

EXHIBIT A

DESCRIPTION OF 898.57 ACRES, MORE OR LESS, OF LAND AREA BEING IN THE JAMES MOORE LEAGUE, ABSTRACT NO. 62, MATAGORDA COUNTY, TEXAS AND BEING THE REMAINING PORTION OF THAT TRACT DESCRIBED AS 1000.0 ACRES IN A DEED FROM WALTER W. FONDREN, JR. TO CELANESE CORPORATION OF AMERICA DATED DECEMBER 8, 1960 AND RECORDED IN VOLUME 362, PAGE 16, MATAGORDA COUNTY DEED RECORDS AND ALL THAT TRACT DESCRIBED AS 8.9876 ACRES IN A DEED FROM CHAMPLIN PETROLBUM COMPANY TO CELANESE CORPORATION DATED APRIL 22, 1968 AND RECORDED IN VOLUME 462, PAGE 123, MATAGORDA COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped pin found at the common northeast corner of that tract described as 9.06 acres in a deed from Celanese, Ltd. to Port Assets, LLC dated December 21, 2001 and recorded in Volume 641, Page 596 and an exterior corner in the north line of the 1000.0 acre Celanese tract and in the approximate common north line of the James Moore League, Abstract No. 62 and the south line of the AJM Smalley League, Abstract No. 90, Matagorda County, Texas;

THENCE with the north line of the Celanese 1000.0 acre tract and the approximate common north line of the James Moore League and the south line of the AJM Smalley League N 88°37'38" E 3874.50 feet to a 1 ¼ inch iron pipe found at the northeast corner of the Celanese 1000.0 acre tract;

THENCE leaving the approximate common north line of the James Moore League and the south line of the AJM Smalley League, S 01°23'00" E (this course being the bearing basis for this description) with the east line of the Celanese 1000.0 acre tract, and joining the west line at a calculated point at a record distance of 175.29 feet at the northwest corner of that tract described as 1371.5857 acres in a Correction Deed from the Estate of Walter W. Fondren, Jr. and Doris Ledwidge Fondren to Cities Service Company dated January 20, 1981 and recorded in Volume 668, Page 184, Matagorda County Deed Records at a total distance of 5638.97 feet to 1 ¼ inch iron pipe found at the common southeast corner of the 1000.0 acre Celanese tract and an interior corner of the 1341.5857 acre Walter W. Fondren, Jr. tract;

THENCE with the common south <sup>South</sup> line of the Celanese 1000.0 tract and the north line of the 1341.5857 acre Walter W. Fondren Jr. tract, North-88°36'15" <sup>W</sup> E 6727.30 feet to a ½ inch iron pin set at the common southwest corner of the remaining portion of the 1000.0 acre Celanese tract and the southeast corner of that tract described as 94.024 acres in a deed from Celanese Corporation of America to Baycel Club dated May 6, 1963 and recorded in Volume 402, Page 51, Matagorda County Deed Records;

THENCE with the common southwest line of the remaining portion of the 1000.0 acre Celanese tract and the northeast line of the 94.024 Baycel Club tract  
N 39°56'53" W 2720.20 feet to a ½ inch iron rod set at a common interior corner of the remaining portion of the Celanese 1000.0 acre tract and the Baycel Club tract;

THENCE with the common west line of the remaining portion of the Celanese 1000.0 acre tract and the east line of the Baycel Club tract N 01°31'51" W 267.24 feet to a ½ inch iron pin set at the common northeast corner of the Baycel Club tract and the southeast corner of that tract described as 1.649 acres in a deed from Celanese Corporation of America to Matagorda County Navigation District No. 2 dated January 15, 1963 and recorded in Volume 4, Page 145, Matagorda County Deed Records;

