

Exhibit A

LEGAL DESCRIPTION: BEING 515.267 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE CHARLES SPAULDING SURVEY, ABSTRACT 461; THE LUCAS PORTER SURVEY, ABSTRACT 267; THE NOAH STUART SURVEY, ABSTRACT 463; THE BERNHARDT EISENTRAEGER SURVEY, ABSTRACT 125 AND THE NATHANIEL DAVIS SURVEY, ABSTRACT 119, ALL IN GUADALUPE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN, CALLED 1569.97 ACRE, TRACT OF LAND CONVEYED TO EL TRES EXPLORATION, INC BY DEED RECORDED IN VOLUME 1353, PAGE 601 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 515.267 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JANUARY, 2002:

BEGINNING at an iron rod set on the easterly r-o-w line of State Highway 123 for the northwesterly corner hereof, the northwesterly corner of that certain tract of land described as Tract One by deed conveyed to the University of Texas by deed recorded in Volume 1151, Page 255 of said deed records and the southwest corner of that certain 20.462 acre tract of land described as Tract Seven by partition deed recorded in Volume 709, Page 223 of said deed;

THENCE along the southerly line of said 20.452 acre tract:

1. South 89°50'22" East a distance of 8444.12 feet to an iron rod set for angle point;
2. North 89°18'42" East a distance of 1126.51 feet to an iron rod set for angle point;
3. North 89°8'16" East a distance of 2323.20 feet to an iron rod set for the southeast corner of said 20.452 acre tract;

THENCE South 20°07'16" East a distance of 2321.57 feet to an iron rod found for the northwesterly corner of the Arminda Rowan Survey, Abstract 285;

THENCE South 15°53'16" East a distance of 2385.85 feet to an iron rod found for the southwesterly corner of said Rowan Survey;

THENCE North 74°11'05" East a distance of 951.96 feet to an iron rod found for the northwesterly corner of that certain 550.203 acre tract of land conveyed to Melford Ackermann by deed recorded in Volume 1150, Page 583 of said deed records;

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