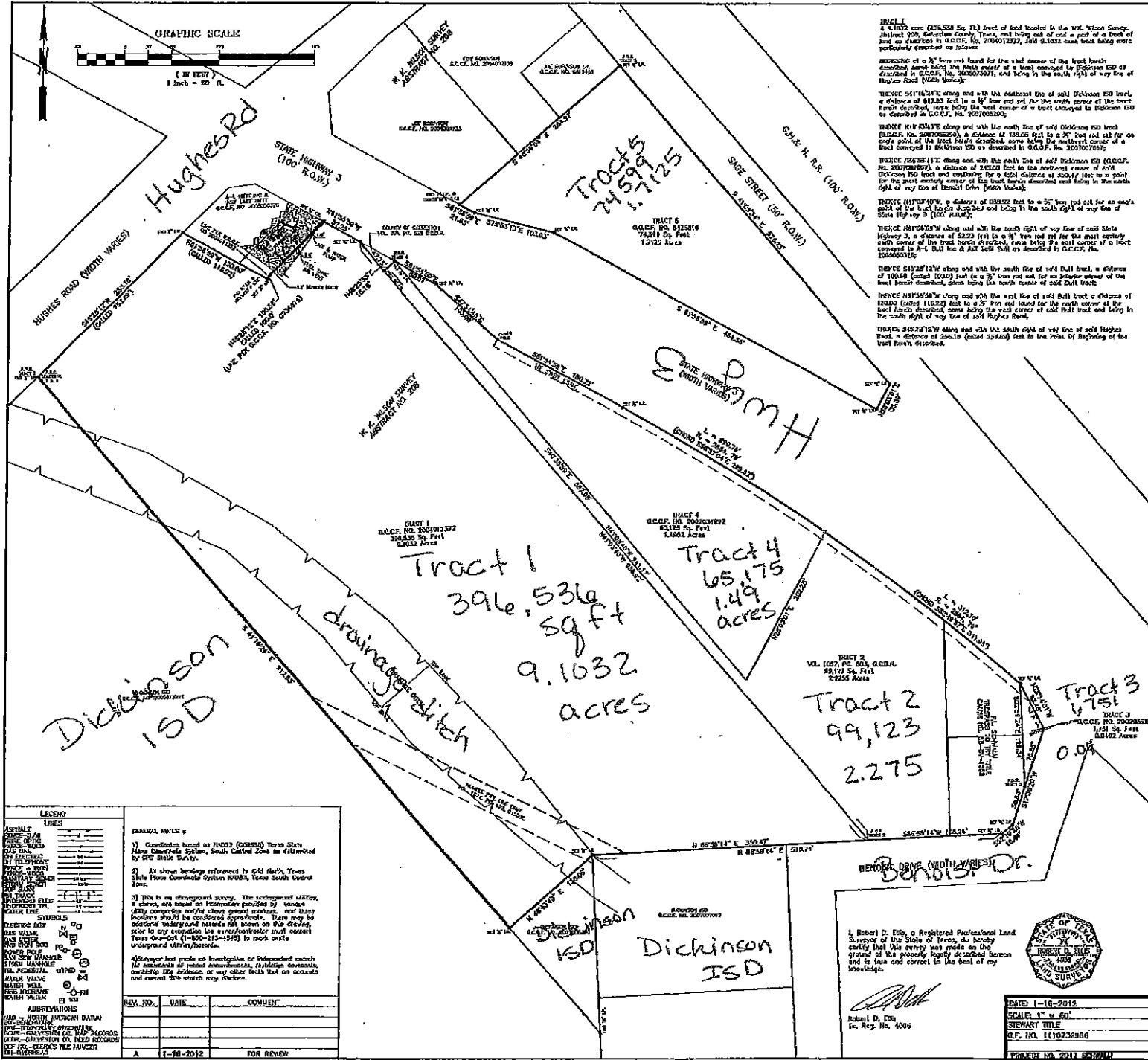


EXHIBIT "A"



TRACT 1
A 5,182.33 ac. (219,328 Sq. Ft.) tract of land located in the W.K. Wilson Survey, Abstract 200, Galveston County, Texas, and being out of and a part of a tract of land as described in G.C.C.F. No. 2004012372, and being more particularly described as follows:

COMMENCEMENT at a 3/4" iron rod found for the west corner of a 5,103.33 acre tract as described in G.C.C.F. No. 2004012372, and being in the south right of way line of Hughes Road (North Viaduct);

THENCE S41°16'24"E, a distance of 312.83 feet to a point;

THENCE N45°13'47"E, a distance of 138.66 feet to the POINT OF BEGINNING of the tract herein described, same being the east corner of a 5,103.33 acre tract as described in G.C.C.F. No. 2004012372 and being in the north right of way line of Hughes Road (North Viaduct);

