

Exhibit A - Legal Description

328.497 acres of land, more or less, situated in the Sylvanus Castleman Survey No. 4, Abstract 11, in Wharton County, Texas, and further described in four tracts described by metes and bounds description as follows:

Tract 1 – Elizabeth Beard (100%)

121.44 acres of land in the S. Castleman League No. 4, Abstract 11, in Wharton County, Texas, being a part of the 304.18 acres of land described in deed from Jennie K. Beard to us, Katherine Beard Noble and Vivyen Beard Nelson, grantors herein, and George D. Beard, grantee herein, dated December 31, 1975 and recorded in Vol. 461 at page 59 of the Wharton Deed Records; and which 121.44 acres is described by metes and bounds as follows, to-wit:

BEGINNING at, for reference, an old iron pipe found in place marking the Northeast corner of Block No. 40 of the Colonial Land Co's Subdivision, the official map of said subdivision being recorded in Vol. 24 on page 213 of the Wharton County Deed Records; and said iron pipe being in the West line of what is known as the "Mill Tract";
THENCE S. 63° 10' W., with the North line of said Block No. 40, 5203.43 feet to an iron pipe driven for the Northeast and BEGINNING corner hereof, same being the Northwest corner of a 96.81 acres tract this day surveyed for Kathryn Beard Noble;
THENCE continuing the same course, S. 63° 10' W., with the North line of said Block NO. 40, 3322.97 feet to an old iron pipe found in place marking the Northwest corner hereof, same being the Northwest corner of said Block No. 40;
THENCE S. 26° 51' E., with the West line of said Block No. 40 1603.15 feet to an old iron pipe found in place marking the Southwest corner hereof, in the North line of the Gulf Coast Water Co's. main canal;
THENCE N. 62° 46' E., with the North line of said canal, 3323.24 feet to an iron pipe driven for the Southeast corner hereof, same being the Southwest corner of said Noble tract;
THENCE N. 26° 50' W. 1579.01 feet to the place of beginning.

Tract 2 – Martha's Trust under the Will of Kathryn B. Noble (100%)

A tract of 96.810 acres, more or less, in Wharton County, Texas, situated in the Sylvanus Castleman Survey No. 4, Abstract 11, in Wharton County, Texas, situated on the waters of Jarvis Creek, a tributary of the Colorado River, and being more particularly described by metes and bounds as follows:

BEGINNING at an old iron pipe found in place marking the Northeast corner of Block No. 40 of the Colonial Land Co.'s Subdivision, the official map of said subdivision being recorded in Volume 24, Page 213, of the Wharton County Deed Records, and said iron pipe being in the West line of what is known as the "Mill Tract";

THENCE S. 63 ° 10' W., with the North line of said Block No. 40, a distance of 2516.79 feet to an iron pipe driven for the Northeast and BEGINNING corner hereof, same being the Northwest corner of 96.81 acres tract owned by the heirs of the late Vivyen Beard Nelson;

THENCE continuing the same course, 63 ° 10' W., with the North line of said Block No. 40, a distance of 2686.64 feet to an iron pipe driven for the Northwest corner hereof, same being the Northeast corner of a 121.44 acres

tract owned by George D. Beard;

THENCE S. 26 ° 50' E., a distance of 1579.01 feet to an iron pipe driven for the Southwest corner hereof, same being the Southeast corner of said George D. Beard tract, in the North line of the previous Gulf Coast Water Co.'s main canal;

THENCE N. 62 ° 46' E., with the north line of said canal, a distance of 2686.69 feet to an iron pipe driven for the Southeast corner hereof, same being the Southwest corner of said Vivyen Beard Nelson heirs' tract;

THENCE N. 26° 50' W., a distance of 1560.26 feet to the POINT OF BEGINNING.

