

EXHIBIT "A"

156.46 acres of land in Section #151 in Block #64 of the H. & T.C.R.R. Co. Survey in Taylor County, Texas. Said tract is a part of that 409.35 acres of land that Mark Lou Frank deeded to Angel Zambrano, et ux, by deed dated March 12, 2001, and recorded in Volume #2573, page #783, Taylor County Deed Records.

BEGINNING at an iron corner post located on the west line of said Section #151. Said point is located on the north line of an existing oil field road. Said point is located 3058.4 ft. N 0°21'59"E from the SW corner of said Section #151 and the NW corner of said 409.35 acre tract. is the most westerly NW corner of said 409.35 acre tract.

THENCE S 89°41'45"E 158.6 ft. along a fence line to an iron corner post.

THENCE N 6°24'01"E 121.8 ft. along a fence line to an iron corner post.

THENCE N 18°16'36"E 302.0 ft. along a fence line to an iron corner post located at the most northerly NW corner of said 409.35 acre tract.

THENCE N 89°27'16"E 1962.7 ft. (bearing line) along a fence line to a found 1/2" iron stake with an iron corner post located on the west line of an existing road (no recorded easement) for the NE corner of this tract. Said point is the NE corner of said 409.35 acre tract.

THENCE along a fence line located on the westerly line of said existing road (no recorded easement) as follows:

S 15°14'49"E 262.9 ft. to a found 1/2" iron stake with an iron corner post;

S 1°08'27"W 113.3 ft. to a found 1/2" iron stake with an iron corner post;

S 7°15'25"W 283.7 ft. to a found 1/2" iron stake with an iron corner post;

S 24°36'45"E 184.9 ft. to a found 1/2" iron stake with an iron corner post;

S 33°16'05"E 213.9 ft. to a found 1/2" iron stake with an iron corner post;

S 41°01'34"E 244.5 ft. to a found 1/2" iron stake with an iron corner post;

S 34°24'55"E 263.9 ft. to a found 1/2" iron stake with an iron corner post;

S 25°13'35"E 246.9 ft. to a found 1/2" iron stake with an iron corner post;

S 29°11'40"E 324.8 ft. to a found 1/2" iron stake with an iron corner post;

S 33°28'08"E 465.7 ft. to a found 1/2" iron stake with an iron corner post;

S 16°39'43"E 106.6 ft. to a found 1/2" iron stake with an iron corner post; and

S 13°47'28"W 198.9 ft. to a found 1/2" iron stake with an iron corner post.

THENCE S 39°59'24"W 264.9 ft. along the westerly line of said road and near a fence line to a point. Said point is located 4.1 ft. N 81°14'54"W of a set 1/2" iron stake in a fence line.

THENCE N 81°14'54"W 3146.6 ft. to a set 1/2" iron stake located on the west line of said 409.35 acre tract.

THENCE N 0°21'59"E 1886.7 ft. along the general course of a fence line and along the west line of said Section #151 to the point of beginning.

