

EXHIBIT "A"

Being 6.780 acres of land out of and a part of Reserve "A", Lake Arthur Village, recorded in Vol. 14, Pages 91 & 92, Map Records of Jefferson County, Texas; said 6.780 acre tract being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" steel rod found on the Southerly right of way line of a dedicated road named Lake Arthur Drive, same being the Northerly line of said Reserve "A"; said 1/2" steel rod being the most Easterly corner of a tract of land conveyed to Bent Tree Apartments, LTD., recorded in File No. 2004025705, Official Public Records of Real Property, Jefferson County, Texas; also being the most Northerly corner of the herein described tract;

THENCE South 48 deg., 40 min., 29 sec., East (Called South 48 deg., 44 min., 43 sec., East), on the Southerly right of way line of said Lake Arthur Drive, same being the Northerly line of said Reserve "A", a distance of 415.53' to a 1/2" steel rod found for Point of Curvature;

THENCE continuing on the Southerly right of way line of said Lake Arthur Drive, on the arc of a curve to the right having a radius 570.00', an arc length of 74.24', a chord bearing of South 45 deg., 45 min., 59 sec., East, a chord distance of 74.19' to a 1/2" steel rod found for the most Northerly corner of a tract of land conveyed to Autumn Chase Park, LTD., recorded in File No. 2004025702, Official Public Records of Real Property, Jefferson County, Texas; said 1/2" steel rod being the most Easterly corner of the herein described tract;

THENCE South 49 deg., 07 min., 29 sec., West, on the Westerly line of said Autumn Chase Park, LTD. tract, a distance of 691.82' to a 1/2" steel rod found on the Southerly line of said Reserve "A", same being the Northerly line of a 100' wide Gulf States Utilities Company right of way, recorded in Vol. 167, Page 190, Deed Records, Jefferson County, Texas; said 1/2" steel rod being the most Westerly corner of said Autumn Chase Park, LTD. tract, and the most Southerly corner of the herein described tract;

THENCE Ref Line = North 40 deg., 58 min., 33 sec., West, on the Northerly line of said Gulf States Utilities Company 100' wide right of way, same being the Southerly line of said Reserve "A", a distance of 400.37' to a 1/2" steel rod found for the most Southerly corner of said Bent Tree Apartments, LTD. tract, and the most Westerly corner of the herein described tract;

THENCE North 41 deg., 18 min., 01 sec., East, on the Easterly line of said Bent Tree Apartments, LTD. tract, a distance of 635.62' to the POINT OF BEGINNING and containing 6.780 acres of land more or less.