Tract 3 – Elizabeth Beard (100%)

The surface estate only of that certain 96.81 acres of land in the S. Castleman League No. 4, Abstract 11, and the D.D.D. Baker Survey, Abstract 7, in Wharton County, Texas, being a part of the 304.18 acres of land described in deed from Vivyen Beard Nelson to George D. Beard and Kathryn Beard Noble, dated July 7, 1953, and recorded in Volume 326 at Page 616 of the Wharton County Deed Records; and which 96.81 acres is described by metes and bounds as follows, to-wit:

BEGINNING at an old iron pipe found in place marking the Northeast corner hereof, same being the Northeast corner of Block No. 40 of the Colonial Land Co's. Subdivision, the official map of said subdivision being recorded in Volume 24 on Page 213 of the Wharton County Deed Records; said iron pipe being in the West line of what is commonly known as the "Mill Tract";

THENCE S. 63° 10' W., with the North line of said Block No. 4, 2516.79 feet to an iron pipe driven for the Northwest corner hereof, same being the Northeast corner of a 96.81 acres tract of land this day surveyed for Kathryn Beard Noble;

THENCE S. 26 ° 50' E., 1560.26 feet to an iron pipe driven for the Southwest corner hereof, same being the Southeast corner of said Noble tract, in the North line of the Gulf Coast Water Co's. main canal;

THENCE N. 62° 46' E., with the North line of said canal, 1336.29 feet to an old iron rod found in place at the end of said canal;

THENCE S. 27° 16' E., 158.65 feet to an iron rod driven for corner;

THENCE N. 63° 55-1/2' E., with a fence, 35.95 feet to an iron rod driven for corner;

THENCE S. 29° 23' E., with a fence, 42.2 feet to an iron rod driven for corner;

THENCE N. 88° 31' E., with a fence, 158.55 feet to an iron rod driven for corner;

THENCE N. 63° 20' E., with a fence, 995.47 feet to an iron pipe driven for corner, in the West line of said Mill Tract;

THENCE N. 26° 45' W., with the West line of said Mill Tract, 1823 feet to the place of beginning, containing 96.81 acres of land, of which approximately 45.93 acres are in Abstract No. 71, and approximately 50.88 acres are in Abstract No. 11.

Tract 4 – Elizabeth Beard (Und. 1/3 Int.) and Martha’s Trust under the Will of Kathryn B. Noble (Und. 1/3 Int.)

Undivided 2/3 interest in 13.437 acres of land, more or less, situated in Wharton County, State of Texas, and described as:

BEING Two (2) tracts of land, one containing 5.7 acres and the other containing 7.737 acres, for a total of 13.437 acres, more or less, out of the Sylvanus Castleman Survey, Wharton County, Texas, more particularly described in the field notes and map or plat attached hereto as Exhibits "A" and "B", and incorporated herein for all purposes; and, being the same property conveyed by The Lower Colorado River Authority, an agency of the State of Texas, to Vivyen Beard Nelson, by Special Warranty Deed dated November 22, 1991, recorded in Volume 870 on Page 158 of the Deed Records of Wharton County, Texas, to which records reference is herein made for all purposes.

"Exhibit A"

Field Note description of 5.700 acres of land, situated in the Sylvanus Castleman Survey No. 4, Abstract No. 11, in Wharton County, Texas, and being out of and a part of that certain 75.13 acre tract of land conveyed from Gulf Coast Water Company to the Lower Colorado River Authority (LCRA) by deed dated December 31, 1959 and recorded in Volume 318, Page 396, of the Deed Records of Wharton County, Texas, said 75.13 acre tract being described as Tract 1, Main Canal, under the Lane City Section in a Deed from Gulf Coast Rice Farms Inc. to Gulf Coast Water Company, recorded in Volume 249, Page 109 of the Wharton County Deed Records, said 5.700 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1 1/4" iron pipe found in the South line of a 96.81 acre tract of land conveyed from Katheryn Beard Noble and George D. Beard to Vivyen Beard Nelson by deed dated November 20, 1976 and recorded in Volume 471, Page 258, of the Wharton County Deed Records, said iron pipe also being in the North right of way line of the old Gulf, Colorado & San Francisco Railroad spur line, same being the Southeast corner of said 75.13 acre tract of land, for the Southeast corner of the herein described tract of land;

