

**Exhibit A:**  
**Legal Description**

**TRACT ONE**

BEING A TRACT OF LAND IN THE C. VELA SURVEY, ABSTRACT NO. 851, THE E. WEST SURVEY, ABSTRACT NO. 917, AND THE S. BLAIR SURVEY, ABSTRACT NO. 72, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 204.84 ACRE TRACT OF LAND, ALL OF A CALLED 57.02 ACRE TRACT OF LAND, ALL OF A CALLED 34.9 ACRE TRACT OF LAND, ALL OF A CALLED 22.5 ACRE TRACT OF LAND, AND ALL OF A CALLED 39.31 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2171, PAGE 549, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET FOR THE SOUTHWEST CORNER OF SAID 57.02 ACRE TRACT, LOCATED IN CHAMBERS STREET;

THENCE N 31°18'34" W, CALLED N 30°00'00" W, WITH THE SOUTHWESTERLY LINE OF SAID 57.02 ACRE TRACT AND GENERALLY ALONG SAID CHAMBERS STREET, A DISTANCE OF 636.19 FEET TO A P.K. NAIL SET IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 157 FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 359.32 FEET, CALLED 356.31 FEET;

THENCE WITH THE SOUTHWESTERLY LINE OF SAID 57.02 ACRE TRACT, THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 157, AND WITH SAID CURVE TO THE LEFT HAVING A CHORD BEARING N 17°37'34" W, 170.43 FEET, AND AN ARC LENGTH OF 172.06 FEET, CALLED 170.94 FEET, TO A ½" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC";

THENCE N 31°20'39" W, CALLED N 30°12'00" W, WITH THE SOUTHWESTERLY LINE OF SAID 57.02 ACRE TRACT AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 157, A DISTANCE OF 518.59 FEET, CALLED 521.81 FEET, TO A ½" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FROM WHICH A ½" IRON ROD FOUND BEARS N 54°10'26" E, A DISTANCE OF 1.05 FEET AND A 5/8" IRON ROD FOUND BEARS N 31°07'18" E, A DISTANCE OF 4.63 FEET, SAID ½" IRON ROD SET BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 279.26 FEET, CALLED 278.32 FEET;

THENCE WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 157, AND WITH SAID CURVE TO THE RIGHT HAVING A CHORD BEARING N 14°26'16" E, 400.29 FEET, AND AN ARC LENGTH OF 446.29 FEET, CALLED 445.60 FEET, TO A ½" IRON ROD FOUND AT THE END OF SAID CURVE;

THENCE N 60°13'11" E, CALLED N 61°38'00" E, WITH THE NORTHWESTERLY LINE OF SAID 57.02 ACRE TRACT AND THE SOUTHEASTERLY LINE OF SAID F.M. HIGHWAY NO. 157, A DISTANCE OF 858.17 FEET, CALLED 860.89 FEET, TO A ½" IRON ROD FOUND AT THE NORTHWESTERLY END OF A RIGHT-OF-WAY CORNER CLIP FOR THE INTERSECTION OF U.S. HIGHWAY NO. 287 AND SAID F.M. HIGHWAY NO. 157, FROM WHICH A 5/8" IRON ROD FOUND BEARS S 37°52'32" W, A DISTANCE OF 11.08 FEET;

THENCE S 88°28'49" E, CALLED S 87°04'00" E, WITH THE NORTHERLY LINE OF SAID 57.02 ACRE TRACT AND SAID RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF 127.77 FEET, CALLED 127.00 FEET, TO A ½" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC", FROM WHICH A 3/8" IRON ROD WITH YELLOW CAP (UNREADABLE STAMP) BEARS S 68°14'57" E, A DISTANCE OF 14.66 FEET, AND A ½" IRON ROD FOUND BEARS S 58°24'52" E, A DISTANCE OF 40.89 FEET, SAID ½" IRON ROD SET LOCATED IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287;

THENCE S 55°35'33" E, CALLED S 54°25'00" E, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287, AND WITH THE NORTHEASTERLY LINE OF SAID 57.02 ACRE TRACT, AT A DISTANCE OF 3,984.72 FEET, CALLED A COMBINED 3,985.89 FEET, PASSING A 1-1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 22.5 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 34.9 ACRE TRACT, IN ALL A DISTANCE OF 6,545.96 FEET, CALLED A COMBINED 6,593.09 FEET, TO A COTTON SPINDLE SET FOR THE SOUTHEAST CORNER OF SAID 39.31 ACRE TRACT, BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287 AND THE NORTHWESTERLY LINE OF ELLIS STREET;

