

EXHIBIT A

TC2319-3legaldesctxt

Survey of 277.49 acres out of the Stephen F. Austin Survey No. 4, Abstract 4, Galveston County, Texas, and being the same tract conveyed to the Lyman S. Reed Family limited partnership in Film Code No. 012-22-0985 as recorded in the office of the County Clerk, Galveston County, Texas, and being described by metes and bounds as follows:

COMMENCING at the NGS Monument H 1204;

THENCE N 60° 57' 04" W, a distance of 63.97 feet to the Mean Higher High Water Line of Dollar Bay and the POINT OF BEGINNING;

THENCE along the said Mean Higher High Water Line of GALVESTON Bay the following courses and distances:

N 06-34-31 E, a distance of 66.08 feet;

THENCE N 60-47-51 E, a distance of 88.51 feet;

THENCE N 71-05-46 E, a distance of 62.84 feet;

THENCE N 44-50-25 E, a distance of 57.25 feet;

THENCE N 63-17-38 E, a distance of 45.84 feet;

THENCE S 71-19-18 E, a distance of 101.06 feet;

THENCE S 50-17-16 E, a distance of 46.63 feet;

THENCE S 62-13-04 E, a distance of 29.05 feet;

THENCE S 21-39-22 E, a distance of 34.19 feet;

THENCE S 46-00-27 E, a distance of 203.29 feet;

THENCE S 49-41-16 E, a distance of 148.77 feet;

THENCE S 51-50-22 E, a distance of 110.35 feet;

THENCE S 61-40-09 E, a distance of 1291.50 feet;

THENCE S 65-28-22 E, a distance of 481.14 feet;

THENCE S 54-57-58 E, a distance of 49.87 feet;

THENCE S 65-08-15 E, a distance of 774.67 feet;

THENCE S 65-57-13 E, a distance of 744.38 feet to the East line of the said Lyman S.

Reed Family Limited Partnership Tract, and the west line of the Nature Conservancy

of Texas Inc., tract as described in Film Code 013-74-1903 in the office of the

County Clerk, Galveston County, Texas;

THENCE S 24-48-03 W along the said common line, a distance of 136.96 feet to a found 1/2" I. Rod;

THENCE continuing S 24-48-03 W, along the said common line, a distance of 3033.68 feet to the Mean Higher High water line of Dollar Bay;

THENCE along the said Mean Higher High water line of Dollar Bay, the following courses and distances:

N 74-21-19 W, a distance of 51.77 feet;

THENCE N 68-38-46 W, a distance of 72.84 feet;

THENCE N 89-13-33 W, a distance of 32.73 feet;

THENCE N 86-41-25 W, a distance of 31.69 feet;

THENCE S 81-04-44 W, a distance of 75.77 feet;

THENCE S 65-54-19 W, a distance of 55.51 feet;

THENCE S 78-45-06 W, a distance of 46.25 feet;

THENCE S 70-57-47 W, a distance of 238.10 feet;

THENCE S 53-15-06 W, a distance of 48.99 feet;

THENCE S 79-12-24 W, a distance of 92.16 feet;

THENCE S 80-58-23 W, a distance of 31.89 feet;

THENCE N 87-28-32 W, a distance of 93.60 feet;

THENCE S 85-18-06 W, a distance of 147.93 feet;

THENCE S 70-33-04 W, a distance of 241.75 feet;

THENCE S 60-48-43 W, a distance of 24.62 feet;

THENCE N 21-21-56 W, a distance of 25.28 feet;

THENCE N 54-12-28 W, a distance of 13.54 feet;

THENCE N 17-37-11 W, a distance of 23.09 feet;

THENCE S 88-54-59 W, a distance of 122.73 feet;

THENCE S 70-51-57 W, a distance of 25.98 feet;

THENCE S 76-07-37 W, a distance of 196.35 feet;

THENCE N 87-08-24 W, a distance of 23.70 feet;

THENCE S 89-10-26 W, a distance of 235.74 feet;

THENCE S 84-12-11 W, a distance of 43.94 feet;

THENCE S 80-21-20 W, a distance of 58.18 feet;