Thence, with a fence, S 88 degrees 58' 15" W, a distance of 158.65 feet, to a fence corner post found, for a corner of the herein described tract of land;

Thence, with a fence, N 29 degrees 27' 1" W, a distance of 42.47 feet, to a fence corner post found, for an interior corner of the herein described tract of land;

Thence, with a fence, S 63 degrees 5' 5" W, a distance of 1373.80 feet, to a 1/2" iron rod set for the Southwest corner of the herein described tract of land;

Thence, N 26 degrees 39' 15" W, a distance of 154.93 feet, to a 1/2" iron rod set, for the Southwest corner of said Vivyen Beard Nelson 96.81 acre tract, same being the Southeast corner of that certain 96.81 acre tract of and conveyed from Vivyen Beard Nelson and George D. Beard to Katheryn Beard Noble by deed dated November 20, 1976 and recorded in Volume 471, Page 263, of the Wharton County Deed Records, same being in the North line of said 75.13 acre main canal, for the Northwest corner of the herein described tract of land;

Thence, with the North line of said 75.13 acre main canal, N 62 degrees 59' 23" E, a distance of 1518.97 feet, to a 1/2" iron rod set for the Northeast corner of said 75.13 acre main canal tract, for the Northeast corner of the herein described tract of land;

Thence, S 26 degrees 38' 44" E, along the East line of said main canal, a distance of 269.14 feet to the Point of Beginning, and containing within these metes and bounds 5.700 acres of land, more or less.

"Exhibit B"

Field Note description of 7.737 acres of land, situated in the Sylvanus Castleman Survey No. 4, Abstract No. 11, in Wharton County, Texas, and being out of and a part of that certain 75.13 acre tract of land conveyed from Gulf Coast Water Company to the Lower Colorado River Authority (LCRA) by deed dated December 31, 1959 and recorded in Volume 318, Page 396, of the Deed Records of Wharton County, Texas, said 75.13 acre tract being described as Tract I, Main Canal, under the Lane City Section in a Deed from Gulf Coast Rice Farms Inc. to Gulf Coast Water Company, recorded in Volume 249, Page 109 of the Wharton County Deed Records, said 5.700 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod set in the North line of said LCRA main canal, and the South line of a 96.81 acre tract of land conveyed from Vivyen Beard Nelson and George D. Beard to Katheryn Beard Noble by deed dated November 20, 1976 and recorded in Volume 471, Page 263, of the Wharton County Deed Records and from which point a 1 1/4" iron pipe found for the Southwest corner of said 96.81 acre Nobel tract bears S 62 degrees 56' 40" W, a distance of 219.53 feet, said 1 1/4" iron pipe also being the Southeast corner of that certain 121.44 acre tract of land conveyed from George D. Beard to James Dixon Beard and wife Barbara Beard by deed dated December 29, 1976 and recorded in Volume 472, Page 695, of the Wharton County Deed Records, said point being the Northwest corner of the herein described tract of land;

Thence, with the North line of said 75.13 acre main canal, N 62 degrees 56' 40" E, a distance of 2466.65 feet, to a 1/2" iron rod set in the North line of said 75.13 acre main canal, for the Southeast corner of said Katheryn Beard Noble 96.81 acre tract, same being the Southwest corner of that certain 96.81 acre tract of land conveyed from George D. Beard and Katheryn Beard Noble to Vivyan Beard Nelson by deed dated November 20, 1976 and recorded in Volume 471, Page 258, of the Wharton County Deed Records, said point being the Northeast corner of the herein described tract of land;

Thence, S 26 degrees 39' 15" E, a distance of 154.93 feet, to a 1/2" iron rod set for the Southeast corner of the herein described tract of land;

Thence, S 63 degrees 47' 38" W, a distance of 2466.58 feet to a 1/2" iron rod set for the Southwest corner of the herein described tract of land;

Thence, N 26 degrees 41' 32" W, a distance of 118.35 feet, to the **Point of Beginning** and containing within these metes and bounds 7.737 acres of land, more or less.