

**EXHIBIT "A"****Tract 51**

BEING a 188.15 acre tract of land situated in the John Bryan Survey, Abstract Number 66, the John Bethea Survey, Abstract Number 89, the John Coughran Survey, Abstract Number 104, and the Jefferson Wright Survey, Abstract Number 587, Walker County, Texas, being a portion of that certain called 2011.085 acre tract described in instrument to Pineywoods Ranch Partners, LLC, recorded under Instrument Number 72834 of the Official Records of Walker County, Texas, (O.R.W.C.T.), said 188.15 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 4 inch round concrete monument with 3 inch disk found for the northeasterly common corner between said 2011.085 acre tract and that certain tract of land shown to be owned by Will Perkins Estate, per Walker County Appraisal District (W.C.A.D.) ID No. 21099, for an interior corner of the herein described 188.15 acre tract and **POINT OF BEGINNING**, from which a 4 inch round concrete monument with 3 inch disk found in the apparent northwesterly line of the John Bethea Survey, Abstract Number 89, for the apparent common easterly corner of the Harry G. Cern Survey, Abstract Number 123 and the James J. Holcomb Survey, Abstract Number 475, a common corner between said 2011.085 acre tract and that certain called 100 acre tract described in instrument to Pitts 2007 Properties, LTD, recorded under Clerk's File Number 801721 of the Official Public Records of Houston County, Texas (O.P.R.H.C.T.), bears North  $24^{\circ}13'33''$  West, 4744.77 feet;

THENCE South  $86^{\circ}50'10''$  West, with the northerly line of said Will Perkins Estate tract and that certain remainder of a called 67.1 acre tract, described as "Tract 9" in instrument to Weldon Timberlands, LLC, recorded in Volume 906, Page 425, O.R.W.C.T., common to a southerly line of said 2011.085 acre tract, at a distance of 1216.17 feet, pass a 4 inch round concrete monument with 3 inch disk found for the common northerly corner of said Will Perkins Estate tract and said remainder of Tract 9, in all, a total distance of 1752.01 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Coughran and Bethea surveys, for a common corner of said 2011.085 acre tract and said remainder of Tract 9, an interior corner of the herein described 188.15 acre tract;

THENCE South  $42^{\circ}36'17''$  West, 430.16 feet, continuing with said apparent common line and the common line between said 2011.085 acre tract and said remainder of Tract 9, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of Farm-to-Market Road 230 (FM 230), for the common westerly corner of said 2011.085 acre tract and said remainder of Tract 9, for the westerly southwest corner of the herein described 188.15 acre tract;

THENCE North  $08^{\circ}47'32''$  West, with the easterly margin of said FM 230, a westerly line of said 2011.085 acre tract, at a distance of 86.84 feet, pass a 1/2 inch iron rod with cap, in all, a total distance of 102.37 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the westerly northwest corner of the herein described 188.15 acre tract;

THENCE severing, over and across said 2011.085 acre tract, the following three (3) courses and distances:

1. North  $42^{\circ}36'17''$  East, 398.80 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a northwesterly corner of the herein described 188.15 acre tract;
2. North  $86^{\circ}50'10''$  East, 1342.49 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an angle in a northerly line of the herein described 188.15 acre tract;
3. North  $42^{\circ}36'17''$  East, 4637.16 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for an interior corner of said 2011.085 acre tract and the northwesterly corner of that certain called 185.000 acre tract described in instrument to Jose Reyes Ballinas and Plutarco Miguel Ballinas, being the northerly corner of the herein described 188.15 acre tract;

THENCE South  $08^{\circ}28'08''$  West, 1595.73 feet, with the common line between said 2011.085 acre tract and said 185.000 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common easterly corner of said 185.000 acre tract and that certain called 183.395 acre tract described as "Tract 5" in instrument to LLE Texas, LLC, recorded under Instrument Number 73373, O.R.W.C.T., being an angle point in the easterly line of the herein described 188.15 acre tract;

THENCE South  $02^{\circ}44'40''$  East, 3022.13 feet, with the common line between said 2011.085 acre tract and said 183.395 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of that certain called 55.80 acre tract described in instrument to Marvin B. Thaler and Mary Collins Thaler, recorded in Volume 360, Page 137, O.R.W.C.T., for the common southerly corner of said 2011.085 acre tract and said 183.395 acre tract, being the southeasterly corner of the herein described 188.15 acre tract;

THENCE South  $86^{\circ}39'31''$  West, 2424.76 feet, with the common line between said 2011.085 acre tract and said 55.80 acre tract, to a 5/8 inch iron rod with cap found for the apparent common corner of said Jefferson Wright Survey and said John Coughran Survey, the common corner of said 2011.085 acre tract, said 55.80 acre tract and that certain called 20 acre tract described in instrument to Herbert Perkins, recorded in Volume 81, Page 289, O.R.W.C.T., being the southerly southwest corner of the herein described 188.15 acre tract;

THENCE North  $45^{\circ}10'18''$  West, 197.98 feet, with the apparent common line between said Jefferson Wright Survey and said John Coughran Survey, the common line between said 2011.085 acre tract and said 20 acre tract, to a 5/8 inch iron rod with cap found for the southeasterly corner of said Will Perkins Estate, being a southwesterly corner of the herein described 188.15 acre tract;

THENCE North  $02^{\circ}07'30''$  West, 1130.89 feet, with the common line between said 2011.085 acre tract and said Will Perkins Estate tract, to the **POINT OF BEGINNING**, containing a computed area of 188.15 acres of land within this Field Note Description.