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EXHIBIT 'A'

File No.: 5228-GAT75 (DB)

Property: 15664 Tierra Buena North Street, Plantersville, TX 77363

11.0 acres of land, more or less, lying and being situated in the Isaac Pierson Survey, Abstract NO. 381, Grimes County, Texas, being called Tract No. Three (3) out of the unrecorded subdivision to be known as Tierra Buena North Subdivision, Section II, and being described by metes and bounds on Exhibit "A" (Tract I) attached hereto and made a part hereof; TOGETHER WITH A 60 FOOT WIDE ACCESS EASEMENT (1), centerline of which is described by metes and bounds on Exhibit "A" (Tract II) attached hereto and made a part hereof; and TOGETHER WITH rights of ingress and egress over and across the easement (2) described in Agreement dated March 31, 2009, executed by and between Charles W. Cook, Thomas G. Bousquet, The Bousquet Family Limited Partnership, LTD, and Ralph McKnight, recorded in Volume 1300, Page 89, Real Property Records, Grimes County, Texas.

Tract I:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, CONTAINING 11.00 ACRES IN THE ISAAC PIERSON SURVEY, A-381 GRIMES COUNTY, TEXAS, DESIGNATED AS TRACTS 3 A PROPOSED PARTITION OF 241.41 ACRES IN SAID PIERSON SURVEY SAID 11.00 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN AXLE FOUND MARKING THE NORTHWEST CORNER OF THE ISAAC PIERSON SURVEY, A-381, BEING THE NORTHWEST CORNER OF A CALLED 44.223 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN THE DEED TO RUTH SYLVIA MALONE, ATYCE M. MALONE DAVIS, AND ESSIE M. MALONE RECORDED IN VOLUME 848, PAGE 508 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, (R.P.R.G.C.T.);

THENCE: N 89° 09'00" E, (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID PIERSON SURVEY AND OF SAID 44.22 ACRE TRACT, AT 806.04 FEET PASS THE NORTHEAST CORNER OF SAID 44.223 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 44.223 ACRE TRACT DESCRIBED AS TRACT TWO IN SAID DEED (848/508), CONTINUING FOR A TOTAL DISTANCE OF 1614.80 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF SAID TRACT TWO, (848/508) AND THE NORTHWEST CORNER OF A CALLED 88.46 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES COOK AS RECORDED IN VOLUME 848, PAGE 502 OF THE R.P.R.G.C.T.;

THENCE: S 00° 31'45" E, ALONG THE WEST LINE OF SAID CHARLES COOK TRACT AND PROPOSED PARTITION FOR A DISTANCE OF 1088.85 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF TRACT 2 OF SAID PROPOSED PARTITION, THE NORTHWEST CORNER OF TRACT 3 OF SAID PROPOSED PARTITION AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE: N 89° 09'00" E, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT AT A DISTANCE OF 1099.29 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE ON THE WEST LINE OF A PROPOSED 60 FOOT WIDE ACCESS EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 1129.98 FEET TO A 60D NAIL SET ON THE ARC OF A CURVE TO THE LEFT IN THE CENTER OF SAID ACCESS EASEMENT MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

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THENCE: ALONG THE CENTERLINE OF SAID ACCESS EASEMENT FOR THE FOLLOWING CALLS:

- ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 989.30 FEET, THROUGH A CENTRAL ANGLE OF 09°28'56" FOR A DISTANCE OF 63.72 FEET TO A POINT, (CHORD BEARS: S 06° 47'58" W, 163.54');
- S 00°17'53" W, 163.38 FEET TO A POINT;
- S 00° 18'02" E, FOR A DISTANCE OF 105.82 FEET TO A 60D NAIL SET AT THE SOUTHEAST CORNER OF SAID TRACT 3 AND THE NORTHEAST CORNER OF TRACT 4 OF SAID PROPOSED PARTITION;

