

EXHIBIT "A"

A tract of 10.128 acres of land being a part out of Tract 7, a 38.875 acres tract of the subdivision of the Sterling McNeel Survey, Abstract 94, Brazoria County, Texas, the said 10.128 acre tract being described in County Clerk's File No. 92 106230 of the Official Records of Brazoria County, Texas and said 10.128 acre tract of land being more particularly described by metes and bounds as follows:

Particular Description: Commencing at called 3/4 inch iron pipe at the Southeast corner of Tract 7, the 38.875 acre tract;

Thence a called North 00 deg. 17 min. 58 sec. E, 278.43 feet along the East line of said 38.875 acre tract, to a 3/4" iron pipe found for the Southeast corner and Place of Beginning of the herein described 10.128 acre tract same being the Northeast of an adjoining 4.7347 acre tract part of a 15.164 acre tract also being a part of the aforementioned 38.875 acre tract;

Thence a called N 89 deg. 42 min. 02 sec. W and held for bearing basis along the common line and existing barb wire, wrought iron and field wire fences of the herein described 10.128 acre tract and the adjoining 4.7374 and 15.164 acre tracts, at 1748.24 feet pass a capped iron rod found in the centerline of a 60 foot wide road easement at 2397.92 feet pass a 3/4" iron pipe, at 2429.64 feet to a called 4" fence post falling within the waters of the San Bernard Rivers edge;

Thence a called N 26 deg. 40 min. 18 sec. W, 200 feet along the easterly water's edge of the San Bernard River to a called 4" fence post falling with the waters edge of the river for the Northwest corner of the herein described 10.128 acre tract, same being the Southwest corner of an adjoining 3.000 acre tract being part of the 38.875 acre tract;

Thence, S 89 deg. 42 min. 02 sec. E, along the common line of the herein described 10.128 acre tract and the adjoining 3.000 acre tract, at 8.68 feet pass a capped iron rod set at the rivers bank, at 672.94 feet pass the centerline of said 60 foot road easement and continuing for a total of 2520.35 feet to a 3/4" iron pipe found set on the East line of the 38.875 acre tract for the Northeast corner of the herein described 10.128 acre tract, same being the Southeast corner of the adjoining 3.000 acre tract;

Thence, S 00 deg. 15 min. 51 sec. W, 178.09 feet (called S 00 deg. 17 min. 58 sec. W, 178.25') along the East line of said 38.875 acre tract to the Place of Beginning, and containing a called 10.128 acres of land, there being 0.2755 acre in the 60 foot wide road easement. TOGETHER WITH A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT, BEING 60 FEET IN WIDTH, AND BEING MORE FULLY SET FORTH AND DESCRIBED IN VOLUME 1276, PAGE 848, DEED RECORDS OF BRAZORIA COUNTY, TEXAS.