

Exhibit "A"

All that certain tract or parcel of land situated in the BENJAMIN LEE SURVEY, A-361, Wood County, Texas, being that certain called 6.284 acre tract as described in deed from Bea Cranford to Paul Stevens and wife, Delola Stevens, dated June 26, 1978, recorded in Vol. 762, Page 455, Deed Records of Wood County, Texas, and also being a portion of that certain called 34.937 acre tract as described in deed from Charles H. Cranford to Paul Stevens and wife, Delola Stevens, dated August 7, 1978, recorded in Vol. 765, Page 337, Deed Records of said county, and also being known as a portion of The Five Bar Estates Addition as recorded in Vol. 6, page 44 of the Plat Records of Wood County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found in the east margin of County Road 4700 (Old Highway 37) at an ell corner of said 34.937 acre tract and at the northwest corner of a called 0.319 acre tract as described in deed to John Gearer and Amy Gearer (Vol. 1865, Page 145, RPR), and also being the northwest corner of Lot 1 of said Five Bar Estates Addition;

THENCE N 28° 33' 18" E with the east margin of said County Road passing the northwest corner of said 34.937 acre tract and continuing for a total distance of - 307.38' to a 1/2" rebar found in paved drive at the southwest corner of a called 2.396 acre tract as described in deed to Bobby Lee Davis et ux (Vol. 1443, Page 162, RPR) and at the westernmost northwest corner of said 6.284 acre tract;

THENCE S 88° 42' 20" E - 420.45' to a 1/2" rebar found at wood fence corner at the southeast corner of said 2.396 acre tract;

THENCE N 01° 46' 38" E - 269.94' to a 3/8" rebar found at the northeast fence corner of said 2.396 acre tract;

THENCE S 78° 33' 06" E along a fence - 179.97' to a 1/2" iron pipe found in fence line at the southeast corner of a called 1.639 acre Tract Two as described in deed to Jose Vega et ux (Vol. 1347, Page 567);

THENCE S 78° 26' 58" E along a fence - 174.84' to a 1" iron pipe found at the southeast corner of a called 2.830 acre tract as described in deed to Pat Ragsdale et ux (Vol. 1160, Page 501) and the southwest corner of a called 17.646 acre tract as described in deed to Pat Ragsdale et ux (Vol. 877, Page 395);

THENCE S 78° 33' 32" E along a fence and with the south line of said 17.646 acre tract - 695.38' to a 1/2" rebar (marked Swanner #3806) found at the northwest fence corner of a called 10.034 acre tract as described in deed to Pat Ragsdale et ux (Vol. 1835, Page 500 RPR);

THENCE S 07° 00' 01" E (Base Bearing - Vol. 1835, Page 500) along the fenced west line of said 10.034 acre tract - 1040.40' to a 1/2" rebar (marked Swanner #3806) found at the southwest fence corner of said 10.034 acre tract;

THENCE S 89° 35' 52" W generally along a fence - 133.87' to the northeast fence corner of a called 41.266 acre tract as described in deed to Lisa L. Walters (Vol. 1741, Page 212 RPR);

THENCE N 88° 13' 30" W with the north line of said 41.266 acre tract - 834.65' to a 1/2" rebar (marked Swanner #3806) found at fence corner and at an ell corner of said 41.266 acre tract and also at an ell corner of said 34.937 acre tract;

THENCE N 01° 14' 10" E - 437.59' to an axle found by fence corner at an ell corner of said 34.937 acre tract and at the northeast corner of the remainder of a called 25 acre tract as described in deed to Jesse Burd Jackson et ux (Vol. 1098, Page 629);

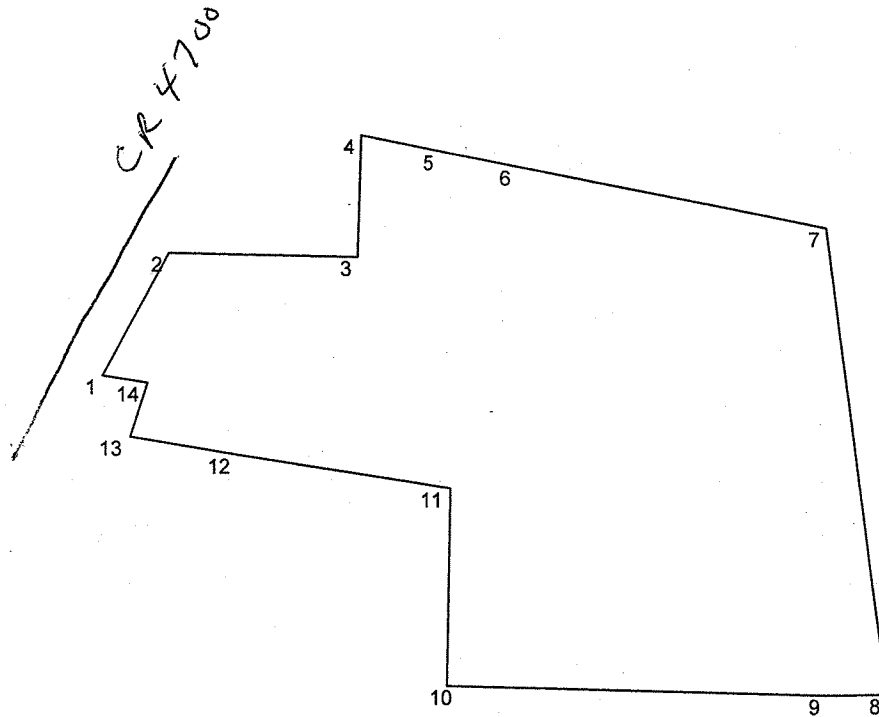
THENCE N 81° 00' 45" W - 478.68' to a 1/2" iron pipe found in the north fence line of said 25 acre remainder tract;

THENCE N 80° 33' 12" W - 242.73' to a 1/2" rebar (marked Swanner #3806) found at the southeast fence corner of said 0.319 acre tract;

THENCE N 17° 46' 59" E - 124.55' to a 1/2" iron pipe found at the northeast corner of said 0.319 acre tract;

THENCE N 81° 08' 42" W - 100.00' to the POINT OF BEGINNING, containing 31.150 acres more or less.

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Scale = 1: 423 (Feet)

1 N 28° 33' 18" E 307.38
 2 S 88° 42' 20" E 420.45
 3 N 01° 46' 38" E 269.94
 4 S 78° 33' 06" E 179.97
 5 S 78° 26' 58" E 174.84
 6 S 78° 33' 32" E 695.38
 7 S 07° 01" E 1040.40
 8 S 89° 35' 52" W 133.87

9 N 88° 13' 30" W 834.65
 10 N 01° 14' 10" E 437.59
 11 N 81° 45" W 478.68
 12 N 80° 33' 12" W 242.73
 13 N 17° 46' 59" E 124.55
 14 N 81° 08' 42" W 100.00