

EXHIBIT A Legal Description

A metes and bounds description of a 1423.58 acre tract of land being 1361.29 acres out of Section 147, 148, 149, 154, 155, 156 and 157 of the F.Z. Bishop Subdivision of the Weil Ranch, Nueces County, Texas as shown and recorded in the Nueces County Map Records Book 2, Pages 6 and 7, and 62.29 acres out of the northeast portion of the J. Hannon Survey, A-128, Kleberg County, Texas said 1423.58 acre tract being more particularly described by metes and bound as follows;

Beginning at a point marking the southeast corner of said Section 147 lying west of the Union Pacific Railway right-of-way, and southeast corner of Ticona Polymers Inc property, said point also being in the Kleberg and Nueces county line;

Thence N. $45^{\circ}38'E$. along the southeast property line of Ticona Polymers Inc and the northeast right-of-way line of the Union Pacific Railway a distance of 8454.82 to a point for the northeast corner of said tract, and also being the northeast corner of the south 44.72 acre of the southeast one-quarter of Section 149, F.Z. Bishop Subdivision of the Weil Ranch;

Thence N. $72^{\circ}42'W$. a distance of 1832.14 feet to a corner'

Thence S. $17^{\circ}18'W$. a distance of 990 feet to a corner;

Thence N. $72^{\circ}42'W$. parallel to and 330.0 feet north of said centerline of Country Road No. 4 and north line of Section 148 a distance of 2640 feet to a point in the centerline of a north/south Nueces county road and the west line of said Section 149;

Thence N. $17^{\circ}18'E$. along said centerline and west section line a distance of 2310.00 feet to the northeast corner of a 160 acre tract and the northeast corner of the southeast one-quarter of said Section 154;

Thence N. $72^{\circ}42'W$. along the north line of said 160.0 acre tract and southeast one-quarter of Section 154 a distance of 2640.35 feet to a point for the northwest corner of said 160.0 acre tract and southeast one-quarter section;

Thence S. $17^{\circ}17' 22''W$. along the west line of said 160.0 acre tract and southeast one-quarter section a distance of 2639.99 feet to a point in the centerline of Nueces County Road No. 4 and the north/south section line of Section 155 and 154 respectively, said point also being the southwest corner of said 160.0 acre tract;

SAVE AND EXCEPT that portion located outside of Nueces County.