

EXHIBIT A

All that certain lot, tract or parcel of land within the John Roddin Survey, Abstract No. 494, the A. C. Rodden Survey, Abstract No. 493, the T. P. Plasters Survey, Abstract No. 470, the J. Monteith Survey, Abstract No. 392 and the J. P. Rossier Survey, Abstract No. 512, Wood County, Texas, and being all of a called 97.5 acre tract described as First Tract, all of a called 97.5 acre tract described as Second Tract, all of a called 30 acre tract described as Third Tract and the residue of a called 6.03 acre tract described as Fourth Tract in Deed from J. D. Sandker and wife, Ruth H. Sandker to Glenn E. Baldwin and recorded in Volume 656 on Page 798, all of a called 50 acre tract described in Deed from Earl W. May and wife, Velma R. May to Glenn E. Baldwin and recorded in Volume 662 on Page 466, and this 276.608 acre tract being more fully described as follows:

BEGINNING at 3" Steel Pipe found for the Southeast corner of said 30 acre tract, the Southwest corner of a called of a called 20.000 acre tract described in Deed to Daphne Hatcher and recorded in Volume 2076 on Page 562, a Southeast corner of said Rossier Survey, the Southwest corner of said Plasters Survey, in the North line of the J. Bradford Survey, Abstract No. 35 and being at the Southeast corner where County Road 3277 goes West and North;

THENCE South 89 deg. 20 min. 00 sec. West, a distance of 1,245.41 feet, with the South line of said 30 acre tract, a South line of said Rossier Survey, the North line of said Bradford Survey and County Road 3277, to a Railroad Spike found for corner where County Road 3277 goes South, from which a ½" Iron Rod found for reference, bears North 89 deg. 43 min. 18 sec. West - 30.06 feet;

THENCE North 89 deg. 43 min. 18 sec. West, a distance of 712.96 feet, to a ½" Iron Rod found for the Southwest corner of said 30 acre tract, the Northwest corner of a called 16.5 acre tract described in Volume 2200 on Page 397, a reentrant corner of said Rossier Survey and the Northwest corner of said Bradford Survey, from which a fence corner post, bears North 70 deg. 01 min. East - 78.0 feet;

THENCE North 00 deg. 17 min. 23 sec. East, a distance of 680.68 feet, to a ½" Iron Rod found for the Northwest corner of said 30 acre tract, in the South line of said 97.5 acre tract described as Second Tract, in the North line of said Rossier Survey and in the South line of said Roddin Survey;

THENCE North 89 deg. 42 min. 32 sec. West, a distance of 1,111.59 feet, with the division line of said Surveys, to a ½" Iron Rod found for the Southwest corner of said 97.5 acre tract and the Southeast corner of a called 54.769 acre tract described in Volume 1380 on Page 692;

THENCE North 00 deg. 00 min. 35 sec. East, a distance of 2,769.85 feet, to a ½" Iron Rod found for the Northwest corner of said 97.5 acre tract, the Northeast corner of said 54.769 acre tract, in the North line of said Roddin Survey, in the South line of said Monteith Survey and in the South line of said 50 acre tract;

THENCE North 88 deg. 41 min. 29 sec. West, a distance of 984.87 feet, to a ¾" Iron Pipe found for the Southwest corner of said 50 acre tract and the Southeast corner of a called 4.85 acre tract described in File 2009-0004615;

THENCE North 01 deg. 17 min. 00 sec. West, a distance of 668.40 feet, to a 1" Iron Rod found for the Northwest corner of said 50 acre tract and the Southwest corner of a called 25.074 acre tract described in File 2009-00006164;

THENCE North 89 deg. 31 min. 18 sec. East, a distance of 3,031.38 feet with the fenced North line of said 50 acre tract, to a 1" Iron Rod found for the Northeast corner of said 50 acre tract and the Southeast corner of a called 54.8 acre tract described in Volume 1978 Page 815;

THENCE South 00 deg. 56 min. 16 sec. East, a distance of 773.53 feet, to a Car Tie Rod for the Southeast corner of said 50 acre tract, the Southwest corner of a called 43.64 acre tract described in Volume 637 Page 324, in the North line of said 97.5 acre tract described as First Tract, in the South line of said Rodden Survey and in the North line of said Roddin Survey;

THENCE South 88 deg. 23 min. 32 sec. East, a distance of 1,013.73 feet, with the division line of said Surveys, to a ½" Iron Rod set for the Northeast corner of said 97.5 acre tract, the Northeast corner of said Roddin Survey, the Northwest corner of said Plasters Survey and where County Road 3277 goes East and South, from which a fence corner bears South 85 deg. 08 min. West - 7.0 feet;

THENCE South 01 deg. 05 min. 20 sec. East, a distance of 492.87 feet, with the East line of said 97.5 acre tract and County Road 3277, to a point for corner, from which a ½" Iron Rod found for the Southwest corner of a called 3.209 acre tract described in Deed to Gary Holland and recorded in Volume 2225 on Page 67, bears North 89 deg. 25 min. 21 sec. East - 37.94 feet;

THENCE North 89 deg. 25 min. 21 sec. East, a distance of 374.60 feet, across said 6.03 acre tract, to a ½" Iron Rod found for the Southeast corner of said 3.209 acre tract, in the East line of said 6.03 acre tract and in the West line of a called 6.03 acre tract described in Deed to Lois Brown and recorded in Volume 2066 on Page 836;

THENCE South 00 deg. 02 min. 47 sec. East, a distance of 419.69 feet, to a ½" Iron Rod found for the Southeast corner of said 6.03 acre tract, the Southwest corner of the second mentioned 6.03 acre tract and in the North line of a called 61.146 acre tract described in Volume 2076 Page 562;

THENCE South 89 deg. 24 min. 57 sec. West, a distance of 366.97 feet, to a point for the Northwest corner of said 61.146 acre tract, in the East line of said 97.5 acre tract and near the West edge of the driving surface of County Road 3277, from which a ½" Iron Rod found, bears North 89 deg. 24 min. 57 sec. East - 36.75 feet;

THENCE South 00 deg. 12 min. 45 sec. West, with the East line of said 97.5 acre tract, the East line of said Roddin Survey, the West line of said Plasters Survey and generally the centerline of County Road 3277, at 1,951.3 feet pass a ½" Iron Rod that is left - 20.5 feet, found for a reference to the Southwest corner of a called 15.000 acre tract described Volume 2076 Page 562 and the Northwest corner of a previously called 20.000 acre tract and continue for a total distance of 2,446.89 feet, to the POINT OF BEGINNING AND CONTAINING 276.608 ACRES OF LAND.