

"Exhibit A"

20.821 ACRES

J.M. EVERETT SURVEY, A-197

N.S. SCHNITZ SURVEY, A-699

MONTGOMERY COUNTY, TEXAS

Being 20.821 acres of land situated in the N.S. Schnitz Survey, Abstract Number 699 and the J.M. Everett Survey, Abstract Number 197, Montgomery County, Texas, being out of that 23.228 tract as recorded in Deed under Clerk's File Number 8437413 of the Real Property Records of Montgomery County, Texas; said 20.821 acre being more particularly described by metes and bounds as follows with all bearings referenced to the recorded deeds:

BEGINNING at a one inch iron pipe, found for the Northwest corner of the 23.228 acre tract in the South margin of Ford Road, for the Northwest corner of the herein described tract;

THENCE North 87 degrees 52 minutes 31 seconds East, a distance of 291.23 feet (Deed call: North 87 degrees 54 minutes 53 seconds East, 291.07 feet) along the South margin of Ford Road to a 5/8 inch iron rod, found for the Northwest corner of that certain Jolene Morris Ackerman and Mathew Morrison 0.67 acre tract, for the most Northerly Northeast corner of the herein described tract;

THENCE South 02 degrees 02 minutes 46 seconds East, a distance of 232.52 feet along the West line of the 0.67 acre tract, to a 5/8 inch iron rod, found for an interior corner of the herein described tract at the Southwest corner of the 0.67 acre tract;

THENCE North 87 degrees 54 minutes 53 seconds East, passing at a distance of 125.00 feet, a 5/8 inch iron rod for the Southeast corner of the 0.67 acre tract; in all, a distance of 239.57 feet to a 1/2 inch iron rod, set for a Northeast corner of the herein described tract in the West line of a 1.125 acre tract;

THENCE South 01 degrees 33 minutes 29 seconds East, a distance of 379.68 feet along the West line of the 1.125 acre tract, to a 1/2 inch iron rod, set for an interior corner of the herein described tract at the Southwest corner of the 1.125 acre tract;

THENCE North 88 degrees 26 minutes 31 seconds East, a distance of 80.00 feet along the South line of the 1.125 acre tract to a 1/2 inch iron rod, set for the most Easterly Northeast corner of the herein described tract; in the East line of the 23.228 acre tract and the West line of a 12.434 acre tract, called 12.492 acres, as described in Deed recorded under Clerk's File Number 9363008 of the Real Property Records of Montgomery County, Texas;

THENCE South 01 degrees 33 minutes 29 seconds East, a distance of 1077.96 feet, along the East line of the 23.228 acre tract and the West line of the 12.434 acre tract, passing the South line of the J.M. Everett Survey and the North line of the N.S. Schnitz Survey, Abstract Number 699, to a 1/2 inch iron rod, set for the Southeast corner of the herein described tract, at the common corner of the 23.228 acre tract and the 12.434 acre tract, in the North line of that certain 5.6 acre tract as described in Deed recorded in Volume 386, Page 105 of the Deed Records of Montgomery County, Texas;

THENCE South 88 degrees 30 minutes 57 seconds West, a deed call distance of 586.36 feet to a 1/2 inch iron rod for the Southwest corner of the 23.228 acre tract;

THENCE North 02 degrees 27 minutes 21 seconds West, a distance of 1684.52 feet along the West line of the 23.228 acre tract, back to the **POINT OF BEGINNING** and containing 20.821 acres of land.

94615
01/11/95



Michael Glezman, Registered Professional Land Surveyor No: 4627



22648 FORD ROAD

172707

N 87° 54' 53" E. ~ 612.78'

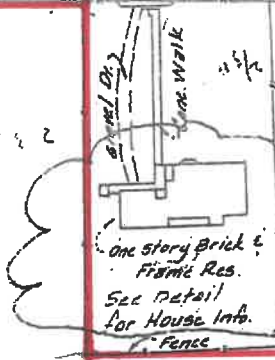
Frd. 171 P.

160

126

10

Chain line
Inc. Cor.



19'

512.75'

100

Frd. 1/2" 1.4

20.8 AC

(23.228 AC)

1684.52'

N 20° 27' 21" W

1077.96

512.75'

S 10° 33' 29" E

1178.10'

38.720 AC