



EXHIBIT "A"

Being 2.243 acres of land, more or less, situated in the J. L. HILL SURVEY, Abstract No. 106, and being out of a called 3.106 acre tract of land conveyed to Ted Krell and Peggy Krell recorded by Deed in Volume 557, Page 682 of the Deed Records of Chambers County, Texas. Said 2.243 acres of land, more or less, being more particularly described by metes and bounds as follows:

NOTE: THE NORTH LINE OF SAID 3.106 ACRES WAS USED FORE THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING at a 1/2 inch iron rod found in the East right of way line of State Farm to Market Highway No. 2354, the Northwest corner of a 2.924 acre tract of land conveyed to Daniel C. Brandenstein and Jane A. Brandenstein recorded by Deed in Volume 198, Page 717 of the Official Public Records of said county, also the Southwest corner of said 3.106 acres and for the POINT OF BEGINNING and the Southwest corner of the herein described tract;

THENCE North 35° 34' 22" East along the East right of way line of said State Farm to Market Highway No. 2354 and the West line of said 3.106 acres, a distance of 25.05 feet to a 1/2 inch iron rod found, being the "point of curve" of said 3.106 acres and for the "point of curve" of the herein described tract;

THENCE along said curve to the left with the east right of way line of said State Farm to Market Highway No. 2354 and the West line of said 3.106 acres, having a radius of 5790.25 feet and an arc length of 6.04 feet with a chord bearing of North 35° 32' 34" East a distance of 6.04 feet to a 1/2 inch capped iron rod marked Henicke & Associates set for the Northwest corner of the herein described tract;

THENCE North 87° 39' 39" East, over and across said 3.106 acres, a distance of 553.06 feet to a 1/2 inch capped iron rod marked Henicke & Associates set for an angle corner in the North line of the herein described tract;

THENCE South 56° 37' 01" East, over and across said 3.106 acres, a distance of 146.07 feet to a 1/2 inch capped iron rod marked Henicke & Associates set for an angle corner in the North line of the herein described tract;

THENCE South 51° 18' 16" East, over and across said 3.106 acres, a distance of 119.32 feet to a 60d nail in bulkhead, set in the East line of said 3.106 acres, the West line of Trinity Bay and the Northeast corner of the herein described tract;

THENCE South 19° 43' 02" West (called South 19° 37' 18" West), along the East line of said 3.106 acres and the West line of said Trinity Bay, a distance of 12.28 feet to a railroad spike in bulkhead found, being an angle corner in the East line of said 3.106 acres, the West line of said Trinity Bay and for an angle corner in the East line of the herein described tract;

THENCE South 35° 35' 08" West along the East line of said 3.106 acres and the West line of said Trinity Bay, a distance of 199.15 feet (called South 35° 38' 28" West 199.92 feet) to a 60d nail in bulkhead found, being the Southeast corner of said 3.106 acres, the Northeast corner of said 2.924 acres and the Southeast corner of the herein described tract;

THENCE North 56° 27' 15" West along the North line of said 2.924 acres and the South line of said 3.106 acres, at 96.69 feet pass a 5/8 inch iron rod found for reference, in all a total distance of 510.52 feet (called North 55° 36' 00" West 515.65 feet) to a 5/8 inch iron rod found, being an angle corner in the North line of said 2.924 acres, an angle corner in the South line of said 3.106 acres, and for an angle corner in the South line of the herein described tract;

THENCE South 89° 38' 48" West along the North line of said 2.924 acres and the South line of said 3.106 acres, a distance of 240.26 feet (called South 87° 38' 48" West 240.65 feet) to the POINT OF BEGINNING and containing 2.243 acres of land, more or less.

END OF EXHIBIT "A"