in Volume 1486, Page 260, Real Property Records of Webb County, Texas, for the most northerly corner hereof;

THENCE, S 59°59'13" E, along the north line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, also being the south line of said (North Part of Mendioleno), Morgenstern Group, 9,008.04 Acres, a distance of 50.58 feet, to a set 1/4" iron rod with Howland cap, being a point on the north line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres; also being a point on the south line of said (North Part of Mendioleno), Morgenstern Group, 9,008.04 Acres; for the most easterly corner hereof;

THENCE, S 38°42'11" W, over and across said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, a distance of 1,113.17 feet, to a set 1/4" iron rod with Howland cap, for an interior corner hereof;

THENCE, S 05°30'46" E, over and across said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, a distance of 1,976.60 feet, to a set 1/4" iron rod with Howland cap, for the most southeasterly corner hereof;

THENCE, S 84°29'59" W, over and across said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, a distance of 50.00 feet, to a set 1/4" iron rod with Howland cap, being a point on the east line of Morgenstern-Andrews Ranch, 1,568.28 Acres, surveyed this same day, for the most southwesterly corner hereof;

THENCE, N 05°30'01" W, along the east line of said Morgenstern-Andrews Ranch, 1,568.28 Acres, surveyed this same day, a distance of 50.00 feet, to a fence corner, being the northeast corner of Morgenstern-Andrews Ranch, 1,568.28 Acres, surveyed this same day, same being an interior corner of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, also being an exterior corner of RSTM Partners, Ltd., 2,231.01 Acres, recorded in Volume 2531, Page 775, Official Public Records of Webb County, Texas, for an angle point hereof;

THENCE, N 05°30'46" W, along a northwesterly line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being a southeasterly line of said RSTM Partners, Ltd., 2,231.01 Acres, a distance of 1,946.90 feet, to a fence corner, being an exterior corner of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres; also being an interior corner of said RSTM Partners, Ltd., 2,231.01 Acres, for an exterior corner hereof;

THENCE, N 38°42'13" E, along a northwesterly line of said (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, same being a southeasterly line of said RSTM Partners, Ltd., 2,231.01 Acres, a distance of 1,123.84 feet, to the POINT OF BEGINNING and containing 3.56 Acres of land, more or less.

BASIS OF BEARING: A found pipe monument being the northwest corner of (South Part of Mendioleno), Morgenstern Group, 5,063.10 Acres, recorded in Volume 1486, Page 260, Real Property Records of Webb County, Texas, dated May 21, 1991, and a found pipe monument being the southwest corner of RSTM Partners, Ltd., 2,231.01 Acres, recorded in Volume 2531, Page 775, Official Public Records of Webb County, Texas, dated February 15, 2008.

Deed(1991): N 89°16'19" E ~ 5,204.87 Feet
GPS Methods(2009): N 89°16'01" E ~ 5,204.21 Feet