

EXHIBIT "A"

1.044 Acre Tract:

All that certain tract or parcel of land situated in the County of Wood, State of Texas, being a portion of the J.E. White Survey, Abstract No. 610, and being out of that 16.714 acre tract described in deed to Rickes J. Burnett and wife, Mary Lou Burnett recorded in Volume 735, page 431, and further being described as being that same tract described in deed from Joe Steed to Bobby D. Ray on March 26, 1980, and recorded in Volume 797, page 429 of the Deed Records of Wood County, Texas, and bounded as follows:

BEGINNING at a 1/2-inch steel pipe found for corner in the south right-of-way line of F.M. Highway No. 515, same being the northeast corner of the above-mentioned Bobby D. Ray tract and being the northwest corner of a 1.061 acre tract conveyed by J. Iwana Havey to Tommy E. Boyd et ux on April 12, 1985, and recorded in Volume 964, page 196 of the Real Property Records of said County; said point of beginning lies South 66 deg. 14 min. 05 sec. West, 595.4 feet from a 30d nail found at the northeast corner of the 16.714 acre tract;

THENCE South 7 deg. 58 min. 00 sec. East, 351.30 feet to a 5/8-inch steel rod found at the southwest corner of the Tommy E. Boyd tract, same being the southeast corner of the Bobby D. Ray tract;

THENCE South 68 deg. 24 min. 12 sec. West along a fence line, 130.18 feet to a 5/8-inch steel rod found at the southwest corner of the Bobby D. Ray tract;

THENCE North 9 deg. 18 min. 42 sec. West, 343.50 feet to a 1/2-inch steel rod set at the northwest corner of the Bobby D. Ray tract, same being in the south right-of-way line of F.M. Highway No. 515;

THENCE North 66 deg. 02 min. 12 sec. East along said Highway right-of-way line, 140.00 feet to the place of beginning, and containing 1.044 acres of land.