THENCE N45°13'47"E along and with the south line of said Delmonico 520 tract, a distance of 897.83 feet to a 3/4" iron rod set for the south corner of the tract herein described, same being the west corner of a tract conveyed to Delmonico 520 as described in G.C.C.F. No. 2007001260;

THENCE N45°13'47"E along and with the north line of said Delmonico 520 tract (G.C.C.F. No. 2007001260), a distance of 134.55 feet to a 3/4" iron rod set for an angle point of the tract herein described, same being the northeast corner of a tract conveyed to Delmonico 520 as described in G.C.C.F. No. 2007001260;

THENCE N45°13'47"E along and with the north line of said Delmonico 520 tract (G.C.C.F. No. 2007001260), a distance of 275.03 feet to the northeast corner of said Delmonico 520 tract and continuing for a total distance of 265.97 feet to a point for the most easterly corner of the tract herein described and being in the south right of way line of Hughes Road (North Viaduct);

THENCE S32°28'12"W along and with the south line of said Bull tract, a distance of 100.58 (cont'd) (cont'd) feet to a 3/4" iron rod set for the east corner of the tract herein described, same being the north corner of said Bull tract;

THENCE N75°35'30"W along and with the east line of said Bull tract a distance of 182.20 (cont'd) (cont'd) feet to a 3/4" iron rod set for the north corner of the tract herein described, same being the east corner of said Bull tract and being in the south right of way line of Hughes Road (North Viaduct);

THENCE S25°37'12"W along and with the south right of way line of said Hughes Road, a distance of 250.16 (cont'd) (cont'd) feet to the Point of Beginning of the tract herein described.

TRACT 2
A 2,275.00 ac. (99,123 Sq. Ft.) tract of land located in the W.K. Wilson Survey, Abstract 200, Galveston County, Texas, and being out of and a part of a tract of land as described in G.C.C.F. No. 2004012372, and being more particularly described as follows:

COMMENCEMENT at a 3/4" iron rod found for the west corner of a 5,103.33 acre tract as described in G.C.C.F. No. 2004012372, and being in the south right of way line of Hughes Road (North Viaduct);

THENCE S41°16'24"E, a distance of 312.83 feet to a point;

THENCE N45°13'47"E, a distance of 138.66 feet to the POINT OF BEGINNING of the tract herein described, same being the east corner of a 5,103.33 acre tract as described in G.C.C.F. No. 2004012372 and being in the north right of way line of Hughes Road (North Viaduct);

THENCE N45°13'47"E along and with the south line of said Delmonico 520 tract, a distance of 897.83 feet to a 3/4" iron rod set for the south corner of the tract herein described, same being the west corner of a tract conveyed to Delmonico 520 as described in G.C.C.F. No. 2007001260;

THENCE N45°13'47"E along and with the north line of said Delmonico 520 tract (G.C.C.F. No. 2007001260), a distance of 134.55 feet to a 3/4" iron rod set for an angle point of the tract herein described, same being the northeast corner of a tract conveyed to Delmonico 520 as described in G.C.C.F. No. 2007001260;

THENCE N45°13'47"E along and with the north line of said Delmonico 520 tract (G.C.C.F. No. 2007001260), a distance of 275.03 feet to the northeast corner of said Delmonico 520 tract and continuing for a total distance of 265.97 feet to a point for the most easterly corner of the tract herein described and being in the south right of way line of Hughes Road (North Viaduct);

THENCE S32°28'12"W along and with the south line of said Bull tract, a distance of 100.58 (cont'd) (cont'd) feet to a 3/4" iron rod set for the east corner of the tract herein described, same being the north corner of said Bull tract;

THENCE N75°35'30"W along and with the east line of said Bull tract a distance of 182.20 (cont'd) (cont'd) feet to a 3/4" iron rod set for the north corner of the tract herein described, same being the east corner of said Bull tract and being in the south right of way line of Hughes Road (North Viaduct);

THENCE S25°37'12"W along and with the south right of way line of said Hughes Road, a distance of 250.16 (cont'd) (cont'd) feet to the POINT OF BEGINNING of the tract herein described.

TRACT 3
A 0.155 ac. (6,751 Sq. Ft.) tract of land located in the W.K. Wilson Survey, Abstract 200, Galveston County, Texas, and being out of and a part of a tract of land as described in G.C.C.F. No. 2004012372, and being more particularly described as follows:

COMMENCEMENT at a 3/4" iron rod found for the west corner of a 5,103.33 acre tract as described in G.C.C.F. No. 2004012372, and being in the south right of way line of Hughes Road (North Viaduct);

THENCE S41°16'24"E, a distance of 312.83 feet to a point;

THENCE N45°13'47"E, a distance of 138.66 feet to a point;

THENCE N45°13'47"E, a distance of 312.74 feet to a point;

THENCE N45°13'47"E, a distance of 16.14 feet to a point;

THENCE S11°28'30"E, a distance of 58.66 feet to the POINT OF BEGINNING of the tract herein described, same being the east corner of a tract conveyed to Delmonico 520 as described in G.C.C.F. No. 2007001260 and being in the south right of way line of Hughes Road (North Viaduct);

THENCE S25°37'12"W, a distance of 78.83 feet to a 3/4" iron rod set for the east corner of the tract herein described, and being a cut back corner to State Highway 3.

THENCE N22°14'01"W along and with said cut back corner to State Highway No. 3, a distance of 53.16 feet to a 3/4" iron rod set in the south right of way line of said State Highway 3, same being the most easterly north corner of said 2,275.00 acre tract;

THENCE S32°28'12"W along and with the east line of said 2,275.00 acre tract, a distance of 129.31 feet to the POINT OF BEGINNING of the tract herein described.

TRACT 4
A 1.49 ac. (65,175 Sq. Ft.) tract of land located in the W.K. Wilson Survey, Abstract 200, Galveston County, Texas, and being out of and a part of a tract of land as described in G.C.C.F. No. 2004012372, and being more particularly described as follows:

COMMENCEMENT at a 3/4" iron rod found for the west corner of a 5,103.33 acre tract as described in G.C.C.F. No. 2004012372, and being in the south right of way line of Hughes Road (North Viaduct);

THENCE S41°16'24"E, a distance of 312.83 feet to a point;

THENCE N45°13'47"E, a distance of 138.66 feet to a point;

THENCE N45°13'47"E, a distance of 350.47 feet to a point;

THENCE N11°14'24"W, a distance of 911.67 feet to a point;

THENCE N12°25'30"E, a distance of 181.6 feet to the POINT OF BEGINNING of the tract herein described, same being the east corner of a tract conveyed to the County of Galveston, as described in Volume 201, Page 208, of the Galveston County Deed Records and being in the south right of way line of State Highway 3 (100' R.O.W.);

THENCE S41°16'24"E along and with the south right of way line of said State Highway 3 (100' R.O.W.), a distance of 60.07' in a 3/4" iron rod set for an angle point of the tract herein described;

THENCE S25°37'12"W along and with the south right of way line of said State Highway 3, a distance of 103.38 feet to a 3/4" iron rod set for the east corner of the tract herein described;

THENCE N45°13'47"E along and with the north line of said State Highway 3 (100' R.O.W.), a distance of 265.77 feet to a point for the most easterly north corner of a tract as described in Volume 189, Page 103, of the Galveston County Deed Records;

THENCE S25°37'12"W along and with the most easterly north line of said 2,275.00 acre tract, a distance of 208.20 feet to a point for the south corner of the tract herein described;

THENCE N10°35'59"W along and with the most easterly north line of said 2,275.00 acre tract, a distance of 687.83 feet to the POINT OF BEGINNING of the tract herein described;

LEGEND

ASPHALT LINES

CONCRETE LINES

IRON ROD

WOOD POST

... [Detailed legend symbols and descriptions]

GENERAL NOTES:

- Coordinates based on NAD83 (CONRAD) Texas State Plane Coordinate System, South Central Zone as determined by GPS State Survey.
- All survey boundaries referenced to GAD North, Texas State Plane Coordinate System NAD83, Zone South Central Zone.
- This is an independent survey. The independent nature of this survey is based on information provided by various utility companies and/or other agencies. There may be additional underground utilities not shown on this drawing, prior to any excavation the surveyor/contractor must consult Texas Department of Transportation (TxDOT) to mark any underground utilities/hazards.
- Surveyors shall make an investigation of independent sources for existence of record encumbrances, title liens, easements, restrictions, covenants, or any other facts that may affect or encumber the survey.

REV. NO.	DATE	COMMENT
1	1-18-2012	FOR REVIEW

Dickinson ISD

Dickinson ISD

Dickinson ISD

Robert D. Eno, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property herein described hereon and is true and correct to the best of my knowledge.

[Signature]
Robert D. Eno
Lic. Reg. No. 4006

STATE OF TEXAS
COUNTY OF GALVESTON
I, _____, Clerk of County, do hereby certify that the foregoing is a true and correct copy of the original survey filed for record in my office on this 18th day of _____, 2012.

DATE 1-16-2012

SCALE 1" = 60'

STEWART TITLE

C.P. NO. 111822888

FORMER NO. 2012 28884M

Elms Surveying Services
4419 Emmett L. Longway Dr.
Suite 103
Texas City, TX 77591
Tel: (409) 938-8700 Fax: (409) 938-8706

SURVEY OF A TRACT OF LAND LOCATED IN THE W.K. WILSON SURVEY, ABSTRACT NO. 200 GALVESTON COUNTY, TEXAS, JANUARY 2012