

EXHIBIT "A"

1.43 acres of land, more or less, being a part of Section 13, BBB&CRR Company Survey, Abstract 135, Tyler County, Texas, and being fully described in a Deed from E. T. Green et ux to Jesse W. Ray dated March 24, 1958 and recorded in Volume 166 at Page 61, et seq., Deed Records, Tyler County, Texas, as follows:

BEGINNING in center of run of Black Creek at NE corner of a tract sold to Clyde Thompson from which a black gum brs. N 88 W 1-2/5 vrs., and a black gum brs. S 87 W 1-1/5 vrs;

THENCE West 230 vrs. an iron state in EBL of Highway 69;

THENCE North 36 vrs. along and with said Highway ROW to an iron stake for corner from which a pine brs. North 30° East 1-3/5 vrs.:

THENCE East 220 vrs. To center of run of said Black Creek a maple bears North 75 West 2-2/5 vrs., as ash North 75 2-4/5 vrs;

THENCE in a Southeast direction with meanders of Black Creek to the PLACE OF BEGINNING, containing 1.43 acres of land, more or less.

More commonly known as: 12441 Hwy 69 S, Warren, TX 77664

1.43 acres of land, more or less, being a part of Section 13, BBB&CCR Company Survey, Abstract 135, Tyler County, Texas, and being fully described in a Deed from E. T. Green et ux to Jesse W. Ray dated March 24, 1958 and recorded in Volume 166 at Page 61, et seq., Deed Records, Tyler County, Texas, as follows:

BEGINNING in center of run of Black Creek at NE corner of a tract sold to Clyde Thompaon from which a black gum brs. N 88 W 1-2/5 vrs., and a black gum brs. S 87 W 1-1/5 vrs;

THENCE West 230 vrs. an iron stake in EBL of Highway 69;

THENCE North 36 vrs. along and with said Highway ROW to an iron stake for corner from which a pine brs. North 30° East 1-3/5 vrs.;

THENCE East 220 vrs. to center of run of said Black Creek a maple bears North 75 West 2-2/5 vrs., as ash North 75 2-4/5 vrs.;

THENCE in a Southeast direction with meanders of Black Creek to the PLACE OF BEGINNING, containing 1.43 acres of land, more or less.

METES AND BOUNDS DESCRIPTION
1.395 ACRES (60,778 SQUARE FEET)

Being 1.395 acres (60,778 square feet) of land situated in the B. B. B. and C. Railroad Company Survey, Abstract No. 135, Tyler County, Texas, and being all of that certain tract of land, called 1.43 acres, conveyed to Jessie William Ray by instrument recorded in Volume 841, Page 703 of the Official Public Records of Tyler County; said 1.395 acres (60,778 square feet) of land being more particularly described by metes and bounds as follows (all bearings are referenced to the monumented east right-of-way line of State Highway 69, based on 100 feet in width and recorded in Volume 67, Page 468 of the Tyler County Deed Records):

BEGINNING at a 5/8 inch iron rod with cap set for the northwest corner of that certain 2.827 acre tract of land conveyed to Christine Jacoby by instrument recorded in Volume 494, Page 968 of the Official Public Records of Tyler County, same being the southwest corner of said 1.43 acre tract, and the southwest corner of the herein described tract of land and also being in the east right-of-way line of said State Highway 69;

THENCE 100.15 feet, with the arc of a curve to the right in the east right-of-way line of said State Highway 69 whose chord bears N 02°57'09"E 100.14 feet and having a central angle of 03°05'07" and a radius of 1859.86 feet, to a point for the southwest corner of the residue of that certain 8.21 acre tract of land conveyed to Corene Freeman Doane and husband, Jackie Bert Doane, by instrument recorded in Volume 352, Page 11 of the Tyler County Deed Records and being the northwest corner of this tract and from which a "bar" jack, found for corner bears N 89°58'12"E 0.17 feet;

THENCE N 89°58'12"E 617.75 feet, called East 611.11 feet, with the south line of said residue of 8.21 acres, to a point in the center of Black Creek for the northeast corner of this tract, and being in the west line of Tract 19 of Warren Colony, a subdivision recorded in Plat File Number 57 of the Tyler County Plat Records and conveyed to Jennifer Kate Zomorrodian by instrument recorded in Volume 859, Page 130 of the Official Public Records of Tyler County, and from which 5/8 inch iron rod with cap set for reference bears S 89°58'12"W 50.00 feet;

THENCE S 58°42'15"W 43.46 feet, with the centerline of said Black Creek and the west line of said Tract 19, to a corner in the east line of this tract;

1.395 ACRE (60,778 SQUARE FEET)

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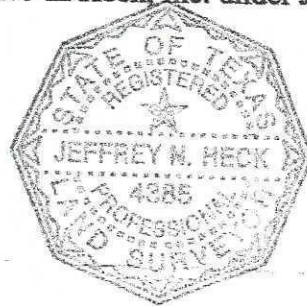
THENCE S 33°38'16"E 92.99 feet, with the centerline of said Black Creek and passing at 72.75 feet the south line of said Tract 19, same being the north line of Tract 18 of said Warren Colony and conveyed to Wavha Davis by instrument recorded in Volume 610, Page 771 of the Official Public Records of Tyler County, to a point for the northeast corner of said 2.827 acre tract and being the southeast corner of this tract and from which a 5/8 inch iron rod with cap set for reference bears S 89°58'12"W 25.00 feet;

THENCE S 89°58'12"W 627.28 feet, called West 638.88 feet, to the PLACE OF BEGINNING and containing 1.395 acres (60,778 square feet) of land.

The area stated in acres is compatible with the allowable precision of closure for this survey. The area stated in square feet is a calculated value only. All 5/8 inch iron rods with caps set by this survey are marked "J. Heck, RPLS 4385". This metes and bounds description accompanies a plat of survey prepared by Give'm Heck, Inc. under Job No. 139-001B, dated October 22, 2007.



Jeffrey N. Heck
Registered Professional Land Surveyor
Texas Registration No. 4385



Give'm Heck, Inc.
P.O. Box 78 Hillister, TX 77624-0078
(409) 331-0065
Job No. 139-001B October 22, 2007