THENCE with the continuing with the west line of the remaining portion of the Celanese 1000.0 acre tract and the east line of the 1.649 acre Matagorda Navigation tract N 01°31'51" W 169.20 feet to a ½

inch iron rod set at the common southeast corner of that tract described as 180.83 acres in a deed from Walter W. Fondren Jr. to Matagorda County Navigation District No. 2 dated June 9, 1961 and recorded in Volume 3, Page 611, Matagorda County Deed Records and the southwest corner of the Celanese 8.9876 acre tract;

THENCE with the common west line of the 8.9876 acre Celanese tract and the east line of the 180.83 acre Matagorda Navigation tract N 02°38'36" W 92.00 feet to a 5/8 inch rebar found at the common southerly northwest corner of the Celanese 8.9876 acre tract and the southwest corner of the remaining portion of that tract described in a deed from Doris Ledwidge Fondren to Walter W. Fondren III, et al dated January 15, 1981 and recorded in Volume 665, Page 753, Matagorda County Deed Records;

THENCE leaving the east line of the Matagorda Navigation tract with the common northwest line of the 8.9876 acre Celanese tract and the southeast line of the remaining portion of the Walter W. Fondren III tract N 48°26'02" E 2039.10 feet to a 5/8 inch rebar found said to be in the south line of FM 3057 at the common northeasterly north corner of the 8.9876 acre Celanese tract and an exterior corner of the remaining portion of the Walter W. Fondren III tract;

THENCE with the common line of the 8.9876 acre Celanese tract, the south line of the remaining portion of the Walter W. Fondren III tract and the south line of FM 3057 the following eight (8) tracts:

- 1) N 87°39'29" E 45.63 feet to a calculated point;
- 2) N 79°15'29" E 94.00 feet to a calculated point;
- 3) N 78°31'29" E 40.94 feet to a 5/8 inch rebar found;
- 4) leaving the south line of FM 3057 S 48°21'35" W 107.35 feet to a 1/4 inch iron rod set;
- 5) S 45°44'35" W 92.61 feet to a 1/4 inch iron rod set;
- 6) S 38°12'35" W 102.70 feet to a 1/4 inch iron rod set;
- 7) S 31°32'35" W 102.99 feet to a 1/4 inch iron rod set;
- 8) S 31°12'35" W 163.74 feet to a 1/4 inch iron rod set in the common northwest line of the Celanese 1000.0 acre tract and the southwest line of the Walter W. Fondren III tract for an interior corner of this description;

THENCE with the common northwest line of the remaining portion of the 1000.0 acre Celanese tract and the southeast line of the Walter W. Fondren III tract N 48°22'34" E 2624.62 feet to a 1/2 inch iron rod set (pass at 1189.00 a 1/2 inch iron rod set at the intersection of the northwest line of the Celanese 1000.0 acre tract and FM 3057) at a common exterior corner of the remaining portion of the 1000.0 acre Celanese tract and the northwest corner of the 9.06 acre Port Assets, LLC tract;

THENCE leaving the common northwest line of the Celanese 1000.0 acre tract and the southeast line of the Walter W. Fondren III tract with a common east line of the remaining portion of the 1000.0 acre Celanese tract and the west line of the 9.06 acre Port Assets, LLC tract the following three (3) courses:

- 1) S 19°24'50" E 207.56 feet to a 1/2 inch iron rod set;
- 2) N 70°35'10" E 111.45 feet to a 1/4 inch iron rod set;
- 3) S 19°24'50" E 338.56 feet to a capped pin found at the common interior corner of the remaining portion of the 1000.0 acre Celanese tract and the southwest corner of the 9.06 acre Port Assets, LLC tract;

THENCE with the common north line of the remaining portion of the 1000.0 acre Celanese tract and the south line of the 9.06 acre Port Assets, LLC tract N 70°32'53" E 404.69 feet to a 5/8 inch rebar found at the common southeast corner of the 9.06 acre Port Assets, LLC tract and the southwest corner of that tract described as 8.10 acres in a deed from Celanese, Ltd. to Port Assets, LLC dated October 9, 2001 and recorded in Volume 655, Page 135, Matagorda County Deed Records and on the north line of the remaining portion of the 1000.0 acre Celanese tract;