THENCE: S 89° 09'00" W, ALONG THE NORTH LINE OF SAID PROPOSED TRACT 4, AT 30.00 FEET PASS A 1/2 INCH IRON ROD SET ON THE WEST LINE OF SAID ACCESS EASEMENT, CONTINUING FOR A TOTAL DISTANCE OF 1106.34 FEET TO A 1/2 INCH IRON ROD SET ON THE EAST LINE OF SAID CALLED 44.223 ACRE TRACT (TRACT TWO 848/508) MARKING THE NORTHWEST CORNER OF TRACT 4 OF SAID PROPOSED PARTITION AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 00° 31'45" W, ALONG THE EAST LINE OF SAID CALLED 44.223 ACRE TRACT (TRACT TWO 848/508), AND THE WEST LINE OF SAID CHARLES COOK CALLED 88.46 ACRE TRACT FOR A DISTANCE OF 431.25 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 11.00 ACRES OF LAND.

Tract II (Easement):

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 8.03 ACRES LOCATED IN THE ISAAC PIERSON SURVEY, A-381 OF GRIMES COUNTY, TEXAS, BEING A PORTION OF A CALLED 78.170 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES W. COOK, RECORDED IN VOLUME 897, PAGE 93 OF THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS (R.P.R.G.C.T.), AND A PORTION OF THE REMAINDER A CALLED 88.460 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES W. COOK, RECORDED IN VOLUME 848, PAGE 502 (R.P.R.G.C.T.) SAID 8.03 ACRE TRACT BEING 30 FEET EACH SIDE OF THE HEREIN DESCRIBED CENTERLINE AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE FOUND ON OR NEAR THE EAST LINE OF THE WILLIAM CHAIRS SURVEY, A-165, THE NORTHWEST CORNER OF THE CHARLES MARRINER SURVEY, A-332, AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID ISAAC PIERSON SURVEY, A-381, MARKING THE SOUTHEAST CORNER OF LOT 25 OF THE MILLSTONE SUBDIVISION OF GRIMES COUNTY, TEXAS (AN UNRECORDED SUBDIVISION), THE NORTHWEST CORNER OF THE TIERRA BUENA-NORTH SUBDIVISION RECORDED IN VOLUME 1318, PAGE 747 (R.P.R.G.C.T.), THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 78.170 ACRE TRACT AND THE NORTHWEST CORNER OF CALLED 70 FOOT WIDE RIGHT OF WAY EASEMENT RESERVED BY DEED TO ROSALIE SCOTT, RECORDED IN VOLUME 1214, PAGE 615 (R.P.R.G.C.T.);

THENCE: N 89°39'40" E, ALONG THE NORTH LINE OF SAID TIERRA BUENA-NORTH SUBDIVISION AND THE NORTH LINE OF SAID 70 FOOT WIDE ACCESS EASEMENT FOR A DISTANCE OF 924.15 FEET TO A 1/2 INCH IRON ROD SET ON OR NEAR THE CENTER OF A 60 FOOT WIDE RIGHT OF WAY EASEMENT, ALSO KNOWN AS TIERRA BUENA NORTH STREET AS SHOWN ON SAID TIERRA BUENA-NORTH SUBDIVISION, MARKING THE NORTHWEST CORNER OF LOT ONE OF SAID TIERRA BUENA-NORTH SUBDIVISION AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE DESCRIPTION;

THENCE ACROSS SAID 78.170 ACRE TRACT AS FOLLOWS:

