

EXHIBIT A

LEGAL DESCRIPTION

52.745 acres of land, more or less,

Being an undivided one-fourth (1/4th) of that fractional part of the Northwest Quarter of Survey No. 8, ETRR Co., containing sixty-two and one-half (62-1/2) acres of land, more or less, and being the same land conveyed to Oscar Sandahl, by Texas Land and Cattle Co., under a warranty deed dated March 2nd, 1900.

LESS AND EXCEPT:

6.216 acres of land, more or less,

A 6.216 AC. TRACT OF LAND, SITUATED IN THE E.T.R.R. CO. SURVEY NO. 8, ABSTRACT NO. 522, WHARTON COUNTY, TEXAS, BEING COMPRISED OF TWO PARCELS: 1) THAT CERTAIN CALLED 6.0 AC. TRACT OF LAND (ACTUALLY 5 AC.) CONVEYED FROM W.R. GRACE & CO. TO FARMERS COOPERATIVE OF EL CAMPO IN DEED DATED FEBRUARY 24, 1984, RECORDED IN VOLUME 636, PAGE 244, OF THE WHARTON COUNTY DEED RECORDS; AND 2) THAT CERTAIN CALLED 1.210 AC. TRACT OF LAND CONVEYED FROM MERRILL C. SWANSON, ETAL TO FARMERS COOPERATIVE OF EL CAMPO IN DEED DATED JULY 1, 1997, RECORDED IN VOLUME 245, PAGE 10, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 6.216 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

3.539 acres of land, more or less, being,

Lot No. 1 of the Pinnacle Agriculture Distribution, Inc./Sanders Location Addition described as follows:

3.539 acres of land in Pinnacle Agriculture Distribution Inc/Sanders Location Addition in the ETRR Survey No. 8, Abstract No. 522, Wharton County, Texas, as shown by Plat thereof filed in Slide 3088 of the Wharton County Plat Cabinet Records, and being more particularly described by metes and bounds on attached continuation sheet.

Leaving **52.745 acres of land, more or less,**

LESS AND EXCEPT

Permissive Easement of 0.690 acres, being:

A 60 FT. WIDE - 0.690 AC. PERMISSIVE USE EASEMENT TRACT, SITUATED IN THE E.T.R.R. CO. SURVEY NO. 8, ABSTRACT NO. 522, WHARTON COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 62-1/2 AC. TRACT OF LAND CONVEYED TO M.S. SWANSON IN DEED DATED APRIL 8, 1953, RECORDED IN VOLUME 258, PAGE 264, OF THE WHARTON COUNTY DEED RECORDS; SAID 0.690 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: