

## EXHIBIT "A"

### TRACT ONE:

A 9.1032 acre (396,536 sq. ft.) tract of land located in the W.K. Wilson Survey, Abstract No. 208, GALVESTON County, Texas, and being out of and a part of a tract of land as described in G.C.C.F. No. 2004013272, said 9.1032 acre tract being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the west corner of the tract herein described, same being the north corner of a tract conveyed to Dickinson I.S.D. as described in G.C.C.F. No. 2005073971, and being in the south right of way line of Hughes Road (width varies);

THENCE South 41° 16' 24" East, along and with the northeast line of said Dickinson I.S.D. tract, a distance of 912.83 feet to a 5/8 inch iron rod set for the south corner of the tract herein described, same being the west corner of a tract conveyed to Dickinson I.S.D. as described in G.C.C.F. No. 2007005290;

THENCE North 48° 43' 43" East, along and with the north line of said Dickinson I.S.D. tract (G.C.C.F. No. 2007005290), a distance of 138.06 feet to a 5/8 inch iron rod set for an angle point of the tract herein described, same being the northwest corner of a tract conveyed to Dickinson I.S.D. as described in G.C.C.F. No. 2007007067;

THENCE North 86° 58' 14" East, along and with the north line of said Dickinson I.S.D. (G.C.C.F. No. 2007007067), a distance of 245.00 feet to the northeast corner of said Dickinson I.S.D. tract and continuing for a total distance of 350.47 feet to a point for the most easterly corner of the tract herein described and being in the north right of way line of Benoist Drive (width varies);

THENCE North 41° 03' 40" West, a distance of 988.92 feet to a 5/8 inch iron rod set for an angle point of the tract herein described and being in the south right of way line of State Highway 3 (100' R.O.W.);

THENCE North 61° 56' 59" West, along and with the south right of way line of said State Highway 3, a distance of 52.23 feet to a 5/8 inch iron rod set for the most easterly north corner of the tract herein described, same being the east corner of a tract conveyed to A-L Butt, Inc. and Asif Latif Butt, as described in G.C.C.F. No. 2008050326;

THENCE South 45° 28' 12" West, along and with the south line of said Butt tract, a distance of 100.66 (called 100.0) feet to a 5/8 inch iron rod set for an interior corner of the tract herein described, same being the south corner of said Butt tract;

THENCE North 61° 56' 59" West, along and with the west line of said Butt tract, a distance of 120.00 (called 116.22) feet to a ½ inch iron rod found for the north corner of the tract herein described, same being the west corner of said Butt tract, and being in the south right of way line of said Hughes Road;

THENCE South 45° 28' 12" West, along and with the south right of way line of said Hughes Road, a distance of 256.18 (called 253.89) feet to the POINT OF BEGINNING of the tract herein described.

### TRACT TWO:

A 2.2755 acre (99,123 sq. ft.) tract of land located in the W.K. Wilson Survey, Abstract No. 208, GALVESTON County, Texas, and being out of and a part of a tract of land as described in Volume 1067, Page 603 of the Galveston County Deed Records, said 2.2755 acre tract being more particularly described as follows:

COMMENCING at a ½ inch iron rod found for the west corner of a 9.1032 acre tract, as described in G.C.C.F. No. 2004012372, same being the north corner of a tract conveyed to Dickinson I.S.D. as described in G.C.C.F. No. 2005073971, and being in the south right of way line of Hughes Road (width varies);

THENCE South 41° 16' 24" East, a distance of 912.83 feet to a point;

THENCE North 48° 43' 43" East, a distance of 138.06 feet to a point;

THENCE North 86° 58' 14" East, a distance of 350.47 feet to the POINT OF BEGINNING of the tract herein described, same being the east corner of a 9.1032 acre tract as described in G.C.C.F. No. 2004012372, and being in the north right of way line of Benoist Drive (width varies);

THENCE North 41° 03' 40" West, along and with the east line of said 9.1032 acre tract, a distance of 941.17 feet to a 5/8 inch iron rod set for the most westerly corner of the tract herein described, same being the most southerly corner of a tract of land conveyed to the County of Galveston, as described in Volume 391, Page 595 of the Galveston County Deed Records;

THENCE North 48° 25' 53" East, along and with the south line of said County of Galveston tract, a distance of 18.16 feet to a 5/8 Inch iron rod set for the most northerly corner of the tract herein described, same being the north corner of a 1.4962 acre tract as described in G.C.C.F. No. 2002036892 and being in the south right of way line of State Highway 3 (100'R.O.W.);

THENCE South 40° 36' 59" East, along and with the west line of said 1.4962 acre tract, a distance of 687.08 feet to a point for an interior corner of the tract herein described;

THENCE North 28° 03' 01" East, along and with the southeast line of said 1.4962 acre tract, a distance of 209.28 feet to a point for the most northerly east corner of the tract herein described and being in the south right of way line of said State Highway 3 (variable width R.O.W.), also being in a curve to the right, having a radius of 2864.79 feet;

THENCE in a southerly direction along and with said curve to the right, having a radius of 2864.79 feet, an arc distance of 312.10 feet (Chord Bearing: South 52° 49' 57" East, 311.95 feet), to a point for the most easterly north corner of the tract herein described, same being the most northerly corner of a 0.0402 acre tract as described in G.C.C.F. No. 2002036892;

THENCE South 02° 59' 24" East, along and with the west line of said 0.0402 acre tract, a distance of 129.34 feet to a point for the most easterly south corner of the tract herein described and being in the northwest right of way line of Benoist Drive (width varies);

THENCE South 17° 38' 20" West, along and with the northwest right of way line of said Benoist Drive, a distance of 50.66 feet to a 5/8 inch iron rod set for an angle point of the tract herein described;

THENCE South 52° 19' 28" West, along and with the northwest right of way line of said Benoist Drive, a distance of 16.44 feet to a 5/8 inch iron rod set for an angle point of the tract herein described;

THENCE South 86° 58' 14" West, along and with the north right of way line of said Benoist Drive, a distance of 168.26 feet to the POINT OF BEGINNING.

#### TRACT THREE:

A 0.0402 acre (1,751 sq. ft.) tract of land, located in the W. K. Wilson Survey, Abstract No. 208, GALVESTON County, Texas, and being that same tract of land as described in G.C.C.F. No. 2002036892, said 1.4962 acre tract being more particularly described as follows:

COMMENCING at a ½ inch iron rod found for the west corner of a 9.1032 acre tract, as described in G.C.C.F. No. 2004012372, same being the north corner of a tract conveyed to Dickinson I.S.D. as described in G.C.C.F. No. 2005073971, and being in the south right of way line of Hughes Road (width varies);

THENCE South 41° 16' 24" East, a distance of 912.83 feet to a point;

THENCE North 48° 43' 43" East, a distance of 138.06 feet to a point;

THENCE North 86° 58' 14" East, a distance of 518.74 feet to a point;

THENCE North 52° 19' 28" East, a distance of 16.44 feet to a point;

THENCE North 17° 38' 20" East, a distance of 50.66 feet to the POINT OF BEGINNING of the tract herein described, same being the most easterly south corner of a 2.2755 acre tract as described in Volume 1067, Page

603 of the Galveston County Deed Records and being in the northwest right of way line of Benoist Drive (width varies);

THENCE continuing North 17° 38' 20" East, a distance of 76.85 feet to a 5/8 inch iron rod set for the east corner of the tract herein described, and being a cut back corner to State Highway 3;

THENCE North 28° 14' 01" West, along and with said cut back corner to State Highway 3, a distance of 63.48 feet to a 5/8 inch iron rod set in the south right of way line of said State Highway 3, same being the most easterly north corner of said 2.2755 acre tract;

THENCE South 02° 59' 24" East, along and with the east line of said 2.2755 acre tract, a distance of 129.34 feet to the POINT OF BEGINNING of the herein described tract.

TRACT FOUR:

A 1.4962 acre (65,175 sq. ft.) tract of land located in the W. K. Wilson Survey, Abstract No. 208, GALVESTON County, Texas, and being that same tract of land as described in G.C.C.F. No. 2002036892, said 1.4962 acre tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the west corner of a 9.1032 acre tract as described in G.C.C.F. No. 2004012372, same being the north corner of a tract conveyed to Dickinson I.S.D. as described in G.C.C.F. No. 2005073971, and being in the south right of way line of Hughes Road (width varies);

THENCE South 41° 16' 24" East, a distance of 912.83 feet to a point;

THENCE North 48° 43' 43" East, a distance of 138.06 feet to a point;

THENCE North 86° 58' 14" East, a distance of 350.47 feet to a point;

THENCE North 41° 14' 24" West, a distance of 941.17 feet to a point;

THENCE North 48° 25' 53" East, a distance of 1816 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 391, Page 595 of the Galveston County Deed Records, and being in the south right of way line of State Highway 3, (100' R.O.W.);

THENCE South 61° 56' 59" East, along and with the south right of way line of said State Highway 3, (100' R.O.W.), a distance of 60.07 feet to a 5/8 inch iron rod set for an angle point of the tract herein described;

THENCE South 47° 54' 48" East, along and with the south right of way line of said State Highway 3, a distance of 103.08 feet to a 5/8 inch iron rod set for an angle point of the tract herein described;

THENCE South 61° 56' 59" East, along and with the south right of way line of said State Highway 3 (120' R.O.W.), a distance of 180.72 feet to a power pole found for the point of curvature of a curve to the right, having a radius of 2864.79 feet;

THENCE in a southerly direction along and with said curve to the right, having a radius of 2864.79 feet, an arc distance of 299.76 feet (Chord Bearing: South 58° 57' 04" East, 299.62 feet), to a point for the east corner of the tract herein described, same being the most easterly north corner of a 2.2755 acre tract as described in Volume 1067, Page 603 of the Galveston County Deed Records;

THENCE South 28° 03' 01" West, along and with the most easterly north line of said 2.2755 acre tract, a distance of 209.28 feet to a point for the south corner of the tract herein described;

THENCE North 40° 36' 59" West, along and with the most northerly east line of said 2.2755 acre tract, a distance of 687.08 feet to the POINT OF BEGINNING of the tract herein described.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is

correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.