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• N 0°20'20" W, FOR A DISTANCE OF 30.00 FEET TO AN ANGLE POINT;
 • N 89°39'40" E, FOR A DISTANCE OF 955.22 FEET TO AN ANGLE POINT;
 • N 0°53'17" W, FOR A DISTANCE OF 753.77 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 23°12'50";
 • ALONG SAID CURVE FOR AN ARC LENGTH OF 283.61 FEET (CHORD BEARS N 12°29'42" W AT 281.67 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 22°22'07";
 • ALONG SAID CURVE FOR AN ARC LENGTH OF 273.28 FEET (CHORD BEARS N 12°55'03" W AT 271.55 FEET) TO A POINT FOR TANGENT;
 • N 0°18'02" W, FOR A DISTANCE OF 4.35 FEET TO A 60D NAIL SET ON THE SOUTH LINE OF SAID REMAINDER OF A CALLED 88.460 ACRE TRACT AND THE NORTH LINE OF SAID 78.170 ACRE TRACT;
 THENCE ACROSS SAID REMAINDER OF A CALLED 88.460 ACRE TRACT AS FOLLOWS:
 • N 0°18'02" W, FOR A DISTANCE OF 972.45 FEET TO AN ANGLE POINT;
 • N 0°17'53" E, FOR A DISTANCE OF 163.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 989.30 FEET AND A CENTRAL ANGLE OF 10°56'36";
 • ALONG SAID CURVE FOR AN ARC LENGTH OF 188.95 FEET (CHORD BEARS N 07°31'48" E AT 188.66 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 103.32 FEET AND A CENTRAL ANGLE OF 68°15'55";
 • ALONG SAID CURVE FOR AN ARC LENGTH OF 123.10 FEET (CHORD BEARS N 14°30'55" W AT 115.95 FEET) TO A POINT FOR TANGENT;
 • N 59°22'22" W, FOR A DISTANCE OF 28.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 65.39 FEET AND A CENTRAL ANGLE OF 112°10'39";
 • ALONG SAID CURVE FOR AN ARC LENGTH OF 128.02 FEET (CHORD BEARS N 12°55'49" W AT 108.53 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 131.04 FEET AND A CENTRAL ANGLE OF 42°56'07";
 • ALONG SAID CURVE FOR AN ARC LENGTH OF 131.04 FEET (CHORD BEARS N 20°27'19" E, 128.00 FEET) TO A POINT FOR TANGENT;
 • N 01°06'16" E, FOR A DISTANCE OF 170.15 FEET TO AN ANGLE POINT;
 • N 0°18'02" W, FOR A DISTANCE OF 511.14 FEET TO AN ANGLE POINT;
 • S 89°09'00" W, FOR A DISTANCE OF 1112.28 FEET TO A POINT ON THE EAST LINE OF A CALLED 44.223 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RUTH SILVIA MALONE, ATYCE M. MALONE DAVIS, AND ESSIE M. MALONE, RECORDED AS TRACT NO. 2 IN VOLUME 848, PAGE 508 (R.P.R.G.C.T.), AND THE WEST LINE OF SAID REMAINDER OF A CALLED 88.460 ACRE COOK TRACT, BEING THE TERMINATION POINT FOR THE HEREIN DESCRIBED ACCESS EASEMENT, CONTAINING IN ALL 8.03 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, UNDER MY SUPERVISION IN OCTOBER OF 2011, FOR REFERENCE A 1/2 INCH IRON ROD SET ON OR NEAR THE SOUTH LINE OF THE JOEL GREENWOOD SURVEY, A-20 OF GRIMES COUNTY TEXAS, THE NORTH LINE OF SAID ISAAC PIERSON SURVEY, A-381, ON THE SOUTH LINE OF TRACT NO. 8 OF THE MITCHELL SUBDIVISION OF GRIMES COUNTY, TEXAS (AN UNRECORDED SUBDIVISION), MARKING THE NORTHEAST CORNER OF SAID 44.223 ACRE TRACT AND THE NORTHWEST CORNER OF SAID REMAINDER OF A CALLED 88.460 ACRE TRACT, BEARS N 0°31'45" W AT 30.00 FEET.

A.P.N. 8456-000-0110

AFTER RECORDING RETURN TO:
 GREAT AMERICAN TITLE COMPANY
 13611 SKINNER ROAD, SUITE 260
 CYPRESS, TEXAS 77429