

EXHIBIT 'A'

Tract ONE:

BEING 19.996 ACRES OF LAND IN THE WASHINGTON COUNTY R.R. COMPANY SURVEY, NO. 7, SAN JACINTO COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO LEWIS A. YOUNG AND WIFE DEBRAB F. YOUNG BY WARRANTY DEED RECORDED IN VOLUME 139, PAGE 643, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS, SAID 19.996 ACRES BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A SUCKER ROD FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTH CORNER OF A CALLED 29.077 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 106, PAGE 39, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS;

THENCE S. 45° 05' 00" E., ALONG THE NORTHEAST LINE OF THE 29.077 ACRE TRACT, PASSING AT 870.60 FEET AND 0.42 FEET NORTHEAST A 3/4" IRON ROD FOUND AND CONTINUING IN ALL FOR A DISTANCE OF 898.65 FEET, (CALLED S. 45° 05' E., 898.41 FEET) TO A 5/8" IRON ROD FOUND AT A CEDAR FENCE POST FOR CORNER, SAME BEING THE NORTH CORNER OF THE JIMMIE C. GROCE AND WIFE PEGGY ANN GROCE 4.000 ACRE TRACT OF LAND AS DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 199, PAGE 695, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS AND THE EAST CORNER OF THE 29.077 ACRE TRACT;

THENCE S. 44° 31' 26" W. PASSING AT 203.00 FEET GROCE'S WEST CORNER, SAME BEING THE NORTH CORNER OF THE ROGER MACK MCGAUGHEY AND WIFE BARBARA MCGAUGHEY 4.000 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 199, PAGE 692, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS AND CONTINUING IN ALL FOR A DISTANCE OF 404.52 FEET, (CALLED S. 44° 34' W., 406.00 FEET) TO A X-TIE FENCE CORNER, IN THE NORTHEAST LINE OF THE MATTIE RUTH DUNN FERGUSON 9.000 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 223, PAGE 782, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS;

THENCE N. 44° 37' 03" W., ALONG FERGUSON'S NORTHEAST LINE FOR A DISTANCE OF 100.50 FEET, (CALLED N. 45° 05' W., 316.47 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER, SAME BEING FERGUSON'S NORTH CORNER;

THENCE S. 42° 43' 28" W., ALONG FERGUSON'S UPPER NORTHWEST LINE FOR A DISTANCE OF 317.46 FEET, (CALL S. 42° 55' 59" W., 316.47 FEET, FERGUSON'S CALL THE SAME) TO A 5/8" IRON ROD FOUND AT A X-TIE FOR FERGUSON'S MOST NORTHERLY WEST CORNER;

THENCE S. 42° 35' 07" E., ALONG AN INSIDE LINE OF FERGUSON'S FOR A DISTANCE OF 194.93 FEET, (CALL S. 42° 44' E., 194.93 FEET, FERGUSON'S CALL THE SAME) TO A 1/2" IRON SET;

THENCE S. 47° 09' 03" E., CONTINUING ALONG THE ABOVE MENTIONED LINE FOR A DISTANCE OF 310.44 FEET, (CALL S. 47° 04' 42" E., 310.37 FEET, FERGUSON'S CALL THE SAME) TO A X-TIE FOR CORNER;

THENCE S. 49° 29' 32" W., CONTINUING ALONG A LINE OF FERGUSON'S FOR A DISTANCE OF 195.42 FEET, (CALL S. 49° 14' W., 197.6 FEET, FERGUSON'S CALL THE SAME) TO A 1/2" IRON ROD SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING FERGUSON'S MOST WESTERLY CORNER, IN THE SOUTHWEST LINE OF THE 29.077 ACRE TRACT, THE NORTHEAST LINE OF THE GERALDINE D. BENEKE 68.772 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 128, PAGE 199, OFFICIAL PUBLIC RECORDS SAN JACINTO, TEXAS, FROM WHENCE A 4" X 4" CONCRETE MONUMENT FOUND FOR FERGUSON'S SOUTH CORNER, BENEKE'S EAST CORNER AND THE SOUTH CORNER OF THE 29.077 ACRE TRACT BEARS S. 45° 14' 33" E., 462.86 FEET;

THENCE N. 45° 14' 33" W., ALONG THE ABOVE MENTIONED LINES FOR A DISTANCE OF 1,301.00 FEET, (CALL N. 45° 16' W., 1,301.76 FEET) TO A 4" X 4" CONCRETE MONUMENT FOUND FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, ONE BEING THE WEST CORNER OF THE 29.077 ACRE TRACT AND BENEKE'S NORTH CORNER, IN THE SOUTHEAST LINE OF THE CHARLINE HAWTHORNE 107.24 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 121, PAGE 469, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS;

THENCE N. 44° 50' 15" E., ALONG HAWTHORNE'S SOUTHEAST LINE FOR A DISTANCE OF 916.63 FEET, (CALL E. 45° 04' E., 920.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING IN ALL 20.006 ACRES OF LAND.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT TRACT, TO-WIT:

