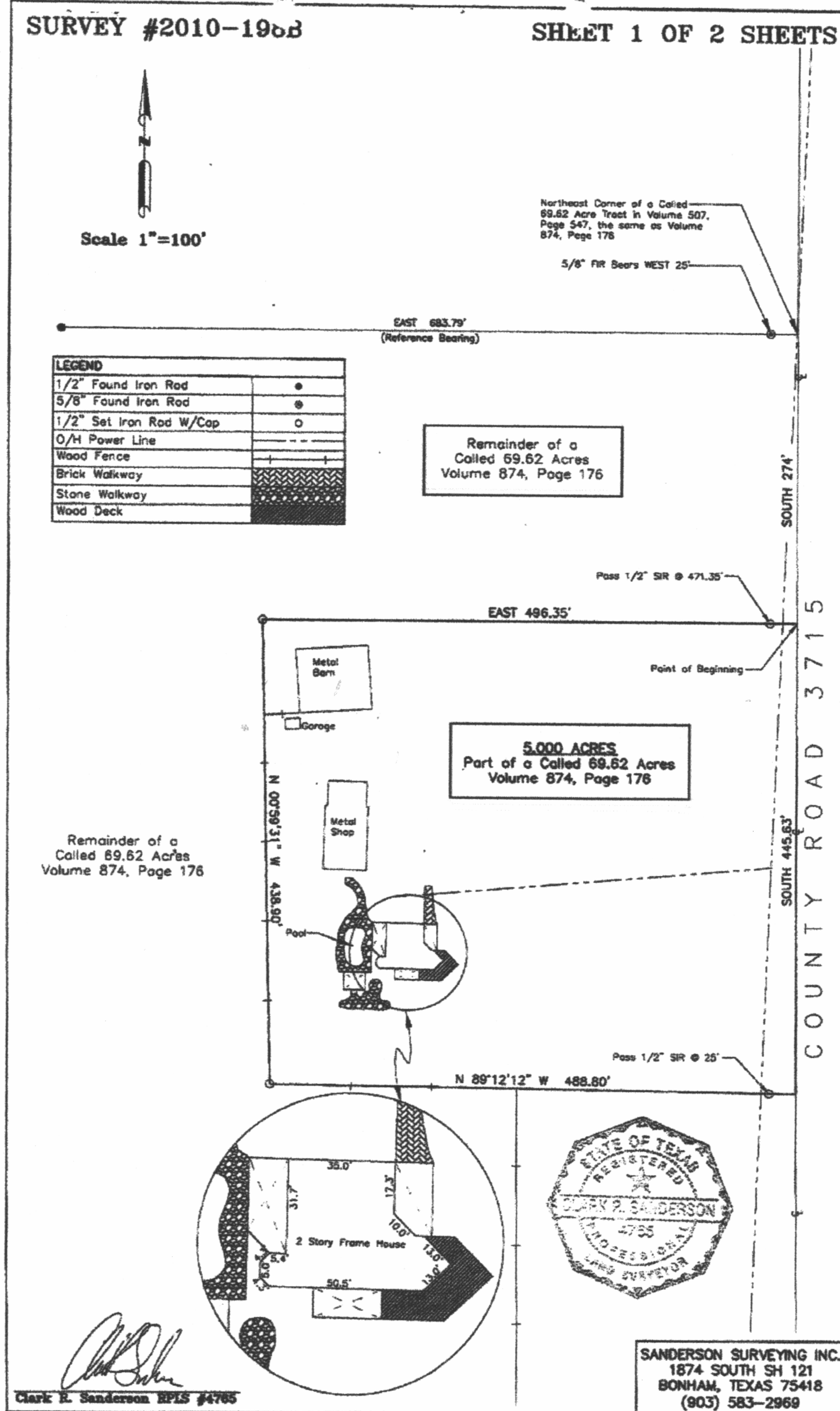


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## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 0063-008-0010-05

Land situated in the City of Wolfe City in the County of Fannin in the State of TX

BEING 5.000 ACRES OF LAND, A PART OF THE RUSSELL BOGART SURVEY ABSTRACT NUMBER 63, LYING AND BEING SITUATED AT 832 COUNTY ROAD 3715 IN FANNIN COUNTY, TEXAS. THE SAID 5.000 ACRE TRACT BEING A PART OF A 69.62 ACRE TRACT AS REFERENCED IN A DEED FROM VETERANS LAND BOARD OF THE STATE OF TEXAS TO ROBERT JOHN FAHEY DATED MAY 26, 1998 OF RECORD IN VOLUME 874, PAGE 176 OF THE LAND RECORDS OF FANNIN COUNTY, TEXAS. THE SAID 69.62 ACRE TRACT BEING DESCRIBED IN A WARRANTY DEED FROM WAYNE ROBERTS AND WIFE, BERTIE ROBERTS TO THE VETERANS LAND BOARD OF THE STATE OF TEXAS IN VOLUME 507, PAGE 547 IN THE DEED RECORDS OF FANNIN COUNTY, TEXAS. THE SAID 5.000 ACRE TRACT BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

STANDING AT THE NORTHEAST CORNER OF THE REFERENCED 69.62 ACRE PARENT TRACT A POINT IN THE CENTER OF COUNTY ROAD 3715, FROM WHICH A 5/8 INCH IRON ROD BEARS WEST 25 FEET, GO SOUTH WITH THE EAST LINE OF THE 69.62 ACRE PARENT TRACT AND IN THE MARGINS OF THE ROAD A DISTANCE OF 274 FEET TO A POINT, FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: SOUTH WITH THE EAST LINE OF THE 69.62 ACRE PARENT TRACT AND ALONG COUNTY ROAD 3715 A DISTANCE OF 445.63 FEET TO A POINT, FOR THE SOUTHEAST CORNER.

THENCE: N 89°12'12" W PASSING A 1/2" SET IRON ROD AT 25 FEET AND CONTINUING A TOTAL DISTANCE OF 488.80 FEET TO A 1/2" SET IRON ROD, AT A FENCE CORNER POST FOR THE SOUTHWEST CORNER.

THENCE: N 00°59'13" W NEAR A FENCE LINE A DISTANCE OF 438.90 FEET TO A 1/2" SET IRON ROD, FOR THE NORTHWEST CORNER.

THENCE: EAST PASSING A 1/2" SET IRON ROD AT A DISTANCE OF 471.35 FEET AND CONTINUING A TOTAL DISTANCE OF 496.35 TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES, MORE OR LESS, OF WHICH ABOUT 0.25 OF AN ACRE LAYS IN THE PUBLIC ROAD.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.