## TC2319-3legaldesc.txt

THENCE N 80-30-24 W, a distance of 153.72 feet;  
THENCE N 84-48-58 W, a distance of 93.30 feet;  
THENCE S 18-52-55 W, a distance of 29.39 feet;  
THENCE N 79-01-56 W, a distance of 67.64 feet;  
THENCE S 08-03-16 W, a distance of 20.43 feet;  
THENCE N 49-18-09 W, a distance of 49.02 feet;  
THENCE S 61-11-40 W, a distance of 36.53 feet;  
THENCE N 68-21-49 W, a distance of 41.78 feet;  
THENCE S 60-56-36 W, a distance of 59.29 feet;  
THENCE N 31-11-51 W, a distance of 45.77 feet;  
THENCE N 66-59-24 W, a distance of 98.41 feet;  
THENCE N 62-37-26 W, a distance of 100.51 feet;  
THENCE S 88-36-55 W, a distance of 126.15 feet;  
THENCE N 67-05-04 W, a distance of 64.42 feet;  
THENCE S 68-12-19 W, a distance of 56.35 feet;  
THENCE N 72-31-12 W, a distance of 39.93 feet;  
THENCE N 26-58-36 W, a distance of 14.07 feet;  
THENCE N 86-17-14 W, a distance of 26.72 feet;  
THENCE N 83-12-48 W, a distance of 39.06 feet;  
THENCE S 45-06-17 W, a distance of 31.31 feet;  
THENCE S 44-59-38 W, a distance of 40.46 feet;  
THENCE S 03-05-43 E, a distance of 30.54 feet;  
THENCE S 45-27-44 W, a distance of 24.76 feet;  
THENCE S 71-43-35 W, a distance of 68.54 feet;  
THENCE N 46-15-13 W, a distance of 172.98 feet;  
THENCE N 85-59-21 W, a distance of 42.60 feet;  
THENCE S 39-02-48 W, a distance of 28.38 feet;  
THENCE N 86-00-58 W, a distance of 162.56 feet;  
THENCE S 65-58-40 W, a distance of 41.90 feet;  
THENCE S 75-28-08 W, a distance of 26.30 feet;  
THENCE N 35-24-56 W, a distance of 18.19 feet;  
THENCE N 70-07-06 W, a distance of 61.94 feet;  
THENCE N 16-59-06 W, a distance of 27.56 feet;  
THENCE N 61-55-57 W, a distance of 263.29 feet;  
THENCE S 85-13-42 W, a distance of 80.44 feet;  
THENCE N 55-26-00 W, a distance of 25.76 feet;  
THENCE N 19-12-49 E, a distance of 91.04 feet;  
THENCE N 29-45-09 E, a distance of 179.21 feet;  
THENCE N 03-13-30 E, a distance of 48.16 feet;  
THENCE N 38-43-10 E, a distance of 154.15 feet;  
THENCE N 24-37-46 E, a distance of 39.53 feet;  
THENCE N 03-37-35 E, a distance of 35.84 feet;  
THENCE N 37-02-56 W, a distance of 25.59 feet;  
THENCE N 39-59-54 E, a distance of 136.90 feet;  
THENCE N 27-06-59 E, a distance of 71.01 feet;  
THENCE N 67-19-09 E, a distance of 14.21 feet;  
THENCE N 08-55-53 E, a distance of 12.48 feet;  
THENCE N 69-16-37 E, a distance of 20.35 feet;  
THENCE N 54-33-39 E, a distance of 171.44 feet;  
THENCE N 44-13-45 E, a distance of 62.58 feet;  
THENCE N 09-43-37 E, a distance of 111.71 feet;  
THENCE N 20-51-18 W, a distance of 13.34 feet;  
THENCE N 20-07-50 E, a distance of 25.62 feet;  
THENCE N 78-48-13 E, a distance of 20.19 feet;  
THENCE S 76-34-00 E, a distance of 89.41 feet;  
THENCE N 69-41-04 E, a distance of 131.15 feet;  
THENCE N 46-52-10 E, a distance of 72.99 feet;  
THENCE N 21-36-17 E, a distance of 36.15 feet;  
THENCE N 06-35-38 W, a distance of 50.52 feet;  
THENCE N 04-48-41 E, a distance of 76.66 feet;  
THENCE N 50-25-21 E, a distance of 33.88 feet;  
THENCE N 07-41-28 E, a distance of 66.94 feet;

