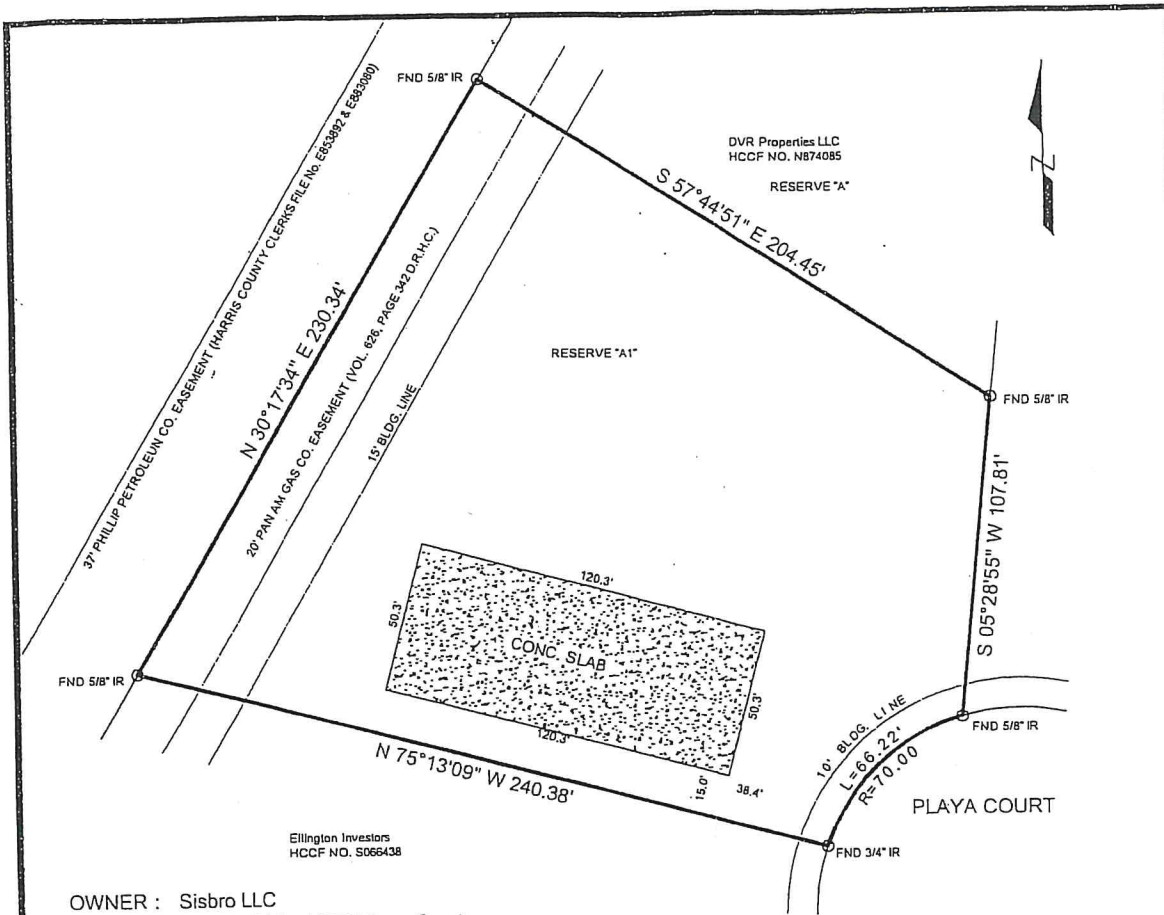


EXHIBIT A



OWNER : Sisbro LLC
 PROPERTY ADDRESS: 11700 Playa Court

METES AND BOUNDS DESCRIPTION

A 1.05 acre tract of land out of Reserve "A", of Ross Reporting, an addition in Harris County, Texas, as recorded under film code no. 360055 of the Harris County Map Records, being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod found in the 70 feet radius cul-de-sac right-of-way line of Playa Court and being the most Southerly corner of said Reserve "A" of Ross Reporting Addition;

THENCE North 75° 13' 09" West, with the common line of property as recorded under Harris County Clerks File no. S066438, a distance of 240.38 feet to a 5/8 inch iron rod found for corner in the Southeast line of 37 feet wide Phillips Petroleum Co. Fee Strip, easement and right-of-way as recorded under Harris County Clerks file no.'s E853892 & E883080, also being the Northwest line of 20 feet wide Pan American Easement as recorded under Volume 6260, Page 342 Deed Records of Harris County;

THENCE North 30° 17' 34 " East, with said Phillips Petroleum Co. Fee Strip and Pan American Easement, a distance of 230.34 feet to a 5/8 inch iron rod found for corner;

THENCE South 59° 44' 51" East, with the common line of property as recorded under Harris County Clerks file no. N874085, a distance of 204.45 feet to a 5/8 inch iron rod found for corner;

THENCE South 05° 28' 55" West, with said common line of N874085 Property, a distance of 107.81 feet to a 5/8 inch iron rod found in the said 70 feet radius cul-de-sac right-of-way line of Playa Court;

THENCE in a Southwesterly direction, with said 70 feet radius cul-de-sac right-of-way line being a curve to the left having an arc length of 74.90 feet to the Place Of Beginning.

Bearings are referenced to a Ross Reporting Addition as recorded under film code no. 360055 Map Records Harris County, Texas.

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct.

Robert D. Ellis
 Tx. Reg. No. 4006

Gulf Survey & Mapping Co.
 1003 Woodhorn
 Houston, Texas 77062
 281.486.8567

[Handwritten signature]

DATE : 09-14-02
 SCALE : 1" = 50'