THENCE with the common north line of the remaining portion of the 1000.0 acre Celanese tract and the south line of the 8.10 acre Port Assets, LLC tract N 70°53'14" E 603.14 feet to capped pin found at a common interior corner of the remaining portion of the 1000.0 acre Celanese tract and the southeast corner of the 8.10 acre Port Assets, LLC tract;

THENCE with a common west line of the remaining portion of the 1000.0 acre Celanese tract and the east line of the 8.10 acre Port Assets, LLC tract N 07°46'51" W 506.07 feet to a capped pin found at the common northeast corner of the 8.10 acre Port Assets, LLC tract and the northerly southeast corner of the 9.06 acre Port Assets, LLC tract;

THENCE continuing with a west line of the remaining portion of the 1000.0 acre Celanese tract and the east line of the 9.06 acre Port Assets, LLC tract N 07°45'39" W 60.40 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 898.57 acres, more or less, of land area as prepared from public records and a survey made on the ground March 23, 2004 by Bock & Clark Corporation of Austin, Texas. All 1/2 inch iron rods set are capped with a plastic cap stamped "B&C RPLS 5671."

ALSO THAT CERTAIN Barge Dock parcel being described as 3.680 acres of land out of the James Moore League, Abstract No. 62, in Matagorda County, Texas, and is a portion of the Navigation District No. 2 properties, and is more particularly described as follows:

BEGINNING at a point in the northwest line of the land described in a deed from Walter W. Pondron, Jr. to the Celanese Corporation of America, dated December 8, 1960, and recorded in Volume 362, on page 16, Deed Records of Matagorda County, Texas, which northwest line is the southwest line of the above-mentioned Navigation District No. 2 properties, and the said beginning point is set South 48 deg. 23 min. West 184.0 feet from a 1-1/4 inch pipe at the northwest corner of the land described in the above-mentioned deed, and an interior corner of the said Navigation District No. 2 properties;

THENCE South 48 deg. 23 min. West 316.0 feet along the recognized common line between the above-mentioned Navigation District No. 2 properties, and the land described in the above-mentioned deed, to a point for the point of curve of a 4 deg. 09 min. curve to the left;

THENCE along a 4 deg. 09 min. curve to the left, 761.2 feet, to the edge of the Turning Basin Channel, for the south corner of this tract;

THENCE North 12 deg. 25 min. East 878.0 feet along the edge of the above-mentioned Channel, to a point for the northwest corner of this tract;

THENCE South 86 deg. 26 min. East 477.9 feet, to the place of beginning, containing 3.680 acres of land, more or less, of which there is 2.996 acres in the right-of-way for the Turning Basin Channel.

ALSO LESS AND EXCEPTING any property previously conveyed by Grantor to other parties as reflected in the public records including the following described property to the extent included, if at all, in the above description of real estate: (1) 94.024 acres conveyed from Celanese Corporation of America to BayCol Club by deed dated May 6, 1963, recorded in Volume 402 at page 51 of the Official Records of Matagorda County, Texas; (2) 1.649 acres conveyed from Celanese Corporation of America to Matagorda County Navigation District No. 2 by deed dated January 15, 1963, recorded in Volume 4 at page 145 of the Official Records of Matagorda County, Texas; (3) Road Easement of 20.99 acres for F.M. 3057 from Celanese Corporation of America to the County of Matagorda, State of Texas, by deed dated July 26, 1961, recorded in Volume 4 at page 19 of the Official Records of Matagorda County, Texas; (4) 8.10 acres conveyed from Celanese, Ltd. to Port Assets, LLC, by deed recorded October 22, 2001 in Volume 635 at page 135 of the Official Records of Matagorda County, Texas; (5) 9.06 acres conveyed from

Celanese, Ltd. to Port Assets, L.L.C, by deed recorded December 21, 2001 in Volume 641 at page 596 of the Official Records of Matagorda County, Texas.

ALSO LESS AND EXCEPTING all gas, oil and mineral rights previously conveyed to others.