

EXHIBIT A

(To Special Warranty Deed With Vendor's Lien from Belle Wisdom Estate Trust
and Midway College, Inc. to A. E. Woodard)

Field notes for a 277.1277 Acre Tract of land in the H.N. Cleveland League, A-166, Brazoria County, Texas being a part of that certain called 957 Acre Tract recorded in the Probate Records of Brazoria County, Texas, originally (Kentucky Female Orphanage School) Tract by Affidavit of Name Change to Midway College, Inc. recorded in Volume 816, Page 396, Deed Record Brazoria County, Texas, said 277.1277 Acre Tract also being a part of a 1026.6132 Acre Tract being that certain called aforementioned 957.00 Acre Tract and a called 66.2 Acre Tract recorded in Volume U, Page 36, (Plat) Probate Records, Brazoria County, Texas.

BEGINNING at a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set for the southwest corner of the herein described 277.1277 acre tract and the 1,026.6132 acre tract of land, same being the southeast corner of the Beale Bowles called 26.095 acre tract (Tract 1) recorded in Volume 965, Page 469, Deed Records, Brazoria County, Texas;

THENCE, East along the north line of the Kittle Nash Groce northwest one-quarter of Section 5, a called 160.5 acre tract recorded in (93) Volume 01, Page 677, Official Records Brazoria County, Texas, the north line of the Southland Royalty Company being the west one-half of the northeast one-quarter of Section 5, recorded in Volume 183, Page 483, Deed Records Brazoria County, Texas, the north line of the Kittle Nash Groce east one-half of the northeast one-quarter of Section 5 recorded in Volume 387, Page

553, Deed Records Brazoria County, Texas, the north line of the Kittle Nash Groce northwest one-quarter of the northwest one-half of Section 4, recorded in Volume 549, Page 543, Deed Records Brazoria County, Texas, and a south line of the herein described 277.1277 acre tract a total distance of 3,887.87 feet to 1/2" iron pipe with a cap marked "Kalkomey Surveying" on said line for the southeast corner of the herein described 277.1277 acre tract of land;

THENCE, North 00 degrees 39 minutes 17 seconds West along the line establishing an easterly line of the herein described tract, 9.00 feet pass a 1/2" iron pipe with cap marked "Kalkomey Surveying" set on the north margin of County Road 18 and continuing for a total distance of 212.78 feet to a 1/2" iron pipe with cap marked "Kalkomey Surveying" set in the centerline of a levee for an angle point;

THENCE, North 20 degrees 52 minutes 19 seconds East along the centerline of said levee, 73.83 feet to a 1/2" iron pipe with cap marked "Kalkomey Surveying" set at an angle point in said levee;

THENCE, North 00 degrees 42 minutes 27 seconds West, 405.87 feet to a 1/2" iron pipe with cap marked "Kalkomey Surveying" set in the centerline of said levee;

THENCE, North 00 degrees 18 minutes 21 seconds East, 629.47 feet to a 1/2" iron pipe with cap marked "Kalkomey Surveying" set for an

cap marked "Kalkomey Surveying" set for an angle point;
 centerline of said levee, 1,486.10 feet to a 1/2" iron pipe with
 THENCE, North 19 degrees 03 minutes 22 seconds West along the

an angle point;

marked "Kalkomey Surveying" set in the centerline of said levee for
 centerline of said levee, 555.77 feet to a 1/2" iron pipe with cap
 THENCE, North 74 degrees 26 minutes 03 seconds West along the

marked "Kalkomey Surveying" set for an angle point;
 centerline of a levee, 1,106.72 feet to a 1/2" iron pipe with cap
 THENCE, North 74 degrees 53 minutes 55 seconds West along the

angle point on said levee;

a 1/2" iron pipe with a cap marked "Kalkomey Surveying" set for an
 THENCE, North 12 degrees 42 minutes 26 seconds East, 118.92 feet to

angle point;

a 1/2" iron pipe with cap marked "Kalkomey Surveying" set for an
 THENCE, North 57 degrees 50 minutes 13 seconds West, 107.00 feet to

angle point;

a 1/2" iron pipe with cap marked "Kalkomey Surveying" set for an
 THENCE, North 07 degrees 07 minutes 47 seconds West, 82.52 feet to

angle point on said levee;

THENCE, North 18 degrees 57 minutes 19 seconds West, 321.10 feet to a 1/2" iron pipe with cap marked "Kalkomey Surveying" set for an angle point;

THENCE, North 19 degrees 26 minutes 32 seconds West along the centerline of a levee, 911.76 feet to a 1/2" iron pipe with cap marked "Kalkomey Surveying" set in the centerline of a levee intersection for a re-entry corner to the herein described tract;

THENCE, North 74 degrees 29 minutes 32 seconds West, 135.13 feet to a 1/2" iron pipe with cap marked "Kalkomey Surveying" set at a levee intersection for a re-entry corner to the herein described tract;

THENCE, North 89 degrees 36 minutes 31 seconds West along the centerline of a levee, 456.45 feet to a 1/2" iron pipe with cap marked "Kalkomey Surveying" set for an angle point;

THENCE, South 88 degrees 37 minutes 26 seconds West, 285.02 feet to a 1/2" iron pipe with cap marked "Kalkomey Surveying" set in the centerline of a levee for an angle point;

THENCE, North 89 degrees 28 minutes 31 seconds West leaving the centerline of said levee, 466.96 feet to a 1/2" iron pipe found on the west line of said 1,026.6132 acre tract for the upper northwest corner of the herein described tract, same being in the east line of the Randall McKnight, et ux, called 16.0781 acre tract filed

under (90) Volume 791 Page 259, Official Records Brazoria County, Texas;

THENCE, South along the west line of the 1,026.6132 acre tract being a southern portion of the east line of the aforementioned adjoining Randall McKnight, et ux, called 16.0781 acre tract, the east line of the Caroline R. McKnight and the Charles M. Kapalski called 79.08 acre tract (Deed of Gift) (97) Volume 002, Page 398, Partition Deed, (97) Volume 002, page 396 of the Official Records of Brazoria County, Texas, the east line of the Besse Bowles called 26.095 acre tract (Tract 1) recorded in Volume 965, Page 469, Deed Records, Brazoria County, Texas, a total distance of 4,607.14 feet to a 1/2" iron pipe with a cap marked "Kalkomey Surveying" set for the southwest corner of the herein described 277.1277 acre tract and the place of beginning.

The herein described 277.1277 acre tract adjoins and has a common boundary line with that certain 460.0857 acre tract conveyed by grantors herein to Remuda International, L.L.C., and Potluck International, L.L.C., by deed dated June 11, 1998, which common boundary line runs from the southeast corner of this 277.1277 acre tract to the upper northwest corner of this 277.1277 acre tract.