THENCE S 59°50'26" W, CALLED S 61°09'00" W, WITH THE SOUTHEASTERLY LINE OF SAID 39.31 ACRE TRACT, THEN THE SOUTHEASTERLY LINE OF SAID 204.84 ACRE TRACT, AND THE NORTHERLY LINE OF SAID ELLIS STREET, A DISTANCE OF 3,964.75 FEET, CALLED A COMBINED 3,973.20 FEET, TO A COTTON SPINDLE SET FOR THE SOUTHWEST CORNER OF SAID 204.84 ACRE TRACT, LOCATED AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID ELLIS STREET AND THE NORTHEASTERLY LINE OF SAID CHAMBERS STREET;

THENCE N 31°18'34" W, CALLED N 30°00'00" W, WITH THE SOUTHWESTERLY LINE OF SAID 204.84 ACRE TRACT, AND GENERALLY ALONG THE NORTHEASTERLY LINE OF SAID CHAMBERS STREET, A DISTANCE OF 4,379.70 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHWEST CORNER OF SAID 204.84 ACRE TRACT, ALSO LOCATED IN THE SOUTHEASTERLY LINE OF SAID 57.02 ACRE TRACT;

THENCE S 58°41'26" W, CALLED S 60°00'00" W, WITH THE SOUTHEASTERLY LINE OF SAID 57.02 ACRE TRACT, A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 356.821 ACRES (15,543,107 SQUARE FEET) OF LAND.

#### TRACT TWO

BEING A TRACT OF LAND PARTIALLY IN JOHNSON AND ELLIS COUNTIES, LOCATED IN THE S. BLAIR SURVEY, ABSTRACT NO. 72 IN JOHNSON COUNTY AND ABSTRACT NO. 135 IN ELLIS COUNTY, AND THE B. HOWARD SURVEY, ABSTRACT NO. 378 IN JOHNSON COUNTY AND ABSTRACT NO. 513 IN ELLIS COUNTY, AND BEING ALL OF A CALLED 98.96 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2171, PAGE 549, O.P.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP (UNREADABLE STAMP) AT THE SOUTHWEST CORNER OF SAID 98.96 ACRE TRACT, LOCATED IN THE NORTHWESTERLY LINE OF A TRACT OF LAND CONEYED TO ROBERT C. KILCHENSTEIN, ET AL AS DESCRIBED IN A DEED RECORDED IN VOLUME 1940, PAGE 560, O.P.R.J.C.T., ALSO LOCATED IN THE NORTHEASTERLY LINE OF HARDY STREET;

THENCE N 30°22'32" W, CALLED N 30°10'00" W, WITH THE SOUTHWESTERLY LINE OF SAID 98.96 ACRE TRACT AND THE NORTHEASTERLY LINE OF SAID HARDY STREET, A DISTANCE OF 2,420.63 FEET, CALLED 2,421.40 FEET, TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHWEST CORNER OF SAID 98.96 ACRE TRACT, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF HARDY STREET AND ELLIS STREET;

THENCE N 59°09'27" E, CALLED N 59°23'00" E, WITH THE NORTHWESTERLY LINE OF SAID 98.96 ACRE TRACT AND THE SOUTHEASTERLY LINE OF SAID ELLIS STREET, A DISTANCE OF 1,196.83 FEET, CALLED 1,196.70 FEET, TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE NORTHEAST

CORNER OF SAID 98.96 ACRE TRACT, LOCATED IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 287;

THENCE S 55°35'33" E, CALLED S 55°22'00" E, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 287 AND THE NORTHEASTERLY LINE OF SAID 98.96 ACRE TRACT, A DISTANCE OF 2,703.00 FEET TO A ½" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 98.96 ACRE TRACT AND THE NORTHEAST CORNER OF SAID KILCHENSTEIN TRACT;

THENCE S 59°59'28" W, CALLED S 60°12'00" W, WITH THE COMMON LINE BETWEEN SAID 98.96 ACRE TRACT AND SAID KILCHENSTEIN TRACT, A DISTANCE OF 2,348.44 FEET, CALLED 2,347.50 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 98.972 ACRES (4,311,224 SQUARE FEET) OF LAND.

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