

Exhibit A

All that certain 27.869 acre tract of land in the S. F. Newby Survey, Abstract No. 807, in Cass County, Texas, being a part of the residue of that same tract of land conveyed to Joseph W. Stubbs by Deed recorded in Volume W-9, Page 177, of the Deed Records of Cass County, Texas, said 27.869 acre tract of land is described by moles and bounds as follows:

BEGINNING at a 1/4" rebar found in a fence, in the East line of U. S. Hwy. No. 59, for the Northwest corner of an 8.611 acre tract of land conveyed to Derrick F. Hammonds by Warranty Deed recorded in Volume 1212, Page 776, the West Southwest corner of said residue and of this described tract;

THENCE N 00° 00' 57" E (Basis of Bearing Solar Observation), 646.13' along a fence and said East line to a 1/4" rebar set for the Northwest corner of this described tract;

THENCE East, 1306.70' along a new line to a 1/4" rebar set in a fence, the West line of a 27.8 acre tract of land conveyed to Jean E. Requemore by Warranty Deed recorded in Volume 1058, Page 716, for the Northeast corner of this described tract, from which a 1" iron pipe found for the North Northwest corner of a 27.8 acre tract of land conveyed to L. W. Green by Partition Agreement recorded in Volume 299, Page 22, bears N 00° 34' 59" E, 22.22';

THENCE S 00° 34' 59" W, 208.81' along a fence to a 1/4" rebar found for an angle point;

THENCE S 00° 50' 09" W, 694.00' along a fence to a 1/4" rebar set at a cross-tie fence corner post replacing a found nail, for an interior corner of said Green tract, the East Southeast corner of said residue and of this described tract;

THENCE S 88° 56' 47" W, 296.15' along a fence to a 1/4" rebar set at a cross-tie fence corner post, replacing a found nail, for the West Northwest corner of said Green tract, an interior corner of said residue and of this described tract;

THENCE South, at 102.07' pass the Southwest corner of said Green tract, the Northwest corner of a 27.8 acre tract of land described in an Affidavit of Heirship for Ada C. Green recorded in Volume 903, Page 267, continuing a total distance of 410.52' along a fence and line to a 1/4" rebar set for Northeast corner of a tract of land conveyed to Winnie C. Parsons by Warranty Deed recorded in File 7005000010, the South Southeast corner of said residue and of this described tract;

THENCE N 89° 37' 57" W, 439.59' generally along a fence (down) to a 1/4" rebar found in a swamp, for the Southeast corner of said Hammonds tract, the South Southwest corner of said residue and of this described tract;

THENCE N 00° 01' 56" E, 669.55' along a line to a 1/4" rebar found for the Northeast corner of said Hammonds tract, an interior corner of said residue and of this described tract;

THENCE N 89° 58' 51" W, 559.32' along a line to the Point of Beginning, containing 27.869 acres of land, more or less, as surveyed by James L. Knox, Jr., RPLS No. 4214, on April 18, 2006.

