

Exhibit A

## Legal Description of the Land

DESCRIPTION OF TWO TRACTS OF LAND SITUATED IN THE W.H. DENNIS SURVEY, ABSTRACT 512, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE SOUTHEASTERLY CORNER OF A CALLED 9.4720 ACRE PORTION OF LOT 461 OF THE EMIGRATION LAND CO. SUBDIVISION, AS PER THE PLAT RECORDED UNDER VOLUME (VOL.) 2, PAGE (PG.) 113 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND CONVEYED TO JEAN MEYERSON BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. No.) 93-042361; SAID TWO TRACTS OF LAND REFERRED TO AS TRACT 1 AND TRACT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

TRACT 1 – 23,963 SQUARE FEET (0.5501 ACRES)

BEGINNING at a "MAG" nail set marking the southeasterly corner of said Lot 461 and the said 9.4720 acre tract, being the southwesterly corner of Lot 468 of said Emigration Land Co. Subdivision and a called 233.54 acre tract described by deed recorded under B.C.C.F. NO. 2023036335, also being the northwesterly corner of Lot 469 of said Emigration Land Co. Subdivision and a called 5.00 acre tract described by deed recorded under B.C.C.F. NO. 2013013921, also being the northeasterly corner of Lot 462 of said Emigration Land Co. Subdivision and the said 233.54 acre tract, and being generally located within County Road 758 (based on a width of 40 feet by the plat of Emigration Land Co. and widened to 50 feet by easement recorded under Vol. 819, Pg. 409-B.C.D.R.), from which a 5/8" iron rod called for and found bears South 02°11' East for a distance of 4.35 feet;

- 1) THENCE, South 87°20'14" West, along the common line of said Lots 461 and 462 being the southerly line of said 9.4720 acre tract and generally with said County Road 758 for a distance of 105.28 feet to a "MAG" nail set for corner, from which a 1/2" iron rod called for and found in the common line of the said 9.4720 acre tract and a called 0.5280 acre tract described by deed recorded under B.C.C.F. NO. 93-042360 bears South 87°20'14" West for a distance of 292.13 feet and North 02°37'35" West for a distance of 28.62 feet;

THENCE, departing the said southerly line and across the said 9.4720 acre tract the following six (6) courses and distances:

- 2) North 02°39'46" West, for a distance of 40.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for corner in the arc of a non-tangent curve;
- 3) In a northeasterly direction along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.38 feet, an angle of 90°14'47", and a chord bearing North 42°12'49" East, for a distance of 35.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 4) North 02°54'34" West, for a distance of 15.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 5) In a northerly direction along the arc of a curve to the right having a radius of 540.00 feet, an arc length of 178.38 feet, an angle of 18°55'37", and a chord bearing North 06°33'15" East, for a

distance of 177.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

- 6) North 16°01'03" East, for a distance of 114.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 7) In a northerly direction along the arc of a curve to the left having a radius of 460.00 feet, an arc length of 54.70 feet, an angle of 06°48'46", and a chord bearing North 12°36'40" East, for a distance of 54.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the common line of the aforementioned Lots 461 and 468, from which a 1/2" iron rod called for and found marking the northerly common corner of said Lots 461 and 468 and the northeasterly corner of the said 9.4720 acre tract bears North 02°45'50" West for a distance of 462.45 feet;
- 8) **THENCE**, South 02°45'50" East, along the common line of said Lots 461 and 468, passing at a distance of 387.55 feet a 5/8-inch capped iron rod stamped "BL" called for and found in the aforementioned northerly right-of-way line of County Road 758, and continuing for a total distance of 417.55 feet to the **POINT OF BEGINNING** and containing 23,963 square feet (0.5501 acres) of land.

**TRACT 2 – 8,055 SQUARE FEET (0.1849 ACRES)**

**COMMENCING** at a "MAG" nail found marking the southeasterly corner of said Lot 461, the said 9.4720 acre tract and a future 0.5501 acre tract, being the southwesterly corner of Lot 468 of said Emigration Land Co. Subdivision and a called 233.54 acre tract described by deed recorded under B.C.C.F. NO. 2023036335, also being the northwesterly corner of Lot 469 of said Emigration Land Co. Subdivision and a called 5.00 acre tract described by deed recorded under B.C.C.F. NO. 2013013921, also being the northeasterly corner of Lot 462 of said Emigration Land Co. Subdivision and the said 233.54 acre tract, and being generally located within County Road 758 (based on a width of 40 feet by the plat of Emigration Land Co. and widened to 50 feet by easement recorded under Vol. 819, Pg. 409-B.C.D.R.), from which a 5/8" iron rod called for and found bears South 02°11' East for a distance of 4.35 feet;

**THENCE**, South 87°20'14" West, along the common line of said Lots 461 and 462 being the southerly line of said 9.4720 acre tract and the future 0.5501 acre tract and generally with said County Road 758 for a distance of 105.28 feet to a "MAG" nail set for the southwesterly corner of the future 0.55014 acre tract;

**THENCE**, North 02°39'46" West, with the westerly line of said 0.5501 acre tract for a distance of 40.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

**THENCE**, in a northeasterly direction with the westerly line of said 0.5501 acre tract along the arc of a curve to the left having a radius of 25.00 feet, an arc length of 5.14 feet, an angle of 11°47'00", and a chord bearing North 81°26'43" East, for a distance of 5.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, North 02°54'34" West, for a distance of 40.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;

- 2) **THENCE**, in a northerly direction along the arc of a curve to the right having a radius of 560.00 feet, an arc length of 184.99 feet, an angle of  $18^{\circ}55'37''$ , and a chord bearing North  $06^{\circ}33'15''$  East, for a distance of 184.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 3) **THENCE**, North  $16^{\circ}01'03''$  East, for a distance of 218.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the common line of the aforementioned Lots 461 and 468 from which a 1/2" iron rod called for and found marking the northerly common corner of said Lots and the northeasterly corner of the said 9.4720 acre tract bears North  $02^{\circ}45'50''$  West for a distance of 410.41 feet;
- 4) **THENCE**, South  $02^{\circ}45'50''$  East, along the said common line of Lots 461 and 468 for a distance of 52.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northerly corner of the aforementioned future 0.5501 acre tract, from which 5/8-inch capped iron rod stamped "BL" called for and found in the aforementioned northerly right-of-way line of County Road 758 bears South  $02^{\circ}45'50''$  East for a distance of 387.55 feet;

**THENCE**, along the westerly line of the said future 0.5501 acre tract the following five (5) courses and distances:

- 5) In a southerly direction along the arc of a curve to the right having a radius of 460.00 feet, an arc length of 54.70 feet, an angle of  $06^{\circ}48'46''$ , and a chord bearing South  $12^{\circ}36'40''$  West, for a distance of 54.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 6) South  $16^{\circ}01'03''$  West, for a distance of 114.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 7) In a southerly direction along the arc of a curve to the left having a radius of 540.00 feet, an arc length of 178.38 feet, an angle of  $18^{\circ}55'37''$ , and a chord bearing South  $06^{\circ}33'15''$  West, for a distance of 177.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;
- 8) South  $02^{\circ}54'34''$  East, for a distance of 15.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature;
- 9) In a southwesterly direction along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 34.24 feet, an angle of  $78^{\circ}27'47''$ , and a chord bearing South  $36^{\circ}19'19''$  West, for a distance of 31.62 feet to the POINT OF BEGINNING and containing 8,055 square feet (0.1849 acres) of land.