

Exhibit "A"
The Property

Tract I:

A 963.736 ACRE TRACT OF LAND LYING IN AND FORMING A DIVIDED PART AND PORTION OF THE EL TULE GRANT, JUAN JOSE GUERRA Original Grantee, AND SITUATED IN BROOKS COUNTY, TEXAS; said 963.736 Acres of land comprising all of what is known as Share Numbered Four (4) and part of Share Two (2) recorded in Volume 0122, Pg. 571 deed records and described in Cause No. 225, District Court of Brooks County, and being more fully described by metes and bounds as follows:

BEGINNING at a fence corner on the north ROW line of Brooks County Road 406 said point also being the southeast corner of this tract and the southwest corner of Share No. 8;

THENCE, S 89° 49' 19"W, 242.37 feet along the fence line, along the north ROW line of said County Road Number 406 to a fence corner for an interior corner;

THENCE, S 00° 10' 00" E, 38.00 feet along a fence line to a point for an exterior corner of this tract;

THENCE, S 89° 49' 19"W, 5,115.39 feet along the south fence line of this tract, said fence line also being the south line of Share No.4, to a fence corner for the southwest corner of this tract;

THENCE, N 00° 16' 05"W, 7,848.44 feet along a fence line being the west line of this tract to a fence corner for the northwest corner of this tract;

THENCE, S 89° 43' 19" E, 5,371.77 feet along a fence line being the north line of this tract to a fence corner, said fence corner also being a point on the west line of Share No.6 for the northeast corner of this tract;

THENCE, S 00° 10' 00" E, 7,767.68 feet along the east fence line of this tract said fence line being the west line of Share No.6 and continuing into Shares No.7 and 8, the same fence line to the POINT OF BEGINNING, and containing 963.736 Acres of land, more or less.

Tract II:

A 104.129 ACRE TRACT OF LAND OUT OF THE SOUTHWEST PART OF SHARE NO.6, EL TULE GRANT, ABSTRACT NO. 257 IN BROOKS COUNTY, TEXAS, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron pin set on the west fence line of Share No. 6 for the southwest corner of this tract, said iron pin also being S 00° 10' 00" E a distance of 190.54 feet along said west fence line from the northeast corner of the "EL TULE 963.736 ACRE" tract of land, and 90.54 feet S 00° 10' 00" E of the northeast corner of Share 4;

THENCE, N 00° 10' 00"W, a distance of 2,687.07 feet along the west line of Share 6, also being the west line of this tract for the northwest corner of this tract, to a 5/8" iron pin set;

THENCE, N 89° 53' 00" E, a distance of 1,687.91 feet, along the north fence line of this tract to a 5/8" iron pin set for the northeast corner of this tract;

THENCE, S 00° 10' 00" E, a distance of 2,687.07 feet along the east line of this tract to a 5/8" iron pin set for the southeast corner of this tract, said corner also being the recognized common division line of Shares 6 and 7;

THENCE, S 89° 53' 00"W, a distance of 1,687.91 feet along the recognized common division line of Shares 6 and 7, being the south line of this tract to the POINT OF BEGINNING, and containing 104.129 acres of land, more or less.