

Exhibit A

The land referred to herein is situated in the State of Texas, County of Erath described as follows:

A TRACT OF LAND BEING OUT OF BLOCK 77 OF THE CITY OF DUBLIN, ERATH COUNTY, TEXAS, SITUATED IN THE WM. THOMAS SURVEY, ABSTRACT NO. 753, ERATH COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN THE DEED TO SANDRA BENTON, RECORDED IN VOLUME 1043, PAGE 791, DEED RECORDS, ERATH COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" REBAR ROD FOUND WITH A CAP STAMPED 1579 IN THE SOUTHWEST LINE OF SOUTH LIBERTY (ALSO KNOWN AS FM. HIGHWAY NO. 219) FOR THE EASTERLY MOST NORTHEAST CORNER OF SAID BENTON TRACT, SAME BEING A CORNER OF THE REMAINDER OF A TRACT OF LAND DESCRIBED IN THE DEED TO L.B. ATTERBURY AND WIFE, RUTH ATTERBURY, RECORDED IN VOLUME 644, PAGE 14, DEED RECORDS, ERATH COUNTY, TEXAS;

THENCE S. 07° 45' 30" W., 426.55 FEET ALONG A COMMON LINE BETWEEN SAID BENTON TRACT AND THE REMAINDER OF SAID ATTERBURY TRACT TO A 3/8" REBAR ROD FOUND WITH A CAP STAMPED 1579 FOR THE SOUTHEAST CORNER OF SAID BENTON TRACT;

THENCE N. 82° 08' 31" W., 466.45 FEET ALONG A COMMON LINE BETWEEN SAID BENTON TRACT AND THE REMAINDER OF SAID ATTERBURY TRACT TO A 3/8" REBAR ROD FOUND (CONTROL MONUMENT) FOR THE SOUTHWEST CORNER OF SAID BENTON TRACT, SAME BEING THE SOUTHEAST CORNER OF BLOCK 76 OF THE CITY OF DUBLIN, ERATH COUNTY, TEXAS;

THENCE N. 07° 49' 06" E., 621.28 FEET ALONG THE COMMON LINE BETWEEN SAID BENTON TRACT AND SAID BLOCK 76 TO A 3/8" REBAR ROD FOUND (CONTROL MONUMENT) FOR THE NORTHWEST CORNER OF SAID BENTON TRACT;

THENCE S. 71° 13' 17" E., 288.41 FEET TO A 3/8" REBAR ROD FOUND WITH A CAP STAMPED 1579 IN THE SOUTHWEST LINE OF SAID SOUTH LIBERTY;

THENCE S. 44° 42' 02" E., 230.42 FEET ALONG THE SOUTHWEST LINE OF SAID SOUTH LIBERTY TO THE POINT OF BEGINNING AND CONTAINING 5.95 ACRES, MORE OR LESS.

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