TC2319-3legaldesc.txt

THENCE N 43-50-42 E, a distance of 42.50 feet;  
 THENCE S 57-02-19 E, a distance of 13.20 feet;  
 THENCE S 17-36-36 W, a distance of 51.83 feet;  
 THENCE S 23-47-44 W, a distance of 57.55 feet;  
 THENCE S 20-23-00 W, a distance of 86.98 feet;  
 THENCE S 07-58-54 E, a distance of 55.50 feet;  
 THENCE S 11-34-07 W, a distance of 45.73 feet;  
 THENCE S 44-48-02 W, a distance of 84.64 feet;  
 THENCE S 60-42-52 W, a distance of 87.84 feet;  
 THENCE S 23-30-59 W, a distance of 179.02 feet;  
 THENCE S 07-32-08 E, a distance of 190.76 feet;  
 THENCE S 18-10-01 E, a distance of 323.81 feet;  
 THENCE S 26-12-34 E, a distance of 466.07 feet;  
 THENCE S 52-23-25 E, a distance of 68.27 feet;  
 THENCE N 65-10-56 E, a distance of 67.96 feet;  
 THENCE S 68-14-08 E, a distance of 55.00 feet;  
 THENCE S 89-31-06 E, a distance of 134.09 feet;  
 THENCE S 54-35-07 E, a distance of 81.49 feet;  
 THENCE S 79-43-44 E, a distance of 116.61 feet;  
 THENCE S 76-04-19 E, a distance of 138.76 feet;  
 THENCE S 85-17-31 E, a distance of 67.34 feet;  
 THENCE N 49-03-02 E, a distance of 40.08 feet;  
 THENCE N 83-35-25 E, a distance of 153.01 feet;  
 THENCE S 89-09-41 E, a distance of 139.48 feet;  
 THENCE S 71-26-02 E, a distance of 69.48 feet;  
 THENCE N 85-53-11 E, a distance of 271.92 feet;  
 THENCE N 64-43-02 E, a distance of 188.43 feet;  
 THENCE N 18-43-13 E, a distance of 55.74 feet;  
 THENCE N 12-38-59 W, a distance of 57.18 feet;  
 THENCE N 36-12-51 E, a distance of 154.20 feet;  
 THENCE N 31-45-30 W, a distance of 66.74 feet;  
 THENCE N 13-18-07 E, a distance of 107.28 feet;  
 THENCE N 34-08-31 E, a distance of 80.65 feet;  
 THENCE N 01-47-00 W, a distance of 59.87 feet;  
 THENCE N 30-03-37 E, a distance of 204.57 feet;  
 THENCE N 12-33-00 E, a distance of 87.38 feet;  
 THENCE N 01-42-10 W, a distance of 166.29 feet;  
 THENCE N 25-38-06 W, a distance of 302.88 feet;  
 THENCE N 30-01-48 W, a distance of 199.01 feet;  
 THENCE N 01-45-31 E, a distance of 187.37 feet;  
 THENCE N 26-43-02 W, a distance of 89.96 feet;  
 THENCE N 79-36-21 W, a distance of 167.39 feet;  
 THENCE N 80-18-30 W, a distance of 46.68 feet;  
 THENCE S 41-55-36 W, a distance of 42.33 feet;  
 THENCE N 73-05-36 W, a distance of 35.03 feet;  
 THENCE S 43-15-20 W, a distance of 45.57 feet;  
 THENCE S 43-46-07 W, a distance of 239.98 feet;  
 THENCE S 82-39-18 W, a distance of 165.03 feet;  
 THENCE N 78-18-30 W, a distance of 140.16 feet;  
 THENCE N 53-16-15 W, a distance of 169.48 feet;  
 THENCE N 33-04-14 W, a distance of 143.19 feet;  
 THENCE N 25-42-20 W, a distance of 238.31 feet;  
 THENCE N 09-49-29 W, a distance of 135.23 feet;  
 THENCE N 49-35-31 W, a distance of 103.43 feet;  
 THENCE S 82-16-12 W, a distance of 20.29 feet;  
 THENCE N 49-10-37 W, a distance of 4.15 feet;  
 THENCE N 02-49-30 E, a distance of 18.35 feet;  
 THENCE N 34-49-42 E, a distance of 8.88 feet;  
 THENCE N 71-42-55 E, a distance of 53.24 feet;  
 THENCE N 01-21-01 W, a distance of 87.30 feet;  
 THENCE N 20-39-51 E, a distance of 61.66 feet;  
 THENCE N 30-13-36 E, a distance of 55.38 feet;

