COMMITMENT FOR TITLE INSURANCE
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2999269

45.27 acres, being out of that certain 200 acres described in a General Warranty Deed from David G. Lee to George A. Frank and wife, Florence Frank dated March 4, 2003, and recorded in Volume 814, Page 786 of the Official Public Records of Jim Wells County, Texas, also being out of and a part of Subdivision No. 1, of Share No. 4, of the Original La Vaca CANUTO RAY SOLIS, IIIant, CANUTO RAY SOLIS, IIIanted to Jose Maria Garcia, by the State of Tamaulipas, Republic of Mexico, and being described by metes and bounds as follows:

COMMENCING at a 5/8" rebar with cap set at a fence corner at the Northwest corner of the above described 200 acres;

THENCE S 0° 06' 21" W with the West line of said 200 acres a distance of 904.29 feet to a 5/8" rebar set with cap for Northwest corner and POINT OF BEGINNING of the herein described 45.27 acres;

THENCE N 84° 27' 01" E generally along and through an existing fence a distance of 1910.05 feet to a 5/8" rebar set with cap for Northeast corner;

THENCE S 0° 18' 39" E with the West line of a 5.00 acre tract excepted out of said 200 acres in the above described General Warranty Deed a distance of 343.50 feet to a rebar found with cap at a fence corner for Southwest corner of said 5.00 acres;

THENCE N 89° 35' 22" E with the South line of said 5.00 acres a distance of 406.08 feet to a found rebar with cap for its Southeast corner in the West right of way of County Road 137;

THENCE S 0° 18' 41" E with said West right of way a distance of 645.54 feet to a 6" pipe fence corner set in concrete for Southeast corner;

THENCE S 89° 48' 15" W generally with fence a distance of 2311.06 feet to a 5/8" rebar set with cap for corner in the West line of that certain 975.92 acres described in a Warranty Deed with Vendor's Lien from Lundell's Inc. to Lundell's Bros. dated June 30, 1949 and recorded in Volume 118, Page 2 of the Deed Records of Jim Wells County, Texas;

SAVE AND EXCEPT a 5.00-acre tract of land more particularly described by metes and bounds as follows:

FIELD NOTE DESCRIPTION of a 5.00 acre tract of land, more or less, being all of a called 45.27 acre tract, more or less, as recorded in Document #465205, Official Records, Jim Wells County, Texas. Also being out of the "LA VACA" JOSE MARIA GARCIA GRANT Abstract 166. Situated approximately 5.0 miles West of Alice, Jim Wells County, Texas. Said 5.00 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

POINT OF BEGINNING being a 6 inch steel fence corner post found, for the West Right-of-Way line of County Road 137 (80' R.O.W.), for the Northeast corner of a called 10.00 acre tract as recorded in Volume 1302, page 184, Official Records, Jim Wells County, Texas, for the Southeast corner of said 45.27 acre tract, for the East point of Basis of Bearing in Note 2 below, for the Southeast corner of this tract, from whence a 5/8 inch iron rod found for the Southeast corner of said 10.00 acre tract bears S 00° 18' 04" E a distance of 501.35 feet;

THENCE S 89° 47' 27" W, (Deed Call N 89° 48' 32" E ~ 872.30 feet V. 1302, P. 184, O.R.J.W.C.T.) with the common North line of said 10.00 acre tract and the South line of said 45.27 acre tract, a distance of 466.70 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for the Southwest corner of this tract, from whence a 5/8 inch iron rod found for the Northwest corner of said 10.00 acre tract same being the West corner of Basis of Bearing in Note 2 below bears S 89° 47' 27" W a distance of 405.60 feet;

THENCE N 00° 17' 53" W, parallel with the East line of said 45.27 acre tract, a distance of 466.70 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for the Northwest corner of this tract;

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THENCE N 89° 47' 21" E, parallel with the South line of said 45.27 acre tract, a distance of 466.70 feet to a 5/8 inch iron rod with red cap stamped “SOLUM SURVEYING INC” set, for the West Right-of-Way line of said Co. Rd. 137, for the East line of said 45.27 acre tract, for the Northeast corner of this tract, from whence a 5/8 inch iron rod found for the lower Northeast corner of said 45.27 acre tract bears N 00° 17' 53" W a distance of 178.61 feet;

THENCE S 00° 17' 53" E, (Deed Call S 00° 18' 41" E ~ Doc.#465205, O.R.J.W.C.T.) with the common West Right-of-Way line of said Co. Rd. 137 and the East line of said 45.27 acre tract, a distance of 466.70 feet to the PLACE OF BEGINNING and containing 5.00 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.