

Geomatics, Inc.

Exhibit A

Professional Land Surveying Services

**Metes and Bounds Description
14.670 acres of land situated in
Lots 1 and 12, Block No. 3
of the Winnie Suburbs
Winnie, Chambers County, Texas**

Being a 14.670 acre tract or parcel of land, that same tract of land as conveyed by deed to Paul G. Pond recorded in Volume 101, Page 367 of the Deed Records of Chambers County, Texas, as situated in Lots 1 and 12, Block No. 3 of the Winnie Suburbs, as recorded in Volume "B", Page 21 of the Map Records of said county and being more particularly described by metes and bounds as follows;

Beginning at a 1/2" steel rod found located at the intersection of the Southerly right of way line of Interstate Highway No. 10, a public dedicated right of way, with the westerly right of way line of Dugat Road, a 50 ft. wide public dedicated right of way, marking the Northeast corner of said Pond tract and the Northeast corner of the herein described tract of land;

Thence South 89 deg. 48 min. 20 sec. West (deed North 89 deg. 40 min. West) along said southerly right of way line with the northerly line of said Pond tract and this tract a distance of 631.43 ft. (deed 630 ft.) to 1/2" steel rod found located on the common line of Lots 1 and 2 of said Block No. 3 marking the Northeast corner of that certain tract of land as conveyed by deed to Brady Hood recorded in Volume 434, Page 219 of the Official Public Records of Real Property of said county, the Northwest corner of said Pond tract and the Northwest corner of the herein described tract of land;

Thence South 00 deg. 00 min. 42 sec. West (plat South) along said common line with the westerly line of said Pond tract and this tract a distance of 1048.90 ft. (deed 1044.8 ft.) to a 1/2" steel rod found marking the common corner of Lots 2, 9, 11 and 12 of said Block No. 3, the Northeast corner of that certain tract of land as conveyed by deed to Spindle Top Bayou Farm, Inc. recorded in Volume 456, Page 173 of said Deed Records, the Southwest corner of said Pond tract and the Southwest corner of the herein described tract of land; said point also marks the Northwest corner of that certain tract of land as conveyed by deed to Phillip B. and Lillie F. Patton recorded in Volume 434, Page 186 of said Official Public Records;

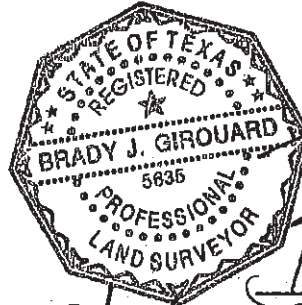
Thence North 88 deg. 59 min. 51 sec. East (plat East) along the common line of Lots 11 and 12 of said Block No. 3 with the southerly line said Pond tract and this tract a distance of 601.73 ft. to a 1/2" steel rod set marking the Southeast corner of said Pond tract and the Southeast corner of the herein described tract of land; said point also marks the Southwest corner of that certain tract of land (called 0.48 acre) as described in Cause No. 584, the State of Texas vs. H.A. Pond, recorded in Volume 2, Page 257 of the County Court Minutes of said county;

Thence North along the westerly line of said 0.48 acre tract with the lower easterly line of said Pond tract and this tract a distance of 686.21 ft. (deed 690 ft.) to a 1/2" steel rod set marking the Northwest corner of said 0.48 acre tract, an "ell" corner of said Pond tract and an "ell" corner of the herein described tract of land;

Thence East, along the northerly line of said 0.48 acre tract with the lower northerly line of said Pond tract and this tract a distance of 30.00 ft. to a 1/2" steel rod set located on the aforementioned westerly right of way line of Dugat Road marking the Northeast corner of said 0.48 acre tract, an "ell" corner of said Pond tract and an "ell" corner of the herein described tract of land;

Thence North (Reference Bearing) along said westerly right of way line with the upper easterly line of said Pond tract and this tract a distance of 354.3 ft. to the Northeast corner and Place of Beginning and containing in area 639,018 square feet or 14.670 acres of land, more or less.

Job No.: 04-195
Surveyed: September 2004



9/28/04

Brady J. Girouard
Brady J. Girouard
Registered Professional
Land Surveyor No. 5635

Notes:

1. Bearings referenced to the easterly line of Block No. 3, North – plat.
2. Plat accompanies metes & bounds description.
3. All 1/2" steel rods set with plastic cap marked "BJG 5635".