TC2319-3legaldesc.txt

THENCE N 06-21-20 W, a distance of 39.34 feet;  
 THENCE N 17-44-38 W, a distance of 55.92 feet;  
 THENCE N 18-14-48 W, a distance of 109.02 feet;  
 THENCE N 28-36-21 W, a distance of 102.61 feet;  
 THENCE N 28-16-16 W, a distance of 74.55 feet;  
 THENCE N 44-41-32 W, a distance of 53.18 feet;  
 THENCE N 60-53-02 W, a distance of 89.30 feet;  
 THENCE S 83-10-40 W, a distance of 21.18 feet;  
 THENCE S 41-52-34 W, a distance of 18.75 feet;  
 THENCE N 84-57-42 W, a distance of 30.17 feet;  
 THENCE N 34-09-14 E, a distance of 54.69 feet;  
 THENCE N 47-35-24 E, a distance of 71.26 feet;  
 THENCE N 14-43-32 E, a distance of 130.76 feet;  
 THENCE N 12-43-56 W, a distance of 48.41 feet;  
 THENCE N 08-01-21 E, a distance of 19.49 feet;  
 THENCE N 67-07-59 W, a distance of 46.42 feet;  
 THENCE N 13-22-16 W, a distance of 38.91 feet;  
 THENCE N 12-15-12 W, a distance of 31.47 feet;  
 THENCE N 28-22-05 E, a distance of 87.13 feet;  
 THENCE N 62-58-42 E, a distance of 30.21 feet;  
 THENCE N 01-41-38 W, a distance of 54.79 feet;  
 THENCE N 20-37-10 W, a distance of 30.38 feet;  
 THENCE N 46-20-41 W, a distance of 20.79 feet;  
 THENCE N 72-48-53 E, a distance of 38.89 feet;  
 THENCE N 10-05-32 W, a distance of 39.84 feet;  
 THENCE N 06-43-20 E, a distance of 83.68 feet;  
 THENCE N 17-20-12 E, a distance of 66.33 feet;  
 THENCE N 44-45-50 E, a distance of 22.38 feet;  
 THENCE N 00-22-32 E, a distance of 55.86 feet;  
 THENCE N 13-41-27 E, a distance of 74.04 feet;  
 THENCE N 01-02-53 E, a distance of 245.07 feet;  
 THENCE N 14-34-19 W, a distance of 43.91 feet;  
 THENCE N 48-49-34 E, a distance of 20.56 feet;  
 THENCE N 79-32-44 E, a distance of 22.63 feet;  
 THENCE N 40-28-54 E, a distance of 19.63 feet;  
 THENCE N 12-30-22 E, a distance of 52.08 feet;  
 THENCE N 04-02-33 E, a distance of 82.26 feet;  
 THENCE N 58-58-22 E, a distance of 27.15 feet;  
 THENCE N 38-14-02 E, a distance of 186.94 feet;  
 THENCE N 21-24-41 E, a distance of 74.11 feet;  
 THENCE N 02-20-05 W, a distance of 123.86 feet;  
 THENCE N 33-04-18 E, a distance of 92.18 feet;  
 THENCE N 01-26-47 E, a distance of 100.70 feet to the PLACE OF BEGINNING, and  
 containing 277.49 acres.

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