BEING 0.160 ACRE OF LAND IN THE WASHINGTON COUNTY R. R. COMPANY SURVEY, NO. 7, SAN JACINTO COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE MATTIS RUTS DUNN FERGUSON 9.000 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 223, PAGE 782, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS, SAID 0.160 ACRE BRING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE LOST WESTERLY CORNER OF THE SAID 9.000 ACRE TRACT AND BEING THE SOUTH CORNER OF THE LEWIS A. YOUNG AND WIFE DEBRAH F. YOUNG 20.077 ACRE TRACT OF LAND AS DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 139, PAGE 643, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS AND BEING IN THE NORTHEAST LINE OF THE GERALDINE D. BENEKE 68.772 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 128, PAGE 199, OFFICIAL PUBLIC RECORDS SAN JACINTO COUNTY, TEXAS;

THENCE N. 49° 29' 32" E., ALONG YOUNG'S SOUTH LINE, SAME BEING A SOUTHERLY LINE OF THE 9.000 ACRE TRACT FOR DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S. 45° 14' 33" S., FOR A DISTANCE OF 230.22 FEET TO A 1/2" IRON ROD SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, IN A CHAIN LINK FENCE;

THENCE S. 43° 18' 49" W., ALONG SAID CHAIN LINK FENCE FOR A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, IN THE MOST WESTERLY LINE OF THE 9.000 ACRE TRACT, THE NORTHEAST LINE OF THE BENEKE TRACT AND BEING N. 45° 14' 33" W., A DISTANCE OF 229.39 FEET FROM A 4" X 4" CONCRETE MONUMENT FOUND FOR THE SOUTH CORNER OF THE 9.000 ACRE TRACT, BENEKE'S EAST CORNER AND YOUNG'S SOUTH CORNER;

THENCE N. 45° 14' 33" W., ALONG THE ABOVE MENTIONED LINES FOR A DISTANCE OF 233.47 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 0.160 ACRE OF LAND.

TRACT TWO:

BEING 3.847 ACRES OF LAND IN THE WASHINGTON COUNTY RAILROAD COMPANY SURVEY NO. 7, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE MATTIE RUTH DUNN FERGUSON 9.000 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 223, PAGE 782 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS, SAID 3.847 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 6" X 6" CONCRETE MONUMENT FOUND FOR FERGUSON'S EAST CORNER, SAME BEING THE SOUTH CORNER OF THE ROGER MACK MCGAUGHEY AND WIFE BARBARA 4.000 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 199, PAGE 692 OF THE OFFICIAL RECORDS OF SAN JACINTO COUNTY, TEXAS;

THENCE NORTH 45° 11' 38" WEST, ALONG FERGUSON'S NORTH LINE, MCGAUGHEY'S SOUTH LINE, FOR A DISTANCE OF 417.76 FEET TO A 1/2" IRON ROD SET FOR THE EAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 49° 29' 37" WEST, LEAVING THE ABOVE MENTIONED LINES, FOR A DISTANCE OF 315.57 FEET TO A X-TIE FOUND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE MOST EASTERLY CORNER OF THE JOHN M. CLARK AND WIFE SHERRI W. 19,996 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED UNDER CLERK'S FILE NUMBER 5772, OFFICIAL PUBLIC RECORDS, SAN JACINTO COUNTY, AND BEING ON AN INSIDE LINE OF FERGUSON'S TRACT; THENCE NORTH 47° 09' 03" WEST, ALONG AN INSIDE LINE OF THE CLARK AND FERGUSON TRACTS FOR A DISTANCE OF 310.44 FEET TO A 4" IRON ROD FOR CORNER;

THENCE NORTH 42° 35' 07" WEST, CONTINUING ALONG SAID INSIDE LINES FOR A DISTANCE OF 194.93 FEET TO A 5/8" IRON ROD FOUND FOR AN INSIDE CORNER OF CLARK'S, SAME BEING FERGUSON'S MOST WESTERLY CORNER AND BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 42° 45' 28" EAST, CONTINUING ALONG AN INSIDE FERGUSON'S WEST LINE, FOR A DISTANCE OF 317.46 FEET TO A OF CLARK'S, SAME THE NORTH CORNER 5/8" IRON ROD FOUND FOR AN INSIDE CORNER OF CLARK'S SAME BEING FERGUSON'S NORTH CORNER AND BEING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 44° 37' 03" EAST, CONTINUING ALONG CLARK'S INSIDE LINE, FERGUSON'S NORTH LINE FOR A DISTANCE OF 100.50 FOOT TO A X-TIE FOUND FOR AN INSIDE CORNER OF CLARK'S SAME BEING MCGAUGHEY'S WEST CORNER;

THENCE SOUTH 45° 11' 38" EAST, LEAVING CLARK'S LINE, ALONG MCGAUGHEY'S SOUTH LINE, FERGUSON'S NORTH LINE, FOR A DISTANCE OF 441.62 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 3.847 ACRES OF LAND.