

EXHIBIT "A"

TRACT I  
99.97 ACRES

THE STATE OF TEXAS}  
THE COUNTY OF MATAGORDA}

BEING a 99.97 acre tract of land situated in the James Moore League, Abstract 62, Matagorda County, Texas, and being a portion of the remainder of that certain tract of land conveyed by Doris Ledwidge Fondren to Walter W. Fondren, III, et al according to instrument recorded in Volume 665, Page 753 of the Deed Records of said County, said 99.97 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the common corner of the remainder of said Fondren tract and that certain tract of land conveyed by F.A.S.H. Family Partnership to River Rice & Cattle Company according to instrument recorded in Volume 369, Page 925 of the Official Records of said County, in the northwest line of that certain tract of land described as 50.45 acres as conveyed by Walter W. Fondren, Jr. to Missouri Pacific Railroad Company according to instrument recorded in Volume 372, Page 503 of the Deed Records of said County, said rebar being South 87 deg. 07' 56" West, a distance of 154.76 feet from a 1-1/2 inch diameter steel rebar found marking the northwest corner of that certain tract of land described as 1000 acres as conveyed to Celanese Corporation of America according to instrument recorded in Volume 362, Page 16 of the Deed Records of said County;

THENCE, South 46 deg. 45' 14" West, along the common line of said 50.45 acre tract, a distance of 2163.41 feet (S 48 deg. 23' W per Vol. 372, Pg. 503) to a 5/8 inch diameter steel rebar set to mark the southeast corner of the tract herein described, in the north line of that certain tract of land conveyed as right of way by Doris Ledwidge Fondren to the State of Texas according to instrument recorded in Volume 452, Page 532 of the Deed Records of said County (a.k.a. F.M. 3057);

THENCE, South 69 deg. 06' 59" West, with the north line of said F.M. 3057, a distance of 398.64 feet (S 70 deg. 44' W per Vol. 452, Pg. 532) to a 5/8 inch diameter steel rebar set to mark an angle point;

THENCE, South 81 deg. 13' 59" West, with the north line of said F.M. 3057, a distance of 1660.29 feet (S 82 deg. 51', 1590.4' per Vol. 452, Pg. 532) to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, in the east line of that certain tract of land described as 180.83 acres as conveyed by Walter W. Fondren, Jr. to Matagorda County Navigation District No. 2 according to instrument recorded in Volume 3, Page 611 of the Deed Records of said County;

THENCE, North 02 deg. 58' 00" West (Basis of Bearing), along the common line of said 180.83 acre tract, at 1462.48 feet pass a 5/8 inch diameter steel rebar found, and continuing for an overall distance of 1686.82 feet (N 02 deg. 58' W per Vol. 3, Pg. 611) to a 5/8 inch diameter steel rebar found marking the common corner of the remainder of said Fondren tract and said 180.83 acre tract, in the south line of the aforesaid River Rice & Cattle Company tract, for the northwest corner of the tract herein described;

THENCE, North 86 deg. 59' 52" East, along the common line of said River Rice & Cattle Company tract, a distance of 3681.57 feet (N 88 deg. 31' 48" E per Vol. 369, Pg. 925) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 99.97 acre tract of land, more or less.

TRACT II  
20.64 ACRES

THE STATE OF TEXAS }  
THE COUNTY OF MATAGORDA }

BEING a 20.64 acre tract of land situated in the James Moore League, Abstract 62, Matagorda County, Texas, and being a portion of the remainder of that certain tract of land conveyed by Doris Ledwidge Fondren to Walter W. Fondren, III, et al according to instrument recorded in Volume 665, Page 753 of the Deed Records of said County, said 20.64 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar found marking the common corner of the remainder of said Fondren tract and that certain tract of land conveyed by Doris Ledwidge Fondren, et al to Pontiac Refining Corporation according to instrument recorded in Volume 448, Page 352 of the Deed Records of said County, in the south line of that certain tract of land conveyed as right of way by Doris Ledwidge Fondren to the State of Texas according to instrument recorded in Volume 452, Page 532 of the Deed Records of said County (a.k.a. F.M. 3057);

THENCE, South 46 deg. 50' 05" West, along the common line of said Pontiac Refining Corporation tract, a distance of 2037.03 feet (S 48 deg. 23' W per Vol. 665, Pg. 753) to a 5/8 inch diameter steel rebar found marking the common corner of said Fondren tract and said Pontiac Refining Corporation tract, in the east line of that certain tract of land described as 180.83 acres as conveyed by Walter W. Fondren, Jr. to Matagorda County Navigation District No. 2, according to instrument recorded in Volume 3, Page 611 of the Deed Records of said County, for the south corner of the tract herein described;

THENCE, North 02 deg. 58' 00" West (Basis of Bearing), along the common line of said 180.83 acre tract, a distance of 1156.33 feet ( N 02 deg. 58' W per Vol. 3, Pg. 611) to a 5/8 inch diameter steel rebar set in the south line of said F.M. 3057, for the west corner of the tract herein described;

THENCE, North 81 deg. 13' 59" East, with the south line of said F.M. 3057, a distance of 1530.28 feet (N 82 deg. 51' E, 1623.2' per Vol. 452, Pg. 532) to a 5/8 inch diameter steel rebar set to mark the point of curvature of a curve to the left;

THENCE, along said curve to the left, radius = 1507.78 feet, interior angle = 1 deg. 16' 48", chord bears N 80 deg. 34' 02" E, 33.68 feet, for an arc length of 33.68 feet, to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 20.64 acre tract of land, more or less.

