

EXHIBIT "A"

BEING that certain 4.162 acre gross tract situated in Lot 28 of the Theo. F. Koch Subd., E. Lopez League, A-16, a plat of said subdivision recorded in Volume 3, at page 2 of the Map Records of Chambers County, Texas, and being a part of that certain tract conveyed to V. R. Phelps as recorded in Volume 86 at page 511 of the Deed Records of Chambers County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 28, marked by 1/2" I.R. situated in a drainage ditch;

THENCE North 89° 46' 30" East, with the North line of said Lot 28, a distance of 290.40 feet (called 280 feet) to the POINT OF BEGINNING marked by 1/2" I.R. situated at the Northwest corner of tract herein described and in the occupied East line of that certain Penn Terrace Subdivision Section #1 and centerline of said drainage ditch;

THENCE continuing North 89° 46' 30" East, with the North line of said Lot 28 and South line of that certain Lot 24 & 25 (Theo F. Koch Subd.) and centerline of said drainage ditch, a distance of 280.00 feet for corner marked by 1/2" I.R. situated at the Northeast corner of tract herein described;

THENCE South 00° 15' 54" East, parallel to the West line of said Lot 28, at 10.00 feet set 1/2" I.R. on South line of said drainage ditch easement and continuing in all a total distance of 445.15 feet for corner marked by 1/2" I.R. situated in the North line of that certain Roland James Abshier 1.0 Acre Tract as recorded in Volume 59 at page 5 of the Official Deed Records of Chambers County, Texas;

THENCE South 89° 46' 30" West, with the North line of said Roland James Abshier 1.0 Acre Tract, a distance of 3.61 feet for corner marked by 1/2" I.R. situated at the most Northerly Northwest corner of said Roland James Abshier Tract;

THENCE South 00° 25' 30" East, with the West line of said Roland J. Abshier Tract and parallel to the East line of said Lot 28, a distance of 33.08 feet for corner marked by 1/2" I.R.;

THENCE South 89° 46' 30" West, with the North line of said Roland James Abshier 1.0 Acre Tract, a distance of 9.00 feet for corner marked by 1/2" I.R. situated at the most Southerly Northwest corner of said Roland James Abshier 1.0 Acre Tract;

THENCE South 00° 25' 30" East, with the West line of said Roland James Abshier 1.0 Acre Tract and parallel to the East line of said Lot 28, at 145.77 feet set 1/2" I.R. in the North right-of-way line of Broadway Avenue and continuing in all a total distance of 175.77 feet for corner marked by R.R. Spike situated in the centerline of said Broadway Avenue and South line of said Lot 28, noting the Southeast corner of said Lot 28 bears N. 89° 46' 30" E., 416.83 feet;

THENCE South 89° 46' 30" West, with the South line of said Lot 28 and centerline of said Broadway Avenue (based on a width of 60 feet), a distance of 269.37 feet for corner marked by R.R. spike situated at the Southwest corner of tract herein described;

THENCE North 00° 08' 33" West, with the East line of said occupied East line of Penn Terrace Subdivision, at 30.00 feet set 1/2" I.R. in the North right-of-way line of said Broadway Avenue, at 644.00 feet set 1/2" I.R. in South line of said drainage ditch easement and continuing in all a total distance of 654.00 feet to the POINT OF BEGINNING enclosing a tract of land containing 4.162 Acres Gross, there being 0.186 Acres in said Broadway Avenue, leaving 3.976 Acres Net, more or less.